

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
May 13, 2025
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Commissioner/Chair Perez called the meeting to order at 6:35 p.m.

ROLL CALL:

PRESENT: Commissioner Navarro, Smith, Roche, Perez

ABSENT: Commissioner Evans, Guerrero, Ingalls

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whitaker, Deputy Director of Public Works, Gabe Guerrero-Gabany, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Roche

Director Lambert welcomed new Commissioner David Smith to the Planning Commission highlighting his legal career in land use law and his family's long-term residence in Placentia. Commissioner Smith expressed his excitement about focusing on hometown issues.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Regular Meeting of:
March 11, 2025**

Recommended Action: Approve
(Approved 3-0-1-3 as recommended)

Motion by Roche second by Navarro and carried on a (3-0-1-3) vote to approve the Consent Calendar.

Ayes: Navarro, Roche, Perez
Noes: None
Abstain: Smith
Absent: Evans, Guerrero, Ingalls

REGULAR AGENDA:

1. **Applicant: City of Placentia
Project Location: Citywide
General Plan Conformance Finding for Fiscal Year 2025-26 Capital
Improvement Program**

Recommended Action:

Adopt a Resolution of the Planning Commission of the City of Placentia, California, finding that the Fiscal Year 2025-26 Capital Improvement Program is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15061 (B)(3), and finding that the Fiscal Year 2025-26 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council to approve the Capital Improvement Program.

Recommended Action: Approve
(Approved 4-0-0-3 as recommended)

Director Lambert stated that every year as part of the City’s budget process, City Council approves an annual budget and also approves an annual Capital Improvement Projects (CIP) budget, and the CIP is the Capital Improvement Program. These are larger projects, usually Public Works or projects around City Hall that are larger in nature. Director Lambert provided an update on the General Plan Conformity finding request for Fiscal Year 2025-26 and stated that the Planning Commission’s task is to make a finding of conformity, not to approve the projects. Director Lambert explained some of the various projects, including underground fuel tank removal, Old Town streetscape improvements, and residential street rehabilitation. Director Lambert detailed how each project is consistent with the General Plan.

Commissioner’s Rocke and Navarro asked clarifying questions about the definition of Capital Improvement Projects (CIP), the specifics of each project and asked about the inclusion of specific infrastructure related projects.

Deputy Director of Public Works, Gabe Guerrero-Gabany explained that CIP includes City facilities, streets, sewers, storm drains, and other infrastructure improvements. Commissioner Navarro mentioned the Golden Avenue Bridge replacement and the sustainability element of the General Plan.

Motion by Rocke second by Navarro and carried on a (4-0-0-3) vote that the Fiscal Year 2025-26 Capital Improvement Program is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15061 (B)(3) and finding that the Fiscal Year 2025-26 Capital Improvement Program conforms to the adopted General Plan and to approve the Capital Improvement Program.

Ayes: Navarro, Rocke, Smith, Perez
Noes: None
Abstain: None
Absent: Evans, Guerrero, Ingalls

2. Applicant: City of Placentia

Project Location: Citywide

Study Session to Review Chapman Corridor Revitalization Plan Progress

Recommended Action: It is recommended that the Planning Commission receive and file the attached City Council Staff Report and staff presentation and ask any questions of staff as appropriate.

Director Lambert introduced the Chapman Corridor Revitalization Plan, which includes creating a Specific Plan with design review guidelines and development standards. The plan aims to promote Community and Economic Development, consistent with the City Council's Strategic Plan and consistent with the General Plan. Director Lambert outlined the history and process of the plan, including public workshops and City Council Study Sessions. There are at least six goals in the General Plan that the Chapman Corridor Revitalization Plan is consistent with. The plan includes sub-areas like Gateway West, Gateway Core, Gateway Neighborhood, and Gateway East, with flexible land use districts to incentivize redevelopment. With the addition of bike lanes and streetscape improvements, the plan includes the potential removal of street parking. Also highlighted were proposed setbacks, height limitations and mobility improvements as well as the proposed landscaping along the Corridor.

Director Lambert discussed the community outreach and stakeholder engagement process which includes public workshops and online surveys. The Specific Plan will feature zoning changes to allow future development flexibility. Commissioners mentioned the impact of bike lanes on traffic flow and the potential need for looking closer at traffic flow. Director Lambert stated that there will be a Streetscape Master Plan, which is a guiding document for mobility and public facing landscaping. Also mentioned by Commissioners was the possible need for a parking structure to accommodate future development and more walk-in restaurants as opposed to drive-through's.

A roll call vote was taken to receive and file the Chapman Corridor Revitalization Plan Progress as follows:

Ayes: Navarro, Rocke, Smith, Perez
Noes: None
Abstain: None
Absent: Evans, Guerrero, Ingalls

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Lambert gave a brief update on various projects, including Chick-fil-A, Toll Brothers and other residential projects. He also stated that an update on the Residential Development Standards would likely be presented at the next meeting.

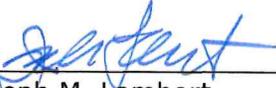
PLANNING COMMISSION REQUESTS:

Commissioners asked for a clear definition of Capital Improvement Projects (CIPs) for next year. Commissioners would like to explore reducing the number of drive-through businesses in the Chapman Corridor area.

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 8:00 p.m. to the regular meeting of Tuesday, June 10, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission