

**PLACENTIA PLANNING COMMISSION
MINUTES
SPECIAL MEETING
January 20, 2026
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, Guerrero, Smith, Rocke, Perez
ABSENT: Navarro

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Associate Planner Lesley Whittaker, Planning Technician Sen Liyanage, Administrative Assistant Margie McCoy.

PLEDGE OF ALLEGIANCE: Commissioner Smith

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Special Meeting of:
November 10, 2025**

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

Motion by Evans second by Rocke and carried on a (4-0-1-1) vote to approve the Consent Calendar.

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

REGULAR AGENDA: None

PUBLIC HEARING:

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

ZONING CODE AMENDMENT NO. ZCA 2026-01 REGARDING ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS AMENDING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 23 ("ZONING") OF THE PLACENTIA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) TO BE IN COMPLIANCE WITH STATE LAW.

Recommended Action: Recommend Approval to City Council
(Approved 5-0-0-1 as recommended)

Chair Perez opened the Public Hearing at 6:37 p.m.

Director of Development Services Joseph Lambert presented the Staff Report detailing specific changes to the Zoning Code, providing history and including adding language for appeal procedures and clarifying mandatory approvals. Director Lambert provided clarification on the number of accessory dwelling units allowed per property, with Assistant City Attorney Kristi J. Smith explaining the intent is to prevent City regulations that are inconsistent with mandatory ADU approvals. Director Lambert explained the proposed updates to the Code, including time limits for ministerial review of applications, and clarifying language for fire sprinklers.

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

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

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

2. Applicant: City of Placentia

Project Location: Citywide

ZONING CODE AMENDMENT NO. ZCA 2026-02, UPDATING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS REGARDING TWO-UNIT HOUSING DEVELOPMENTS AND URBAN LOT SPLITS; FINDING THAT THEY ARE NOT A "PROJECT" UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND, AMENDING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 22 ("SUBDIVISIONS") AND TITLE 23 ("ZONING") OF THE PLACENTIA MUNICIPAL CODE IN ACCORDANCE WITH STATE LAW.

Recommended Action: Recommend Approval to City Council
(Approved 5-0-0-1 as recommended)

Chair Perez opened the Public Hearing at 6:50 p.m.

Director of Development Services Joseph Lambert presented the Staff Report, explaining the latest state requirements and the City's efforts to maintain single-family neighborhood character, without countering state law, detailing the changes to the Municipal Code, providing clarity, including adding language to prevent urban lot splits in historic districts and defining historic structures as it pertains to the subject Code Sections.

Chair Perez closed the Public Hearing at 6:55 p.m.

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

Ayes: Evans, Guerrero, Smith, Rocke, Perez
Noes: None

Abstain: None
Absent: Navarro

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert mentioned several new business openings, including Better Buzz. He mentioned Dutch Bros. is in Plan Check and will be pulling permits in the coming months. Toll Brothers is wrapping up 100 homes down the street from the newly opened Chick-fil-A. Jaxon development has been rebranded to Sumner Village where 150 condominiums will be developed. Permits for model homes have been issued.

DIRECTOR'S REPORT:

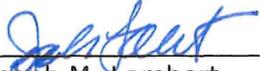
Director Lambert wished everyone a Happy New Year and reminded the Commissioners that the City has several positions open on various Commissions and Committees, including the Planning Commission. The Planning Directors Association of Orange County event at the Nixon Library will be held on Thursday, February 5th, 2026, with four Planning Commissioners attending alongside Planning Staff. Staff will be bringing Development Standards back to the Commission for final review, to obtain the Commission's recommendation prior to forwarding that to City Council.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the Special Meeting of the Planning Commission at 6:58 p.m. to the regular meeting of Tuesday, February 10, 2026, 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