Streetscape and Transportation Advisory Commission

AGENDA
July 20, 2026
6:00 PM

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

Public Works Department | Phone: (714) 993-8148
www.placentia.org

Agenda Materials

Copies of all agenda materials are available online at www.placentia.org and at the City Clerk's Office. For questions regarding any agenda item, please contact the Public Works Department at (714) 993-8148. In compliance with California Government Code § 54957.5, any materials submitted to the majority of the Commission Members after distribution of this agenda that are non-exempt public records will be made available for public inspection at the City Clerk's Office during normal business hours.

Procedures for Addressing the Commission Members

Public comments are received during the Oral Communications section of the agenda. Members of the public may address the Commission on any agenda item by completing a "Speaker Request Form" indicating the agenda item or subject matter you wish to address and submit it to the recording Secretary before the item is called. All speakers shall observe civility, decorum, and good behavior.

PLEASE SILENCE ALL ELECTRONIC DEVICES WHILE THE MEETING IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need accommodations contact the City Clerk's Office at (714) 993-8231. Notification at least 48 hours in advance of the meeting will enable the City to make arrangements to assure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Streetscape and Transportation Advisory Commission
Regular Meeting Agenda
July 20, 2026
Front Community Room
401 E Chapman Avenue, Placentia, CA 92870

CALL TO ORDER

ROLL CALL
Chair Rocke
Vice Chair Anderson
Commissioner Marhoefer
Commissioner Beltran

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
Approve the minutes of March 16, 2026.

APPROVAL OF MINUTES
It is recommended that the Committee:
Receive and file.

1. REGULAR AGENDA
1. **OATH OF OFFICE:** Commissioner to complete the oath of Office
2. **Appeal of Denied Tree Removal Request – 1451 Dixon Place**
   Recommended Actions:
   1. Open the Public Hearing concerning the Appeal for Denied Tree Removal Request at 1451 Dixon Place; and
   2. Receive the staff report and consider all public testimony; and
   3. Close the Public Hearing and Deny the Appeal for Denied Tree Removal Request at 1451 Dixon Place.

1.1 **Appeal of Denied Tree Removal Request**

2. NEW BUSINESS

3. OLD BUSINESS

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 adjourn to the next regular meeting on September 21, 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 July 20, 2026, Regular Meeting of the Streetscape and Transportation Advisory Commission of the City of Placentia was posted on July 16, 2026.

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

PLACENTIA STREETSCAPE AND TRANSPORTAITON ADVISORY COMMISSION
MINUTES OF THE REGULAR MEETING
March 16, 2026

A Regular Meeting of the Placentia Streetscape and Transportation Advisory Commission of March 16, 2026, was called to order at 6:23 p.m. in the Front Community Meeting Room, 401 E. Chapman Avenue, Placentia, by Vice-Chair Rocke.

ROLL CALL:

Present: Vice-Chair Rocke
Commissioner Anderson
Commissioner Marhoefer

Absent:

STAFF PRESENT:

Chris Tanio, Director of Public Works/City Engineer
Matthew Di Mario, Management Analyst
Jesus Avila, Associate Engineer
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 17, 2025.**

   Recommended Actions: Approve

MOTIONED by Commissioner Anderson to approve the meeting minutes. **SECONDED** by Commissioner Marhoefer. **CARRIED** by 3-0 vote to approve the November 17, 2025 meeting minutes.

PUBLIC HEARING: None

REGULAR AGENDA:

1. **Selection of Chair and Vice-Chair:**

   Commissioner Marhoefer **NOMINATED** Matthew Rocke for the position of Chair. Commissioner Anderson **SECONDED** the motion. Motion **CARRIED.**

   Chair Rocke **NOMINATED** Steven Anderson for Vice-Chair. Commissioner Marhoefer **SECONDED** the motion. Motion **CARRIED.**

2. **Atwood Multipurpose Trail Project**

   Associate Engineer Jesus Avila and Alta Planning + Design Inc Consultant, Sasha provided an update on the Atwood Multipurpose Trail Project. The Commission presented their concerns regarding possible issues with homeless encampments, future maintenance costs, and safety enforcement.

