



City of Placentia – Pending Development Project List

February 4, 2021

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
140-150 E. Crowther Ave.	DPR 2017-01; VTM 18118; DA 2017-01; MND 2017-04; PC #18-260	215 unit 5-story apartment complex with roof top amenities and 6-story parking garage on a 2.95-acre lot.	The Placentia TOD Project Owner LLC	5/24/17	Approved by City Council on 10/3/17	Under Construction
SEC of Rose Drive and Alta Vista St.	ZCA 2017-09; DPR 2017-03; UP 2017-09; VTTM 18176	10,500-square foot commercial retail building and 54, single family detached residential homes located on an 8.45-acre lot.	SC Development, LLC, c/o M. Paul Conzelman and Shea Homes	8/29/17	Approved by City Council on 7/24/18	Model homes and Phase 1 of homes under construction
455 S. Van Buren St.	ZC 2018-01; GPA 2018-01; DPR 2018-01; TTM 18154	Development of 127, three-story townhome units on an approximately 5.7-acre site. Zoning of parcel to change from Manufacturing (M(O)) to High-Density Residential (R-3).	Toffoli Investments	1/11/18	12/8/20	Under Entitlement Review
SWC of Orchard Drive and Highland Avenue	DPR 2018-03; UP 2018-04; TTM 18129	Development of an of four, three-story, multi-family buildings consisting of 16 residential townhomes located on a 1.24-acre unimproved vacant lot	HQT Homes	3/13/18	Approved by Planning Commission 7/10/18	In Building Plan Check

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505 W. Crowther Ave.	DPR 2018-04	A 5-story, 418 Unit apartment building surrounding a 7-story parking structure on a 4.4-acre site.	JPI	3/20/18	Approved by Planning Commission 5/8/18	Grading Underway
380 S. Placentia Ave.	DPR 2018-06; UP 2018-06	5-story, 116 room hotel	Placentia Hospitality, LLC	6/4/18	Approved by City Council on 1/15/19	Under Construction
718 & 719 S. Lakeview Loop Rd.	DPR 2018-08	Development of two industrial buildings measuring 54,921 square feet and 39,456 square feet located within the C-M Zoning District.	Ajax Lakeview Development, LLC	10/29/2018	Approved by Planning Commission 4/9/19	Under Construction
719 ½ Monroe Way (APN: 339-102-21)	DPR 2019-01	Development of a new 7,600 square foot 2-story industrial building located within the M Zoning District.	Randy Orozco	1/14/19	Approved by Planning Commission 7/9/19	Awaiting Plan check submission
1049 Golden Avenue	DPR 2019-02	Proposing a single lot condominium map for 26 unit town homes with buildings on a 1.3 acre site.	Brandywine Homes – Angela Meyer	7/17/19	Approved by Planning Commission 10/8/19	Under construction

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1474 N. Kraemer Blvd. (Phase II improvement)	UP 2019-05	Development and operation of a drive-thru in conjunction with a comprehensive façade remodel for the Village Plaza shopping center.	Maikel Faragalla	10/14/19	Approved by Planning Commission 12/10/19	In Building Plan Check
1275 E. Yorba Linda Blvd.	DPR 2019-04 UP 2019-08	Development and operation of a new automobile dealership and construction of an approximately 35,334 square foot dealership building	North Orange County Audi	11/13/19	Approved by Planning Commission 12/10/19	Under construction
803 W. La Jolla St.	UP 2020-01; SPR 2020-03; TPM 2020-124	Constructing a new two story, 3-unit condo	CHD International	1/16/2020	Approved by Planning Commission 4/14/20	Awaiting Plan Check submission
319 E. Palm Dr.	UP 2020-04	Establishment and operation of a dance and music studio at an existing office building	Kris Huston, representing Huston School of Music and Theatre	2/25/20	Approved by Planning Commission 4/14/20	In Building Plan Check
1314 N. Angelina Ave.	DPR 2020-01; GPA 2020-01; ZC 2020-01	Construct two buildings, one with 33 units and one with 32 units and a new parish hall for an existing church.	National Community Renaissance of California, c/o Alexa Washburn	4/2/20	11/10/20	Approved by the City Council on 12/1/2020

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207-209 Crowther Ave.	DPR 2020-03; DA 2020-01, MND 2020-03	The development of a mixed-use community including 189 mixed-income apartment units and 1050 S.F. of retail on a 2.13 acre site of City owned property	USA Properties Fund Inc.	3/3/20	2/9/2021	Under Entitlement Review
140 E. Crowther Ave.	UP 2020-05	Establishment and operation of a 4-tap self-serve beer garden on a 5,056 square foot roof deck of The Herald multi-family community project	Lyon Living	6/1/20	2/9/2021	Planning Commission hearing scheduled for 2/9/2021
2099 E. Orangethorpe Ave.	UP 2020-07; DPR 2020-02	A request to construct a 4,311 square foot multi-tenant commercial building with site improvements	Urban Dwell Architects	8/24/20	1/12/2021	Under Entitlement Review
128 W. Santa Fe Ave. Unit B	UP 2020-09	A request to permit a retail cigar lounge of high-end cigars, spirits and accessories (Type 48 ABC license) with 80 member lockers and 42 seats	Anna Ayupova and Brad Johnson representing Chasefireclub, LLC	9/30/20	12/8/2020	Approved by the Planning Commission on 12/8/2020

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302 Fairway Lane	UP 2020-08	A request to permit the expansion of an existing family care facility that has six beds to a large family care facility that has nine beds. This would include a 237 square-foot expansion of the building footprint to accommodate the addition of patients.	Nicolas Oudinot representing Agape Congregate Living	10/7/20	2/9/2021	Planning Commission hearing scheduled for 2/9/2021
1633 La Paloma Ave.	TPM 2013-147	To subdivide an existing lot into three lots and a remainder lot	Andy Te	11/19/2020	1/12/2021	Approved by the City Council on 2/2/2021
909 E. Yorba Linda Blvd. Suite J	UP 2020-10	A 545-square foot self-wash pet washing/grooming business	Kim and Randy Novak	11/12/2020	1/12/2021	Undergoing Tenant Improvements

BUILDING ACTIVITY REPORT ENDING JANUARY 2021

PERMIT TYPE	# PERMITS
RESIDENTIAL ALTERATION	61
SOLAR	18
COMMERCIAL TENANT IMPROVEMENT	6
SIGN	3
ROOF	20
POOL	1
PATIO	
FENCE/WALL	
TOTAL	109