



Agenda Item No: 1.j

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: June 3, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

Amendment No. 1 to Professional Services Agreement with Placeworks, Inc. to Complete the Chapman Corridor Plan

Financial Impact:

Fiscal Impact:

Cost of June 2024 Agreement:	\$124,661
Amount Paid to Consultant to Date:	<u>\$ -81,549</u>
Amount Remaining on June 2024 Agreement:	\$ <u>43,112</u>

Cost of June 2024 Agreement:	\$124,661
Staff Recommended Additional Contingency:	<u>\$+20,000</u>
Total Cost Including Amendment No. 1.:	\$144,661
General Plan Update Fee Funds (749104-6017)	\$144,661

Summary:

On June 4, 2024, the City Council approved a Professional Services Agreement (PSA) with Placeworks, Inc. (Placeworks) to complete the Chapman Corridor Plan. This was subsequent to the adoption of the 2019 comprehensive General Plan Update. 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. Although Placeworks is currently within the scope of the original budget appropriated for this project, the original PSA will soon expire. Therefore, Staff recommends approval of Amendment No. 1 to the subject PSA to complete the Chapman Corridor Plan document and supporting environmental documentation furthering the goals of the General Plan. The recommended actions would approve a Professional Services Agreement with Placeworks, Inc. in the not-to-exceed amount of \$144,661.

Recommendation:

Recommended Action: It is recommended that the City Council take the following actions:

1. Approve Amendment No. 1 to the Professional Services Agreement with Placeworks, Inc. to provide professional services related to the Chapman Corridor Planning and supporting environmental documentation for an amount not to exceed \$144,661; and
2. Authorize the City Administrator and/or her designee to execute the necessary documents, in a form approved by the City Attorney.

Strategic Plan Statement:

This item is consistent with the City Council approved 5-Year Strategic Goal to:

Promote Community and Economic Development, as Objective Number 3.5 is to “Initiate the Chapman Corridor Specific Plan” and Objective Number 3.6 is to “Create design review guidelines and procedures”. This agenda item will specifically finish the creation of the Chapman Corridor Specific Plan (or equal Zoning document) and will also create design review guidelines specific to the Chapman Corridor.

Discussion:**Background:**

The General Plan is the City’s land use constitution, a legal policy document that is mandated to exist by the State of California. The General Plan is intended to reflect the community’s values and set policies to guide in the development, maintenance, and use of the City’s built environment. The Land Use Element is one of several mandatory General Plan Elements required by the State. 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 paragraphs.

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-5.5 furthers this goal by stating: Adopt and Implement design guidelines, specific zoning, plans, and streetscape design along the Chapman Avenue Corridor, Kraemer Boulevard and Placentia Avenue Corridor to improve the overall appearance of new or redeveloped buildings, landscaped areas, streets, and parking 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.

Discussion:

The City Council previously approved a PSA with Placeworks on June 4, 2024 to complete the Chapman Corridor Plan, however, the original PSA will soon expire. Therefore, Staff recommends approval of Amendment No. 1 to the subject PSA to complete the Chapman Corridor Plan document and supporting environmental documentation furthering the goals of the General Plan. The recommended actions would approve a Professional Services Agreement with Placeworks, Inc. in the not-to-exceed amount of \$144,661.

Regarding the original PSA first approved in October 2022, the Development Services Department conducted a Request for Proposals (RFP), circulated between June 30 and August 1, 2022. Three professional firms responded: Torti-Gallas + Partners, ESA, and Placeworks. A staff project team made up of Development Services, Public Works, and Administration Department Staff reviewed the RFPs, and independently and unanimously ranked Placeworks first based upon qualifications and related experience. Placeworks total cost was the least of the three firms mentioned.

The total amount of the June 2024 PSA (\$124,661) represented \$104,661 unspent monies based on the original expired October 2022 PSA, plus \$20,000 contingency. The recommended actions approve Amendment No. 1 to the June 2024 Professional Services Agreement with Placeworks, Inc. in the not-to-exceed amount of \$144,661. There is no increase in the original cost between the 2022 original PSA, the June 2024 PSA and Amendment No. 1 to the June 2024 PSA with the exception of the previously approved and additional \$20,000 contingency.

Fiscal Impact Summary:

The Chapman Corridor planning project has been budgeted in the FY 2024-25 CIP and will be carried over to FY 2025-26. To complete the task, an additional \$20,000 contingency plus \$43,112 of previously allocated unspent funds is proposed to be budgeted for the Chapman Corridor moving forward. \$63,112 is already budgeted for the Placeworks PSA Amendment No. 1. It should be noted that General Plan Update Fee Funds would be utilized for this project which are restricted to General Plan related studies and plans which does not affect operational funds. In addition, the City was granted \$150,000 in LEAP Grant funding on a reimbursable basis. City Staff has successfully recovered and received these LEAP funds and they have been budgeted as additional revenue to the City as General Plan Update Fee Funds.

Attachments

[1.a.Placeworks, Inc. - Completion of Chapman Corridor Plan.pdf](#)

[1.Amendment 1 - Placeworks PSA.docx](#)