NEW BUSINESS:

None

OLD BUSINESS:

None

DIRECTORS' REPORT:

Director of Public Works/City Engineer Chris Tanio updated the Commission on the Park Mobile Pilot Program, scheduled to launch on Monday May 11, 2026. Director Tanio stated staff will conduct survey counts, to assess the need for a Solar Powered Cross Beacon.

INFORMATION/COMMUNICATIONS:

1. **Police Department Traffic Summary**

   None

STREETSCAPE AND TRANSPROTATION ADVISORY COMMISSION REQUESTS

None

ADJOURNMENT:

Chair Rocke closed out the Streetscape and Transportation Advisory Commission Regular Meeting at 7:33 p.m. to the next regular meeting of Monday, May 18, 2026, 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: Ontoine Lewis, PUBLIC WORKS MANAGER

DATE: MAY 18, 2026

SUBJECT: **APPEAL OF DENIED TREE REMOVAL REQUEST – *1451 Dixon Place***

RECOMMENDATION:

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

1. Open the Public Hearing concerning the Appeal for Denied Tree Removal Request at *1451 Dixon Place*; and

2. Receive the staff report and consider all public testimony; and

3. Close the Public Hearing and Deny the Appeal for the Denied Tree Removal Request at *1451 Dixon Place*.

BACKGROUND:

On April 1, 2026, the Public Works Department (Department) received a tree removal request (Attachment 2) from Ms. Cathy Moffatt for one *Liquidambar Sweetgum* tree located in the parkway in front of *1451 Dixon Place* (Attachment 1). The basis for the applicant's removal request was concerns that the tree was a dying tree, a tripping hazard, very risky, and was Unsafe. On April 2, 2026, the applicant was mailed a decision letter (Attachment 3) notifying them that the tree removal request was denied since it did not meet the criteria for removal as defined in the City's Urban Forest Protection Ordinance (Ordinance), Section 14.12.070 of the Placentia Municipal Code (PMC). On April 9, 2026, the City received an appeal form (Attachment 4) from the applicant to the Streetscape and Transportation Advisory Commission (Commission), requesting reconsideration of the tree-removal request.

Tree Removal Request Review Process

On April 1, 2026, City staff inspected the trees, took photos (Attachment 5), and evaluated the reported problems. The Tree was found to be in good health, with no apparent structural issues or diseases. The Tree is 30-plus feet in height with a trunk diameter of 13-plus inches. The Trees have been maintained by the City as part of its four-year tree trimming cycle and were last trimmed on January 29, 2026 (Attachment 6). Staff recommended denial of the tree removal request to the Public Works Manager, Ontoine Lewis, who affirmed the denial. On April 1, 2026, a letter was mailed to the applicant informing them of the denial. The City

received a Tree Removal Appeal from the applicant on April 9, 2026, which is within the five-business-day timeframe per the Ordinance.

Tree Removal Criteria

Per Section 14.12.070 of the Placentia Municipal Code, a City tree can be removed based upon the following conditions:

