



Agenda Item No: 1.e

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: November 4, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

SECOND READING AND ADOPTION OF ORDINANCE NO. O-2025-08, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING ZONE CHANGE (ZCA) 2025-03 AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 ADDING CHAPTER 23.113 ENTITLED “CHAPMAN CORRIDOR SPECIFIC PLAN” TO THE PLACENTIA MUNICIPAL CODE, ADOPTING THE CHAPMAN CORRIDOR SPECIFIC PLAN, WITH DEVELOPMENT STANDARDS AND AMENDING MUNICIPAL CODE SECTION 23.08.010 TO ESTABLISH THE CHAPMAN CORRIDOR DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PLACENTIA CHANGING THE EXISTING ZONING FOR THE CHAPMAN CORRIDOR PROJECT AREA FROM EXISTING VARIOUS ZONING DESIGNATIONS TO CHAPMAN CORRIDOR SPECIFIC PLAN FOR THE CHAPMAN CORRIDOR PROJECT AREA.

Financial Impact:

Fiscal Impact:

No direct fiscal impacts are associated with this agenda item. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Summary:

On October 7, 2025, City Council conducted a continued Public Hearing to consider the Chapman Corridor Revitalization Plan which includes the adoption of the Chapman Corridor Revitalization Plan document, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 to establish the Chapman Corridor Specific Plan and related development standards.

Subsequent to closing the Public Hearing, City Council adopted Resolution No. R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b); and approving General Plan Amendment (GPA) 2025-01 to change the current land use designation area from existing various designations to “Specific Plan” and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan.

Additionally, City Council conducted first reading of Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California, approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled “Chapman Corridor Specific Plan” to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan, with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific Plan for the Chapman Corridor Project Area. Ordinance No. O-2025-08 has been prepared for Second Reading and adoption.

Recommendation:

Recommend Action: It is recommended that the City Council:

Waive full reading, by title only, and adopt Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California, approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled “Chapman Corridor Specific Plan” to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan, with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific plan for the Chapman Corridor Project Area.

Strategic Plan Statement:

This item is consistent with the City Council approved Five Year Strategic Plan, Goal 3: Promote Community and Economic Development, specifically, Objective 3.5: Initiate the Chapman Corridor Specific Plan and Objective 3.6: Create Design Review Guidelines and Procedures. This agenda item will directly result in creation of the Chapman Corridor Specific Plan and will also create design review guidelines specific to the Chapman Corridor.

Discussion:

On October 7, 2025, City Council conducted a continued Public Hearing to consider the Chapman Corridor Revitalization Plan which includes the adoption of the Chapman Corridor Revitalization Plan document, the Chapman Corridor Streetscape Master Plan, General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 to establish the Chapman Corridor Specific Plan and related development standards. Subsequent to closing the Public Hearing, City Council adopted Resolution No. R-2025-48, a Resolution of the City Council of the City of Placentia, California, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b); and approving General Plan Amendment (GPA) 2025-01 to change the current land use designation area from existing various designations to “Specific Plan” and to make conforming Land Use Element Amendments for the Chapman Corridor project area; and, approving the Chapman Corridor Streetscape Master Plan.

Additionally, City Council conducted first reading of Ordinance No. O-2025-08, an Ordinance of the City Council of the City of Placentia, California, approving Zone Change (ZCA) 2025-03 and Specific Plan Amendment (SPA) 2025-01 adding Chapter 23.113 entitled “Chapman Corridor Specific Plan” to the Placentia Municipal Code, adopting the Chapman Corridor Specific Plan, with development standards and amending Municipal Code Section 23.08.010 to establish the Chapman Corridor District, and amending the official Zoning Map of the City of

Placentia changing the existing zoning for the Chapman Corridor project area from existing various zoning designations to Chapman Corridor Specific Plan for the Chapman Corridor Project Area. Ordinance No. O-2025-08 has been prepared for Second Reading and adoption.

