

**PLACENTIA PLANNING COMMISSION  
MINUTES  
REGULAR MEETING  
August 12, 2025  
6:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

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**CALL TO ORDER:** Vice Chair Rocke called the meeting to order at 6:40 p.m.

**ROLL CALL:**

PRESENT: Commissioner Evans, Guerrero, Navarro, Smith, Rocke,  
ABSENT: Perez

**STAFF PRESENT:**

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

**PLEDGE OF ALLEGIANCE:** Commissioner Navarro

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes  
Placentia Planning Commission Regular Meeting of:  
July 8, 2025**

Recommended Action: Approve  
**(Approved 5-0-0-1 as recommended)**

**Motion by Guerrero second by Evans and carried on a (5-0-0-1) vote to approve the Consent Calendar.**

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

**PUBLIC HEARING:**

1. **Applicant: Yuri Oh, representing Hold Fitness Group, Inc.  
(Hold Studio)**

**Project Location: 1225 E. Imperial Highway**

**USE PERMIT NO. 2025-04. A REQUEST FOR A BOUTIQUE FITNESS STUDIO IN AN EXISTING 2,200 SQUARE-FOOT COMMERCIAL TENANT SPACE LOCATED AT 1225 E. IMPERIAL HIGHWAY, WITHIN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT**

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

Vice Chair Rocke opened the Public Hearing at 6:40 p.m.

Development Services Director Joseph Lambert introduced Planning Technician Sen Liyanage to present the Staff Report. The proposed studio will have three full-time employees, five part-time employees, and will operate classes during weekdays and weekends. Parking requirements have been met, and the proposed use is consistent with the General Plan and Zoning requirements.

The Applicant was available to answer questions from Commissioners which included questions regarding the studio's proximity to residential areas and the possibility of increased noise. Commissioners were also concerned about the flow of traffic and the need for clearly defined fire exits. The applicant stated that noise would be managed and will include class schedules and breaks to ensure smooth traffic flow onsite. The applicant also confirmed that the studio equipment will be professionally installed to address concerns regarding equipment falling during a potential earthquake.

Vice Chair Rocke closed the Public Hearing at 6:45 p.m.

**Motion by Smith second by Evans and carried on a (5-0-0-1) vote to approve as recommended by Staff.**

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

**2. Applicant: City of Placentia**

**Project Location: Citywide**

**PUBLIC HEARING (CONTINUED FROM JULY 8, 2025) REGARDING 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**

Vice Chair Rocke opened the Public Hearing at 6:51 p.m.

Development Services Director Joseph Lambert provided background on the Chapman Corridor Revitalization Plan, including its purpose, vision, and its consistency with the General Plan. The plan includes zoning changes, a new Specific Plan, and infrastructure improvements to enhance mobility and economic growth. The proposed Plan features four districts: Gateway West, Gateway Core, Gateway Neighborhood and Gateway East, with various Land Use designations in each district. The Plan aims to balance development with community needs, ensuring that existing residents and businesses are not negatively impacted.

The following Public Speakers came forward to address the Planning Commission with concerns about the proposed project: Prianca Vail, Terry Monson, Suzanne Palazuelos, Barbara Openshaw, David Drake, Sergio Ruiz, Pat Evert, Noel Andersen, Kathy Hernandez, Richard Salazar, Jacob Tynes, Jana Laborde, Carolyn Woolhouse, Chuck Schiebeck, Blanca Lopez, Danielle Plum, Paul (first name only), Richard Geiger, Steve Reinstein, Elvia Torres, Dawn Lee, Jeremy Rodriguez, Bill Zavala, Frances Yu and Linda Verigne.

Anjali Tapadia, a business owner in Placentia, spoke in support of the Chapman Corridor Plan. A letter of support was received from Elizabeth Hansburg, Cofounder and Director of People for Housing, citing the need for more new housing units, the increased potential for economic growth, streetscape enhancements, improved mobility and safety, as well as revitalized civic spaces.

Public comments opposing the Plan included concerns about traffic, property values, and the potential for high-density development. Residents highlighted the lack of adequate community outreach and the need for more time to gather input before making decisions. Specific concerns include the potential for Eminent Domain, the impact on local businesses, and the adequacy of the traffic study. Residents requested a postponement of the vote to allow for further community engagement and to address their concerns.

Development Services Director Lambert addressed the concerns raised by the public, emphasizing that the Plan does not raise property taxes and is consistent with the General Plan. The Plan includes measures to ensure that existing residents and businesses are protected, and new developments will be conditioned to meet infrastructure requirements. The Staff Report includes a traffic analysis and a memorandum from Fehr & Peers, which supports the Plan's consistency with traffic mobility and safety standards. The Planning Commission was reminded of their role in making recommendations to the City Council, and the importance of considering community input.

Vice Chair Rocke closed the Public Hearing at 8:30 p.m.

Commissioners' comments included acknowledging the community's concerns and reassurances that the Plan does not threaten existing homes or businesses. Also mentioned was the importance of community input on future projects as well as the utilization of Traffic Studies to ensure all projects meet City standards.

**Motion by Smith second by Navarro and carried on a (5-0-0-1) vote to approve as recommended by Staff with an Amendment to change the land use designation of APN 339-033-22 (131 W. Chapman Ave.) within the Chapman Corridor Revitalization Plan to MU (Mixed-Use) in lieu of MFF (Multi-family flex), and to require that hospitality uses with the GW District are permitted only with a valid Use Permit.**

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

Director of Development Services Joe Lambert explained the next steps for forwarding the recommendation to City Council, and that this item will be considered by City Council at a future Public Hearing.

**REGULAR AGENDA:**

**1. Applicant: City of Placentia**

**Project Location: Citywide**

**Study Session Regarding Residential Development Standards**

Commissioners discussed the need for more information regarding internal accessways and trash service requirements for multifamily developments.

Commissioners would like to request diagrams to better evaluate the remaining items for discussion regarding Residential Development Standards at the next regularly scheduled Planning Commission Meeting of September 9, 2025.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**DEVELOPMENT REPORT:**

Planning Manager Andrew Gonzales shared that Chick-fil-A is nearing the end of construction. Grand Opening date will be announced. Director Lambert mentioned Better Buzz is planned for the former Carl's Jr. on Imperial Highway. Toll Brothers development is continuing construction, Hudson development continues, and the Jaxon development is grading and working on block walls. We will have Public Hearing items for both September and October. Director Lambert also thanked the Commission for their patience and thoughtfulness in their service tonight.

**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Vice Chair Rocke adjourned the Regular Meeting of the Planning Commission at 9:45 p.m. to the regular meeting of Tuesday, September 9, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

  
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Joseph M. Lambert,  
Secretary to the Planning Commission