1. Hazardous Trees. The Public Works Department shall identify hazardous trees based on the severity of the following signs of decline:
    a. Large dead branches in the tree.
    b. Cavities or rotten wood along the trunk or in major branches.
    c. Mushrooms are present at the base of the tree.
    d. Cracks or splits in the trunk or where branches are attached.
    e. Strong lean at the trunk.
    f. Many major branches arise from one (1) point on the trunk.
    g. Damaged, broken, or injured roots.
    h. Tree has been topped or otherwise heavily pruned.
2. Dead Trees. Trees that are dead or have been determined by an ISA-certified arborist to be in a state of severe decline with no available remedies to save the tree, although perhaps not an immediate hazard, shall be removed.
3. Emergency Removals. Healthy trees may be removed if the Director or designee determines that an emergency condition exists and that tree removal is the only option available.
4. Public Safety. Healthy trees may be removed if the Director or designee determines that a public safety concern exists and that tree removal is the only option available.
5. Other Removals. Other examples where a condition shall warrant removal include:
    a. Diseased/Insect Infested Trees. The tree is diseased, has lost its productive capacity, and is not likely to recover despite the application of available remedies. Trees that acquire an infectious disease or are infested with an insect that is declared to be a serious pest threat to other nearby trees shall be removed, if removal is determined to be the best pest control solution by a certified arborist.
    b. Building Damage. If a tree is causing structural damage to a building, and the condition cannot be corrected without removing the tree or severely damaging its root structure, it may fail or potentially topple over.

6. Surface Roots. In situations where tree roots have developed above the surface, an ISA-certified arborist shall evaluate the roots and determine if root pruning can occur without jeopardizing the health and stability of the tree. Should the arborist decide that roots cannot be pruned without jeopardizing the tree, and those same roots pose a safety concern, the tree may be removed.

7. Hardscape Damage. If hardscape repairs cannot be completed without severely pruning the roots, which would jeopardize the tree's health and stability, the tree may be removed. The general policy that shall be observed when repairing or replacing hardscape adjacent to a city tree is that the health and integrity of the tree take precedent over the installation of concrete or asphalt. Every effort shall be made to protect the tree from root or trunk damage.

8. Several alternatives are available for accommodating the installation of new hardscape without severely infringing upon a tree's root system. Any hardscape installation that may involve the removal of an extensive portion of a tree's root system or may require the removal of one (1) or more roots that are of a diameter greater than two (2) inches shall first be evaluated by the certified arborist. If it is determined by the certified arborist that the removal of the offending roots might jeopardize the health or integrity of the tree, then one (1) of the following alternatives should be considered:
    a. Offset. An offset is the tapering or reduction of a sidewalk's size down to a width of no less than thirty-six (36) inches.

    b. Reconfiguration. Sidewalks do not need to be constructed in a straight line. If the public easement can accommodate it, the sidewalk may be reconfigured to curve around a tree in a suitable manner. In some cases, the property owner may wish to extend the easement over their property to accommodate the installation of a sidewalk without removing a tree. Any root removal during hardscape installation shall conform to the root-pruning specifications provided by city staff.

    c. In all cases, all sidewalk modifications must conform to all current ADA or CBC standards.

The following reasons are not valid for tree removal:

1. Leaf litter in gutters, on sidewalks, or private property.

2. Messy/excessive fruit.

3. Root intrusion into sewer laterals because of deteriorating infrastructure.

4. Hardscape damage unless a feasible, economic solution does not exist to save the tree.

Appeal of City Staff's Decision

The applicant is requesting that the Commission consider an appeal to remove the Tree due to plumbing damage and an uplifted sidewalk. The appeal request notes that their concerns are future plumbing damage and the hazard to pedestrians posed by the uplifted sidewalk.

The Applicant has been notified of the Commission meeting and has been sent an agenda and a copy of this staff report. The public notification of the tree removal request was posted on the Tree at 1451 Dixon Place on April 30, 2026.

Pursuant to Section 14.12.080 of the PMC, the Commission may grant the tree removal request if it finds that the burden to the property owner if the request is denied substantially outweighs: (A) the benefit that a denial provides to the public; and (B) the burden to the public if it is granted. The decision of the commission is final. The Commission may evaluate the following factors:

a. Species of tree.
b. Size of the tree.
c. Approximate age of the tree.
d. Physical characteristics of the tree.
e. Environmental productivity of the tree.
f. Safety of the property owner and the public will be considered.
g. Asset value of the tree.
h. Utility conflicts, both above and below ground, may be considered when evaluating a removal request.
i. Species and age diversification may be considered to determine if the street would benefit from having a more diverse street tree population to reduce threats of deforestation.