Adoption of Ordinance No. O-2025-08 is consistent with the City of Placentia General Plan. On October 1, 2019, City Council adopted the comprehensive General Plan Update, which included an updated Land Use Element. The Land Use Element of the 2019 General Plan strongly encourages enhancements and improvements to the visual image, physical design characteristics, economic vitality and infrastructure of the Chapman Corridor and other major corridors as indicated in the subsequent Goals.

- Goal LU-1 states: Provide a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial and open space/recreation uses, while providing adequate community services to City residents. Policy LU-1.10 further states: Create specific zoning or plans for major corridors within the City. This would include the Chapman Avenue corridor and the Placentia Avenue corridor, among other major thoroughfares.
- Goal LU-3 states: Revitalize underutilized, abandoned or dilapidated commercial, industrial and residential uses and properties. Policy LU-3.1 furthers this goal by stating: Encourage opportunities for redevelopment and improvements in the Old Town area, the TOD district, industrial areas, neighborhoods in the southern sector of the City, and commercial centers along major roadway corridors.
- Goal LU-5 states: Improve urban design in Placentia to ensure that development is both architecturally attractive and functionally compatible and to create identifiable neighborhoods, and community areas. Policy LU-6.6 furthers this goal by stating: Improve urban design in Placentia to ensure that development is both architecturally attractive and functionally compatible and to create identifiable neighborhoods, and community areas.
- Goal LU-6 states: Enhance and improve the visual image, economic vitality and infrastructure of the Old Town area, TOD, and surrounding areas, like the future Chapman corridor. Policy LU-6.6 furthers this goal by stating: Focus planning and economic development efforts to spur development and infrastructure improvement on major transportation corridors, such as the future Chapman Avenue Corridor.
- Goal LU-10 states: Create enhanced connectivity with California State University Fullerton (CSUF) campus community. Policy LU-10.2 furthers this goal by stating: In creating the aforementioned corridor plans, the City shall take into consideration the nearby Cal State University Fullerton campus community and capitalize on its proximity.

CEQA:

The proposed General Plan Amendment, Zoning Code Amendment and Specific Plan was reviewed by Placeworks in accordance with the requirements of the California Environmental Quality Act (“CEQA”). Based on that review, Staff and the Planning Commission recommend that the City Council find that adoption of GPA 2025-01, ZCA 2025-03, SPA 2025-01 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, 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.

City Council adopted Resolution No. R-2025-48, on October 7, 2025, finding that General Plan Amendment (GPA) 2025-01, Zone Change (ZCA) 2025-03, and Specific Plan Amendment (SPA) 2025-01 are exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). By adopting Resolution No. R-2025-48, City Council has also found that Second Reading and adoption of Ordinance No. O-2025-08 is exempt under State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), and a Notice of Exemption will be filed subsequent to adoption of the subject Ordinance.

CONCLUSION:

As one of the few gateways to the City of Placentia, the Chapman Corridor Revitalization Plan allows for a vibrant mix of uses, with appropriate development and design standards to stimulate the economic and social environment of the Chapman Corridor. Revitalizing this corridor will create an inviting entry that welcomes residents and visitors while providing connections to the adjacent districts and the City's Civic Center. The Plan encourages a network of cohesive developments that revitalizes the corridor, provides a path to the Old Town and TOD Packing House Districts, and anchors the western city boundary with the City's Civic Center. Development standards and design guidelines (Chapters 4 & 5) are specially tailored for the future development of the Chapman Corridor. As previously stated, the Chapman Corridor is also consistent with the 2019 General Plan which specifically calls for the creation of a Chapman Corridor Revitalization Plan.

Fiscal Impact Summary:

No direct fiscal impacts are associated with this agenda item. Potential significant economic benefit to the local Placentia economy, including jobs, public & private investment, and annual/one-time revenue.

Attachments

[1. and 1.a.b.Ordinance O-2025-08.docx](#)

[1.c.CCRP.pdf](#)