



Placentia Streetscape and Transportation Advisory Commission Agenda

Regular Meeting
November 17, 2025
6:00 p.m.

City Hall Front Community Room
401 E. Chapman Avenue, Placentia, CA 92870

Meredith Castillo
Commissioner

Steven Anderson
Commissioner

Matthew Rocke
Vice-Chair

Anthony Marhoefer
Commissioner

VACANT
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Streetscape and Transportation Advisory 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. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

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 Public Works Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Streetscape & Transportation Advisory Commission page. Persons who have questions concerning any agenda item may call the Public Works Department at (714) 993-8148 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Streetscape and Transportation Advisory 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 Front Community Meeting Room.

REGULAR MEETING
6:00 p.m. – City Hall Front Community Room

CALL TO ORDER:

ROLL CALL: Vice-Chair Rocke
Commissioner Castillo
Commissioner Marhoefer
Commissioner Anderson
Vacant

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

- 1. Streetscape and Transportation Advisory Commission Regular Meeting Minutes of July 21, 2025**

Recommended Actions: It is recommended that the Streetscape and Transportation Advisory Commission:

1. Approve the minutes.

PUBLIC HEARING:

1. None

REGULAR AGENDA:

- 1. Selection of Chair and Vice-Chair:** Selection of Chair and Vice-Chair
- 2. Recommendation to the City Council to Approve a One-Year Pilot Program to Designate either 26 or 50 Parking Spaces at the Crowther Public Parking Lot for Paid Overnight Parking.**

Recommended Actions: It is recommended that the Streetscape and Transportation Advisory Commission:

1. Receive the staff report and consider public input; and
2. Recommend to the City Council to approve a one-year pilot program to designate either 26 or 50 parking spaces at the Crowther Lot for overnight parking with user fees to be set at either \$5 or \$10 per night.

NEW BUSINESS:

None.

OLD BUSINESS:

1. Purchase of Solar Powered Beacon Cross Walk sign.
2. Pavement Plan update.

DIRECTOR UPDATES:

1. Oral updates on transportation related City projects and initiatives provided by the Director and/or Transportation Services Manager.

INFORMATION/COMMUNICATIONS:

1. POLICE DEPARTMENT TRAFFIC SUMMARY
Statistical update on accident and enforcement information provided by the Placentia Police Department.

STREETSCAPE AND TRANSPORTATION ADVISORY 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 Streetscape & Transportation Advisory Commission CLOSE to the next regular meeting on Monday, January 19, 2026, at 6:00 p.m. in the City Front Community Meeting Room located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Chris Tanio, Director of Public Works/City Engineer/Secretary to the Streetscape and Transportation Advisory Commission of the City of Placentia, hereby certify that the Agenda for the November 17, 2025, Regular Meeting of the Streetscape and Transportation Advisory Commission of the City of Placentia was posted on November 13, 2025.

Signature: *Chris Tanio*

Chris Tanio
Director of Public Works/City Engineer
Secretary to Streetscape and Transportation Advisory Commission

**PLACENTIA STREETScape AND TRANSPORTAITON ADVISORY COMMISSION
MINUTES OF THE REGULAR MEETING
July 21, 2025**

A Regular Meeting of the Placentia Streetscape and Transportation Advisory Commission of July 21, 2025, was called to order at 6:08 p.m. in the Front Community Meeting Room, 401 E. Chapman Avenue, Placentia, by Vice-Chair Rocke.

ROLL CALL:

Present: Vice-Chair Rocke
Commissioner Castillo
Commissioner Marhoefer
Commissioner Anderson

Absent: Commissioner Chadha

STAFF PRESENT:

Chris Tanio, Director of Public Works/City Engineer
Samantha Byfield, Public Works Manager
Sgt. Frank Garza, Police Department Motor Sergeant
Anthony Peralta, Administrative Assistant

PLEDGE OF ALLEGIANCE:

ORAL COMMENTS:

Vice-Chair Rocke invited public comments on items which are not public hearings.

No comment was received in person or via email.