If the Commission grants the tree removal request, subsequent removal of the tree shall be at the applicant's cost and expense per the Ordinance. The property owner shall also be responsible for the cost of procuring and planting a replacement tree, and funds remitted to the City shall be deposited into the City's Tree Replacement and Planting Fund. The costs for removal and planting of the replacement tree are based upon the City's current tree maintenance contract rates for removal and planting.

RECOMMENDATION

The Tree at 1451 Dixon Place is in the public right-of-way. Based on staff inspection and review, the Tree is in good condition, has been appropriately maintained on a regular schedule, and is not creating a public safety hazard. Therefore, the Trees do not meet the removal criteria as set forth in the Ordinance. It is recommended that the Commission deny the appeal seeking the removal of the tree.

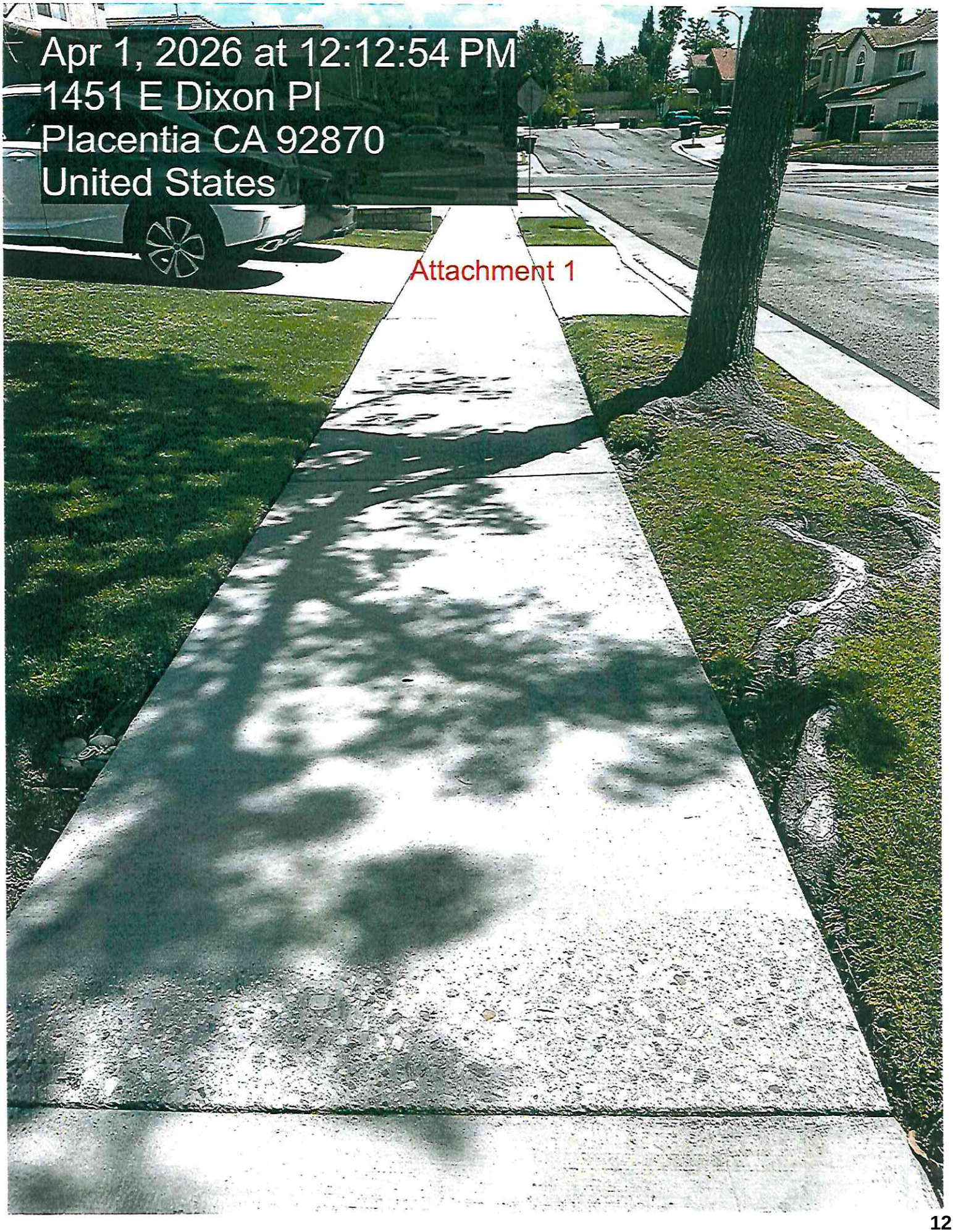
Prepared by: Reviewed and approved:

