



Placentia Planning Commission Agenda

Special Meeting
November 10, 2025

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Juan Guerrero
Commissioner

Juan Navarro
Commissioner

David Smith
Commissioner

Procedures for Addressing the Commission

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

The Commission encourages 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 Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS 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)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance with California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission 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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

SPECIAL MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Guerrero
Commissioner Navarro
Commissioner Smith
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. **Planning Commission Regular Meeting Minutes – September 9, 2025**

RECOMMENDATION: Approve

REGULAR AGENDA:

1. **Applicant: CITY OF PLACENTIA**

GENERAL PLAN CONFORMITY FINDING FOR THE INSTALLATION OF ONE (1) FREEWAY-ORIENTED ENTRY SIGN WITH DIGITAL DISPLAY CAPABILITIES

RECOMMENDATION:

It is recommended that the Planning Commission take the following action:

Adopt Resolution No. PC-2025-14, a Resolution of the Planning Commission of the City of Placentia California finding that the installation of one freeway-oriented entry sign with digital display capabilities, generally located at the northeast corner of Placentia Avenue and the SR-91 freeway at 1470 S. Placentia Avenue, Placentia, CA 92870 (APN 344-037-01), is consistent with the City of Placentia General Plan Pursuant to California Government Code § 65402.

PUBLIC HEARINGS:

1. **Applicant:** Dutch Bros.

Project Location: 150 E. Yorba Linda Blvd.

Request: DEVELOPMENT PLAN REVIEW NO. DPR 2025-02 AND USE PERMIT NO. UP 2025-03 FOR THE DEVELOPMENT OF AN APPROXIMATELY 1,025-SQUARE FOOT COMMERCIAL BUILDING, WITH DUAL DRIVE-THRU LANES, INCLUDING HARDSCAPE AND LANDSCAPE IMPROVEMENTS ON A 28,446-SQUARE FOOT PARKING AREA OF THE PLACENTIA TOWN CENTER, LOCATED AT 150 E. YORBA LINDA BOULEVARD.

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open Public Hearing, concerning Development Plan Review No. DPR 2025-02 and UP 2025-03; and
2. Receive the Staff Report and consider all Public Testimony; and ask any questions of Staff; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2025-12, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15303 (Class 3 New Construction or Conversion of Small Structures) and the City of Placentia Environmental Guidelines and approving DPR 2025-02 and UP 2025-03 to permit the development of an approximately 1,025-square foot commercial building, with dual drive-thru lanes, including hardscape and landscape improvements on a 28,446-square foot parking area of the Placentia Town Center, located at 150 E. E. Yorba Linda Boulevard.

2. **Applicant:** C Y Hospitality, LLC

Project Location: 450 S. Placentia Avenue

Request: DEVELOPMENT PLAN REVIEW NO. DPR 2025-01, USE PERMIT NO. UP 2025-02, AND DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 TO DEVELOP AN APPROXIMATELY 42,631 -SQUARE-FOOT, FOUR-STORY, 86-ROOM HOTEL BUILDING AND ASSOCIATED IMPROVEMENTS ON AN APPROXIMATELY 21,553-SQUARE-FOOT UNIMPROVED

SITE LOCATED AT 450 S. PLACENTIA AVENUE WITHIN THE C-2(H-65) ZONING DISTRICT (C Y HOSPITALITY, LLC, C/O YAGNESH PATEL).

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open Public Hearing, concerning Development Plan Review No. DPR 2025-01, Use Permit No. UP 2025-02, and Disposition and Development Agreement No. DDA 2025-01; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Find that the City's disposition of public right-of-way is consistent with the General Plan; and
5. Adopt Resolution No. PC-2025-13, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia, California, adopt a Notice of Exemption by making the findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines, and recommending approval of DPR 2025-01, UP 2025-02, and authorizing the execution of a DDA 2025-01 to permit the development of an approximately 42,631-square-foot, four-story, 86-room hotel building with an overall height of approximately 63 feet, including a 24,210-square-foot subterranean and grade level parking garage with 82 spaces, enhanced landscaping and hardscape improvements; to allow the establishment and operation of a hotel including the onsite sale and consumption of alcoholic beverages exclusively for registered hotel guests,; and to authorize the acquisition of approximately 6,358 square feet of public right-of-way city-owned property and provide relief from certain development standards within the C-2(H-65) Zoning District located at 450 S. Placentia Avenue (APN 339-442-04).

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

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

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on December 9, 2025, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for November 10, 2025, Special Meeting of the Planning Commission of the City of Placentia was posted on November 6, 2025.



Joseph M. Lambert, Secretary