



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the **Council Chambers** of the Placentia City Hall, 401 East Chapman Avenue, Placentia, CA 92870 on **Tuesday, July 8, 2025 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following item:

Applicant: City of Placentia

Project Location:

The project site encompasses approximately 0.13 square miles (approximately 120 acres and 680 parcels) of a largely developed, one-mile stretch of Chapman Avenue from the 800 West Block of Chapman Avenue to the 400 East Block of Chapman Avenue referred to as the “Chapman Corridor.” Specifically, the Chapman Corridor is located on and adjacent to Chapman Avenue between Placentia Avenue and the Civic Center and Cinnamon Tree Condominiums just east of the intersection of Chapman Avenue and Kraemer Boulevard in the City of Placentia, Orange County. The project boundaries include properties adjacent to Chapman Avenue along Placentia Avenue south to Center Street and extending north including properties on Sunset Drive. Other properties adjacent to Chapman Avenue included in the project area are located along Murray Street, Walnut Avenue, Melrose Street, Main Street, Bradford Avenue, Anned Drive and Angelina Drive. Project boundaries are included at the end of this notice. Refer to the following webpage for boundaries, affected addresses and more information: <https://www.placentia.org/1036/Chapman-Corridor-Revitalization-Plan>

Case No.: General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01

Project Description:

The City of Placentia proposes a General Plan Amendment to change the existing land use designations of the project location area from existing various designations to “Specific Plan”. The City also proposes a Change of Zoning designations to alter the Zoning for the project area from existing various Zoning designations to “Chapman Corridor Specific Plan”. In the implementation of the General Plan goals and policies, Chapman Corridor Specific Plan would serve as the implementation tool for the refined zoning for the Chapman Corridor. The proposed project would provide permitted uses, development and design standards, streetscape, mobility and infrastructure improvements, and design guidelines. Where the proposed project is silent, the City’s Municipal code will continue to apply, using the context and objectives of the proposed project as a guide. The proposed project would provide flexibility for commercial and residential opportunities to develop in the Chapman Corridor in accordance with the General Plan.

Environmental Determination (CEQA):

The project is exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the activity would result in a significant effect on the environment, the activity is not subject to CEQA. The proposed project is a policy document that implements the City’s existing General Plan goals and policies and zoning for the Chapman Corridor. The proposed project does not include specific development projects;

rather, the proposed project would implement and address general provisions, permitted uses, development and design standards, mobility and infrastructure improvements, and design guidelines to revitalize this portion of the City consistent with the General Plan. Future development projects would be subject to separate environmental review under CEQA and to compliance with the established regulatory framework including federal, State, regional and local regulations.

ALL INTERESTED PERSONS are invited to attend this hearing and express opinions upon the items listed above.

ANY WRITTEN MATERIALS to be submitted to the Planning Commission should be submitted to the Planning Division at least twenty-four (24) hours prior to the hearing. Ten (10) copies are requested.

IF YOU CHALLENGE this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearings or by written correspondence delivered to the Planning Commission.

FURTHER INFORMATION on these items may be obtained at the Development Services Department, Planning Division, or by telephone: (714) 993-8124. Refer to the following webpage for more information: <https://www.placentia.org/1036/Chapman-Corridor-Revitalization-Plan>

Joseph M. Lambert

SECRETARY TO THE PLACENTIA PLANNING COMMISSION

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