Ontoine Lewis
Public Works Manager

Christopher Tanio, PE
Director of Public Works

Attachments:

1. Photograph of tree location
2. Tree Removal Request
3. Letter of Denial for Tree Removal Request
4. Appeal Form
5. Photos
6. Tree Maintenance History


Apr 1, 2026 at 12:12:54 PM
1451 E Dixon Pl
Placentia CA 92870
United States
Attachment 1

City of Placentia
Public Works Department
401 East Chapman Avenue
Placentia, CA 92870
(714) 993-8148
www.placentia.org

CITY TREE REMOVAL REQUEST FORM

TREE REMOVAL/MAINTENANCE REQUEST FORM
Please TYPE or PRINT all information clearly.

Attachment 2

1) REQUESTOR'S INFORMATION

Date: 3/30/2026 Name: Cathy Moffatt Phone: (714)469-1195

Mailing Address: 1451 Dixon Pl, Placentia, CA - 92870

Email Address: _____

2) REQUESTED ACTION

■ Remove ☐ Trim ☐ Plant New Tree ☐ Inspect ☐ Other: _____

Tree Species (if known): _____ Number of Trees: one

Address/Location of Tree: 1451 Dixon Pl, Placentia, CA -92870

Nearest Cross St: Dixon Pl. and Granger Dr.

Located within a parkway ☐ Yes ■ No ☐ Unknown

3) REASON FOR REQUEST

■ Causing Damage ☐ Dead ■ Uprooted/Safety Hazard ■ Diseased ☐ Beautify

☐ Other/Description: Dying Tree, Tripping Hazard, Uprooted, Very Risky and Unsafe

☐ Supplemental Data Attached: _____

FOR CITY USE ONLY

APPROVED ACTION:

☐ Remove ☐ Trim ☐ Plant New Tree ☐ Inspect ☐ Other: _____

Tree ID# and/or Species(If known): _____ Diameter (inches)_____ Height (inches) _____

Inspected by: _____ Date: _____
(Signature)

Director or Designee: _____ Date: _____
(Signature)

Date of Applicant Notification: _____ ☐ Email ☐ Mail

The People are the City

Mayor
CHAD P. WANKE

Mayor Pro Tem
JEREMY B. YAMAGUCHI

Councilmembers:
THOMAS HUMMER
KEVIN KIRWIN
WARD L. SMITH

City Clerk:
ROBERT S. MCKINNELL

City Treasurer
KEVIN A. LARSON

City Administrator
JENNIFER LAMPMAN

401 East Chapman Avenue – Placentia, California 92870

April 2, 2026

Attachment 3

Cathy Moffatt
1451 Dixon Pl.
Placentia, Ca, 92870

SUBJECT: **TREE REMOVAL REQUEST – 1451 DIXON PL.**

Dear Ms. Moffatt

The Public Works Department has reviewed your request for one (1) tree removal located at 1451 Dixon Pl. and has **denied** your request.

City staff inspected the tree and evaluated the reported problems with the tree. The tree is not dead, diseased, irreparably injured, hazardous, or in a condition, that presents legitimate public safety concerns. The tree does not meet the criteria for approval for removal as defined in the City's Urban Forest Protection Ordinance, Section 14.12.070 of the Placentia Municipal Code.

