

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
July 8, 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 Evans, Guerrero, Navarro, Smith, Rocke, Perez
ABSENT: None

STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE: Commissioner Smith

ORAL COMMUNICATIONS: Resident Joshua Correa stated that he'd like to see Placentia focus on its heritage, residents and history. He is a painter and presented a painting he stated is a vision-casting of what a City sign spanning Chapman Avenue could look like. He's painted other pictures in and around Placentia.

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Regular Meeting of:
June 10, 2025**

Recommended Action: Approve
(Approved 4-0-2-0 as recommended)

Motion by Smith second by Guerrero and carried on a (4-0-2-0) vote to approve the Consent Calendar.

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

PUBLIC HEARING:

1. **Applicant: City of Placentia
Project Location: Citywide**

REVIEW OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN WHICH INCLUDES THE ADOPTION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN, THE CHAPMAN CORRIDOR STREETSCAPE MASTER PLAN, GENERAL PLAN AMENDMENT (GPA) 2025-01, ZONE

CHANGE (ZCA) 2025-03, AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 TO ESTABLISH THE CHAPMAN CORRIDOR SPECIFIC PLAN WITH NEW DEVELOPMENT STANDARDS

Recommended Action: Adopt Resolution recommending City Council approve the project as recommended by Staff

Chair Perez opened the Public Hearing at 6:41 p.m.

Development Services Director Joseph Lambert provided background on the Chapman Corridor Revitalization Plan, including its adoption and the consultant's role. The plan aims to enhance Chapman Avenue from Placentia Avenue to N. Kraemer Blvd., improving transportation, supporting economic growth, and preserving the Corridor's unique character. Director Lambert clarified that the City will not use Eminent Domain and emphasized the voluntary participation of private property owners. The Plan includes new Zoning designations, consistent with existing ones, and aims to provide Design Guidelines for new developments. Director Lambert then introduced consultant Suzanne Schwab from Placeworks to give a full presentation of the Chapman Corridor Project.

Consultant Schwab introduced herself and the other consultants involved in the plan including Placeworks, Fehr and Peers, and Nuvis, and then outlined the seven chapters of the plan, including Vision and Guiding Principles, Land Use Plans, and Development Standards. The plan includes sub-areas with tailored land use standards to transition along the Corridor, such as Gateway West, Gateway Core, and Gateway Neighborhood. Consultant Schwab also discussed the potential for new mixed-use developments, commercial corridor improvements, and the preservation of existing developments.

The following Public Speakers came forward to address the Planning Commission with their concerns about the proposed project: Barbara Openshaw, Denise May, Noel Andersen, Richard Geiger, Suzanne Palazuelos Geiger, Ivan Cisneros, Richard Salazar, Jack Harrison, Alicia Dillender, Carolyn Woolhouse, Blanca Lopez, Kelly Agama, Marleen Cortez, Omar Cortez, David Chun, John Walcek, Laurie Mann-Hart, Saeed Yazdi and Frank Bandera.

Public comments included concerns about the proposed development changing the nature of Chapman Avenue, the lack of public outreach regarding the project, traffic issues, the potential displacement of residents and emphasizing the need for affordable housing. Additional residents expressed concerns about the impact on the small-town feel of Placentia and the potential for high-rise developments. Questions were also raised about alternatives, the division of homeowners, and the protection of residents from new development and its potential impacts. One resident highlighted environmental reviews and predicted increased taxes for current residents, while another complained about the short notice and lack of information provided to homeowners, particularly those at Cinnamon Tree and was concerned that there would be a potential for developers to buy out residents. There were also concerns about the impact on parking, the safety of disabled residents and transparency regarding potential development.

Chair Perez closed the Public Hearing at 8:45 p.m.

Commissioners' questions included the funding for street improvements and the potential impact on citywide development fees. Director Lambert agreed that the Chapman Corridor Plan is a set of policy tools and standards, not a requirement for development. A Commissioner suggested adding language to the trash and recycling enclosure section to ensure adequate turnaround space for trash trucks. Both Director Lambert and Consultant

Schwab answered questions about the mobility and infrastructure section, including the elimination of parking along Chapman and the installation of bike lanes. Director Lambert emphasized that the multi-family flex zone allows for the same density as the existing zoning and that any redevelopment of a condominium complex would require unanimous agreement among all property/condominium owners. Commissioners inquired about the feasibility of building public parking lots.

Commissioner Rocke suggested continuing the discussion about this item to a later date to allow for more community input and better understanding of the proposed changes.

Motion by Rocke second by Perez and carried on a (5-1-0-0) vote to continue this item to the next Regular Planning Commission Meeting on August 12, 2025.

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

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

Study Session Regarding Residential Development Standards

Motion by Evans second by Guerrero and carried on a (5-1-0-0) vote that this item is continued to the next Regular Planning Commission Meeting on August 12, 2025

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Chick-fil-A is nearing end of construction. Grand Opening date will be announced. Toll Brothers is finalizing construction of 100 homes. Former Carl's Jr. on Imperial and Rose is slated to turn into a Better Buzz Coffee restaurant. Director Lambert also thanked the Commissioners for patience and professionalism in hearing from a large number of Public Speakers at tonight's meeting.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

Commissioner Evans asked that any commonly asked questions from tonight be added to Placentia's website along with any additional project information that would be helpful to residents.

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 9:30 p.m. to the regular meeting of Tuesday, August 12, 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