CONSENT CALENDAR:

- 1. Streetscape and Transportation Advisory Commission Regular Meeting Minutes of November 18, 2024.**

Recommended Actions: Approve

MOTIONED by Commissioner Castillo to approve the meeting minutes. **SECONDED** by Commissioner Marhoefer. **CARRIED** by 3-0 vote to approve the November 18 meeting minutes.

2. Streetscape and Transportation Advisory Commission Regular Meeting Minutes of May 19, 2025.

Recommended Actions: Approve

MOTIONED by Vice-Chair Rocke to approve the meeting minutes. **SECONDED** by Commissioner Castillo. **CARRIED** by 3-0 vote to approve the May 19 meeting minutes.

PUBLIC HEARING: None

REGULAR AGENDA:

1. **Oath of Office:** Commissioner Marhoefer completed the Oath of Office.
2. **Selection of Chair and Vice-Chair:**

The selection of a Chair and Vice-Chair have been postponed to the next regular meeting as not all members are in attendance.

NEW BUSINESS:

1. **Old Town Streetscape Update**

Deputy Director of Public Works – Engineering Gabriel Guerrero-Gabany addressed the Commission and presented proposed changes to the Old Town Streetscape. Deputy Director Guerrero-Gabany's explains his proposal is for a conversion of Santa Fe Ave from a 1-way street to a 2-way street and lists the pros and cons for doing so. The Commission has some concerns pertaining to the size of the street and whether it is wide enough for emergency fire vehicles. Deputy Director Guerrero-Gabany confirmed that the street would meet the requirements.

Recommended Actions: Approve the Staff report and Staff recommendation.

MOTIONED by Vice-Chair Rocke to accept the staff report and staff recommendation.

SECONDED by Commissioner Castillo. Motion **CARRIED** by a 4-0 vote.

2. **CIP Update**

Deputy Director Guerrero-Gabany provided an overview of the current adopted CIP list to the Commission. The Commission requested confirmation of whether the Golden Ave bridge project will include a walking path for pedestrians. Deputy Director Guerrero-Gabany confirmed the update to the golden Ave bridge will include a sidewalk/walking path for pedestrian travel to both sides of the bridge.

OLD BUSINESS:

None

DIRECTORS' REPORT:

Director of Public Works Chris Tanio addressed the Commission and presented them with an update on current city projects and initiatives. Director Tanio informed the Commission that the City will be moving forward with a plan to install a flashing crosswalk sign. Vice-Chair Rocke voiced his concerns regarding the current state of the water lines and a portion of sinking asphalt near Brookehaven due to a water leak. Director Tanio informed the Commission that the Public Works Inspector will be informed to investigate this matter. Director Tanio updated the Commission regarding the start of the pilot program for the 15-minute parking spot for 109 W Santa Fe Ave and the extended time for the Main St parking lot.

INFORMATION/COMMUNICATIONS:

1. Police Department Traffic Summary

Sgt. Frank Garza provided the commission with a traffic update highlighting the amount of traffic accidents in the last three months (April May June 2025). Sgt. Garza notified the Commission that there has been an increase in the number of accidents along Chapman Ave, which mainly consist of running red lights.

STREETSCAPE AND TRANSPORTATION ADVISORY COMMISSION REQUESTS

Vice-Chair Rocke requested staff to provide an update on the pavement plan schedule.

ADJOURNMENT:

Vice-Chair Rocke closed out the Streetscape and Transportation Advisory Commission Regular Meeting at 8:00 p.m. to the next regular meeting of Monday, November 17, 2025, at 6:00 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.



Chris Tanio, Director of Public Works/City Engineer
Secretary to the Streetscape and Transportation Advisory Commission



Streetscape and Transportation Advisory Commission

AGENDA STAFF REPORT

TO: STREETScape AND TRANSPORTATION ADVISORY COMMISSION

FROM: CHRIS TANIO, PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE: NOVEMBER 17, 2025

SUBJECT: **RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A ONE-YEAR PILOT PROGRAM TO DESIGNATE EITHER 26 OR 50 PARKING SPACES AT THE CROWTHER PUBLIC PARKING LOT FOR PAID OVERNIGHT PARKING**

RECOMMENDATION:

It is recommended that the Streetscape and Transportation Advisory Commission take the following actions:

1. Receive the staff report and consider public input; and
2. Recommend to the City Council to approve a one-year pilot program to designate either 26 or 50 parking spaces at the Crowther Public Parking Lot for paid overnight parking with user fees to be set at either \$5 or \$10 per night.