The City's Urban Forest protection Ordinance was adopted to protect, preserve, and expand the City's urban forest. Trees are a valuable resource to the community that provide environmental, economic, social and public health benefits along City streets and parks, and are critical to maintaining an attractive City. The ordinance established a tree removal process and criteria for the orderly removal of City trees when appropriate. Based on inspection of the tree, City staff determined that the tree does not meet the ordinance's criteria for tree removal.

You may appeal this decision to Streetscape and Transportation Advisory Commission (Commission) by filing a written appeal within **five (5) business days** of the date of this letter. To ensure transparency and inform the public, appeals will be reviewed by the Commission at a public meeting to provide a final determination. The entire appeal policy is attached to this letter.

If the Commission grants the Tree Removal Request, subsequent removal of the tree(s) and stumps shall be at the property owner's cost and expense. Property owner shall also be responsible for the cost of procuring and planting two (2) replacement, 24" box trees; and funds remitted to the City shall be deposited into the City's Tree Replacement and Planting Fund, as described in Section 14.12.090 of the Placentia Municipal Code for that purpose.

Sincerely

Ontoine Lewis, Public Works Manager

Attachment:
City Tree Removal Appeal Policy & Form

City of Placentia
Public Works Department
401 East Chapman Avenue
Placentia, CA 92870
(714) 993-8148

CITY TREE REMOVAL APPEAL FORM

APPEAL OF TREE REMOVAL REQUEST

Attachment 4

Please TYPE or PRINT all information clearly.

Pursuant to PMC, Chapter 14.12, a denied Tree Removal Request made by the Director of Public Works may be appealed to the Streetscape and Transportation Advisory Commission by filing a written notice of appeal with the Public Works Department. Appeals shall be filed within five (5) business days of the date of denial.

1) APPELLANT'S INFORMATION

Name: Cathy Moffatt Phone: 714-469-1195

Mailing Address: 1457 Dixon Place, Placentia, CA 92870

Email Address: bgentz2@yahoo.com

Date of Administrative Decision: 4/9/2026

2) LOCATION OF PROPOSED TREE REMOVAL

Address: 1457 Dixon Place, Placentia, CA 92870

3) REASON FOR APPEAL

Please state the specific reason(s) for the appeal (use separate sheet if necessary).

The tree roots have spreaded & continue spreading to my front yard - it had damaged my plumbing which I had it repaired couple years ago which expensive costed to me. I have deep concerning that might happen again. Please reconsider and remove this tree. thanks.

