



**Placentia City Council
Placentia City Council as Successor to the
Placentia Redevelopment Agency
Placentia Industrial Commercial
Development Authority
Placentia Public Financing Authority**

KEVIN KIRWIN
Mayor
District 2

CHAD P. WANKE
Mayor Pro Tem
District 4

THOMAS HUMMER
Councilmember
District 1

WARD L. SMITH
Councilmember
District 5

JEREMY B.
YAMAGUCHI
Councilmember District 3

Robert S. McKinnell
City Clerk

Kevin A. Larson
City Treasurer

Jennifer Lampman
City Administrator

Christian L. Bettenhausen
City Attorney

**AGENDA
December 16, 2025**

**Council Chambers
401 E Chapman Ave.
Placentia, CA 92870**

Phone: (714) 993-8117

**Email: administration@placentia.org
www.placentia.org**

Mission Statement

The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.

Vision Statement

The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at www.placentia.org, and at Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

Procedures for Addressing the Council/Board Members

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the **"Oral Communications"** portion of the agenda should fill out a **"Speaker Request Form"** and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a **"Speaker Request Form"** and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Closed Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Closed Sessions, Closed Sessions are not open to the public.

**PLACENTIA CITY COUNCIL REGULAR
MEETING AGENDA - CLOSED SESSION
December 16, 2025
6:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

*Councilmember/ Board Member Hummer
Councilmember/ Board Member Smith
Councilmember/ Board Member Yamaguchi
Mayor Pro Tem/ Board Vice Chair Wanke
Mayor/ Board Chair Kirwin*

ORAL COMMUNICATIONS:

At this time the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors. The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

CLOSED SESSION PROCEEDINGS:

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

1. Pursuant to Government Code Section § 54956.9(d)(2)

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - (2 Cases)

RECESS: The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

PLACENTIA CITY COUNCIL REGULAR MEETING AGENDA

December 16, 2025

**7:00 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER:

ROLL CALL:

*Councilmember/ Board Member Hummer
Councilmember/ Board Member Smith
Councilmember/ Board Member Yamaguchi
Mayor Pro Tem/ Board Vice Chair Wanke
Mayor/ Board Chair Kirwin*

INVOCATION: Chaplain Ken Milhander

PLEDGE OF ALLEGIANCE: Director of Community Services Lydie Gutfeld

PRESENTATIONS: None

CLOSED SESSION REPORT:

CITY ADMINISTRATOR REPORT:

ORAL COMMUNICATIONS:

At this time the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

CITY COUNCIL MEMBER COMMENTS:

1. CONSENT CALENDAR (1.a through 1.e):

All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

1.a CONSIDERATION TO WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: It is recommended that the City Council:
Approve.

1.b APPROVAL OF MINUTES

Recommended Action: It is recommended that the City Council:
Approve minutes of the City Council/Successor Agency/ICDA/PPFA Regular Meetings held on December 17, 2024; March 18, 2025; September 2, 2025; September 16, 2025; October 7, 2025; October 21, 2025; November 4,

2025; November 18, 2025; and December 2, 2025; and the Special Meetings held on March 25, 2025; and September 29, 2025.

1.c **REGISTERS FOR DECEMBER 16, 2025**

Check Register

Fiscal Impact: \$1,229,658.71

Electronic Disbursement Register

Fiscal Impact: \$4,536,458.85

Recommended Action: It is recommended that the City Council:
Receive and file.

1.d **SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-12, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 FOR THE DEVELOPMENT OF A FOUR-STORY, 86-ROOM HOTEL AT 450 S. PLACENTIA AVENUE.**

Fiscal Impact:

Revenue: \$179,519.14 Development Impact Fees
\$127,444.00 Property Sale
\$378,304.97 Annual Estimated Transit Occupancy Tax

Recommended Action: It is recommended that the City Council:
Waive full reading, by title only, and adopt Ordinance No. O-2025-12, an Ordinance of the City Council of the City of Placentia, California, approving Disposition and Development Agreement No. DDA 2025-01 with CY Hospitality, LLC, to provide relief from certain development standards related to the development of a four-story, 86-room hotel within the C-2 (H-65) Zoning District located at 450 S. Placentia Avenue, Placentia, California (APN 339-442-04).

1.e **ACCEPTANCE OF RESIGNATIONS FROM THE SENIOR ADVISORY COMMITTEE, HERITAGE COMMITTEE AND PLACENTIA COMMUNITY FOUNDATION BOARD OF DIRECTORS**

Fiscal Impact:

There is no fiscal impact on this item.

Recommended Action: It is recommended that the City Council:

1. Accept the resignation of Manpreet Chadha from the Senior Advisory Committee, Molly Kurzbard, Denise May, and David Radlauer from the Placentia Community Foundation, and Carole Nixon and Patti Martin from the Heritage Committee; and
2. Update the City's master Commission/Committee vacancy list to include the vacancy on the Committees indicated above.

2. **PUBLIC HEARING: None**

3. **REGULAR AGENDA: None**

4. RECOGNITION OF 2025 MAYOR KEVIN KIRWIN:

- 4.a OFFICE OF U.S. CONGRESSMAN DEREK TRAN, PRESENTER: CODY MENDOZA, DISTRICT DIRECTOR
- 4.b OFFICE OF STATE SENATOR STEVEN CHOI; PRESENTER: YUN CHOI, DISTRICT REPRESENTATIVE
- 4.c OFFICE OF STATE ASSEMBLYMAN PHILLIP CHEN, PRESENTER: NEWTON VIENGKHOU, FIELD REPRESENTATIVE
- 4.d ORANGE COUNTY SUPERVISOR, 4TH DISTRICT, DOUG CHAFFEE
- 4.e CITY OF PLACENTIA, MAYOR PRO TEM WANKE AND CITY ADMINISTRATOR LAMPMAN
- 4.f COMMENTS FROM OUTGOING MAYOR KEVIN KIRWIN

5. REORGANIZATION OF THE CITY COUNCIL:

- 5.a CITY CLERK CALLS FOR THE SELECTION OF MAYOR OF THE CITY OF PLACENTIA
- 5.b CEREMONIAL OATH ADMINISTERED TO NEW MAYOR
- 5.c COMMENTS FROM NEW MAYOR
- 5.d NEW MAYOR CALLS FOR THE SELECTION OF MAYOR PRO TEM OF THE CITY OF PLACENTIA

CITY COUNCIL MEMBERS REQUESTS:

Council Members may make requests or ask questions of Staff. If a Council Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

ADJOURNMENT

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, January 13, 2026, at 7:00 p.m.

CERTIFICATION OF POSTING

I, Brooke Lovell, Deputy City Clerk for the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Financing Authority hereby certify that the Agenda for the December 16, 2025, meetings of the City Council, Successor Agency, and Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on December 11, 2025.

*Brooke Lovell
Deputy City Clerk*