BACKGROUND:

The City has observed that apartment residents currently use the Crowther Lot for overnight parking despite it being designated as no overnight parking. This use is problematic due to constant enforcement, liability, and inequitable access for daytime users.

A paid pilot program would provide a structured solution, improve fairness, and generate revenue to the City. Additionally, it would address the parking demand from nearby residents and improve the management and oversight of the parking use.

DISCUSSION:

The Crowther lot currently has 53 parking spaces (50 spaces and 3 handicap spaces) and is designated as no overnight parking from 2:00 a.m.-6:00 a.m. The proposed pilot program would be for one year and would utilize approximately half the lot of 26 parking spaces or the full 50 parking spaces to be used as overnight parking. The City is currently coordinating with a company, ParkMobile, to provide signage at the lot where it directs users to utilize their app to register their vehicles and pay an overnight fee.

Here is a comparison of overnight parking rates in the region:

- City of Santa Ana Parking Garages: \$150/month for overnight parking or \$5/night

- City of Seal Beach Beach Parking Lot: \$4 flat fee after 6pm
- City of Fullerton Downtown: \$5/night from Thursday to Saturday
- City of Glendora: \$5/night

There are not many cities in Orange County that provide overnight paid public parking options, but based on the cities that do provide paid parking and/or overnight paid parking, an overnight permit fee of \$5 per night is typical. The projected annual revenue could range from \$47,000 to \$90,000 per year depending on utilizing 26 or 50 parking spaces, respectively. Another option is to set the rate at \$10 per night to capture additional revenue which could generate revenue from \$93,000 to \$180,000 per year depending on utilizing 26 or 50 parking spaces, respectively. Additionally, a \$0.45 convenience fee and merchant of record fee of 3% the total transaction plus \$0.20 per transaction would be charged to the customer. These fees go to ParkMobile and are not captured as part of these revenue projections. For example, if a \$5 per night parking fee amount is charged, the total paid by customer would be \$5.80 (\$0.45 convenience fee + MOR fee \$0.35).

The proposed pilot program would help the City better manage parking demand, ensure fair and consistent use of public parking facilities, and gather data to inform future parking policy decisions.

Staff recommends that the Streetscape and Transportation Advisory Commission recommend to the City Council to designate either 26 or 50 parking spaces at the Crowther Public Parking Lot for paid overnight parking with user fees to be set at \$5 or \$10 per night. If approved by the City Council, staff will monitor the lot's utilization, compliance, revenue, and any adjacent street parking impacts.

Prepared by:

Chris Tanio

Chris Tanio, PE
Director of Public Works/City Engineer

Reviewed and approved:

Chris Tanio

Chris Tanio, PE
Director of Public Works/City Engineer

Attachments:

1. Map of Public Parking Lots in Old Town and TOD
2. Map of Crowther Lot Parking Spaces

11 spaces
2 Hour
Parking No
Parking
2am-6am



12 spaces
2 Hour
Parking No
Parking
2am-6am



25 spaces
2 Hour
Parking No
Parking
2am-6am



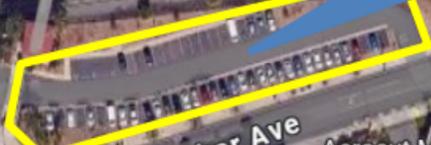
**Main
Street Lot**
48 Spaces
4 Hours/No
Parking
2am-6am



47 spaces
4 Hours/No
Parking 2am -6am



Crowther Lot
56 spaces
No parking
2am-6am





Old Town Public
Parking Lot 5

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

E Crowther Ave

E Crowther Ave