Appellant's Signature: Cathy Moffatt Date: 4/9/2026

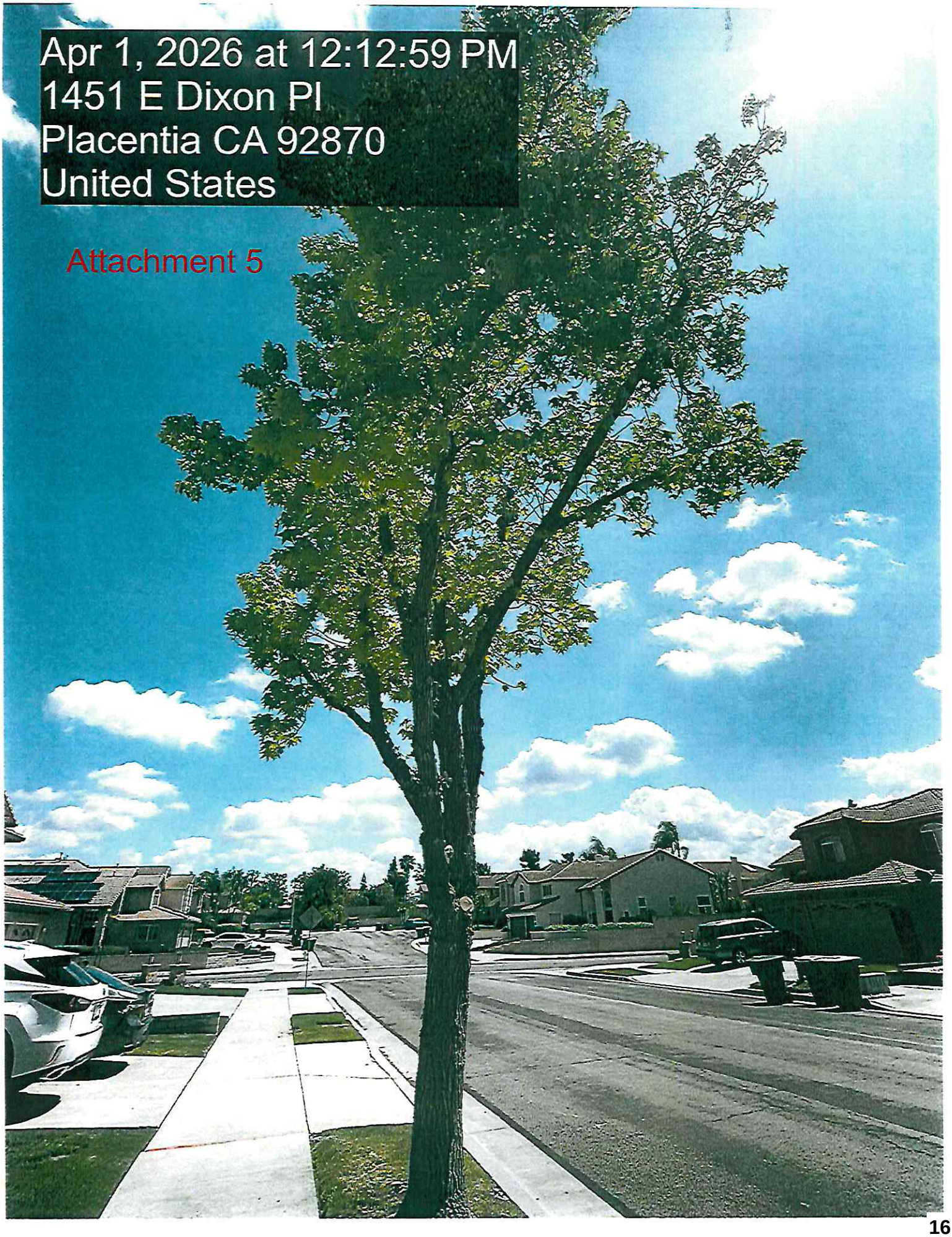
FOR CITY USE ONLY

Date Received: 4-13-2026 Received by: Anthony Peralta

Appeal File No: _____ Related File No: _____

Commissions' Meeting Date: _____

Decision by Commission: _____ ☐ Appeal Granted ☐ Appeal Denied


Apr 1, 2026 at 12:12:59 PM
1451 E Dixon Pl
Placentia CA 92870
United States
Attachment 5

Site Detail (33.878691040344,-117.83568219164)(WCA InventoryID: 877375)

District	Address	Location	Species	DBH	Height
16	1451 DIXON PL	FRONT-1	*Liquidambar styraciflua* AMERICAN SWEETGUM	13-18	30-45

Maintenance	Valid	Est. Value	Utility	Parkway
Grid/Routine Trim	Yes	$3,260	No	4

Crew	Date	Work Type / Comments	Job # / Acct #	Invoice#	Amount
WCA	01/29/2026	Grid Pruning	91098	239868	$64.00
WCA	01/29/2026	Req Spacing Criteria Inspection	91098	239868	Inspection
WCA	09/14/2021	Grid Pruning	62490	177170	$59.00
WCA	09/24/2020	Soil Injection Backup - Crew	56845	164615	Hourly
WCA	09/18/2017	Grid Pruning	39738	130140	$45.00
WCA	08/14/2012	Grid Pruning	22408	82158	$39.00

Attachment 6