

**PLACENTIA PLANNING COMMISSION  
MINUTES  
SPECIAL MEETING  
November 10, 2025  
6:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

---

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

**ROLL CALL:**

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

**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. Present via Zoom call were Rusty Beardsley, City Contract Traffic Engineer and Dean Arizabal, Principal, LSA.

**PLEDGE OF ALLEGIANCE:** Commissioner Smith

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes  
Placentia Planning Commission Regular Meeting of:  
September 9, 2025**

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

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

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

**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**

Development Director Joe Lambert presented the Staff Report regarding a General Plan Conformity Finding for a freeway-oriented sign with digital capabilities installed on city-owned property at 1470 S. Placentia Avenue, which has an Industrial land use designation. The sign

would include messages related to public service announcements, messages from non-profit organizations, and promotional content, among other content.

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

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

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

**PUBLIC HEARING:**

**1. Applicant: Dutch Bros.**

**Project Location: 150 E. Yorba Linda Blvd.**

**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.**

Recommended Action: Approve  
**(Approved 4-1-0-1 as recommended)**

Chair Perez opened the Public Hearing at 7:00 p.m.

Development Services Director Joseph Lambert introduced Associate Planner Lesley Whittaker to present the Staff Report. The project entails a 1,025 square-foot single-story building with dual drive-through lanes and customer walk-up areas. The Site Plan includes reconfigured parking, outdoor seating and new landscaping, with the building featuring a traditional design. Questions and comments from Commissioners, regarding drive-through design, number of drive-thru lanes and queuing, left-hand turn pocket on Yorba Linda Blvd. and its queuing capacity. Traffic concerns were addressed by Dean Arizabal with LSA and Rusty Beardsley, both Traffic Engineers, who explained the queuing analysis and the adequacy of the existing left-hand turn pocket. Conditions of Approval addressing potential issues were also discussed. The applicant, John Caglia from Dutch Bros. was present, explaining their traffic management plan and the expected reduction in traffic at the intersection.

Chair Perez closed the Public Hearing at 7:20 p.m.

**Motion by Evans second by Smith and carried on a (4-1-0-1) vote to approve as recommended by Staff.**

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

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

**Project Location:** 450 S. Placentia Avenue

**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).**

Recommended Action: Recommend approval to City Council.  
**(Planning Commission voted 3-2-0-1 as recommended by Staff)**

Vice Chair Rocke opened the Public Hearing at 7:25 p.m.

Development Services Director Joseph Lambert introduced Planning Manager Andrew Gonzales to present the Staff Report. The project includes a four-story, 86-room hotel with a modern architectural design and amenities including a rooftop deck and fitness center. The proposed development has been a six-year economic development effort, with significant groundwork laid to attract high-quality hotel proposals to the area. The site plan includes a subterranean parking garage with a valet service program proposed as a condition of approval.

Richard Price, attorney for the adjacent property owners, expressed concerns regarding the projects' potential impact on parking and traffic, and had questions regarding construction staging, setbacks, and highlighted the proximity of the hotel to industrial properties. Mr. Price suggested that the project is too dense for the site and requested that the Commission not recommend approval to the City Council.

Commissioners raised questions about the valet parking service, its cost and its impact on street parking as well as the adequacy of the proposed parking spaces and the potential for overflow parking. Discussion included the importance of ensuring that the hotel does not negatively impact the surrounding industrial properties and their parking needs.

Chair Perez closed the Public Hearing at 8:15 p.m.

**Motion by Smith, second by Rocke and carried on a (3-2-0-1) vote as recommended by Staff**

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

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**DEVELOPMENT REPORT: None**

**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Chair Perez adjourned the Special Meeting of the Planning Commission at 9:15 p.m. to the regular meeting of Tuesday, December 9, 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