



Placentia Planning Commission Agenda

Regular Meeting
February 11, 2025
6:30 p.m.

City Council Chambers
401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Juan Guerrero
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)*

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124

Fax: (714) 528-4640

Website: www.placentia.org

In compliance with California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Guerrero
Commissioner Ingalls
Commissioner Navarro
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

Welcome Commissioner Guerrero

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Regular Meeting Minutes – November 12, 2024**

RECOMMENDATION: Approve

PUBLIC HEARING:

1. **Applicant:** Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC

Project Location: 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27)

Request: ZONING CODE AMENDMENT NO. 2024-01 AMENDING CHAPTER 23.105, SPECIFIC PLAN NO. 5, SECTION 23.105.050, PERMITTED USES FOR PARCELS 9 AND 11, BY MODIFYING THE MINIMUM RESIDENTIAL DENSITY OF PARCEL NO. 9 FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27)

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- 1) Open Public Hearing, concerning Zoning Code Amendment No. ZCA 2024-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2025-01, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code Amendment No. 2024-01, making findings of approval for amending Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11", by reducing the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

STUDY SESSION REGARDING RESIDENTIAL DEVELOPMENT STANDARDS

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Discuss the Residential Development Standards Survey Data
2. Provide staff direction as appropriate

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

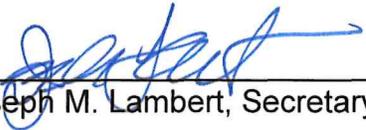
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on March 11, 2025, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the February 11, 2025, Regular Meeting of the Planning Commission of the City of Placentia was posted on February 6, 2025.



Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
November 12, 2024
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Commissioner/Chair Perez called the meeting to order at 6:34 p.m.

ROLL CALL:

PRESENT: Commissioner Navarro, Polichetti, Rocke, Perez
ABSENT: Commissioner Evans, Ingalls, Silvestri

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whitaker, Planning Technician Devan Wells, Transportation Manager Kyra Tao, Fire Marshall Amanda Horner, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Polichetti

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Special Meeting of:
October 15, 2024**

Recommended Action: Approve
(Approved 4-0-0-3 as recommended)

Motion by Polichetti second by Rocke and carried on a (4-0-0-3) vote to approve the Consent Calendar.

Ayes: Navarro, Polichetti, Rocke, Perez
Noes: None
Abstain: None
Absent: Evans, Ingalls, Silvestri

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant: MATTHEW COTTER, representing Mr. Cages**

Project Location: 320 E. Crowther Avenue

USE PERMIT NO. UP 2024-06; A REQUEST TO ALLOW THE ESTABLISHMENT AND OPERATION OF A BATTING CAGE AND BASEBALL TRAINING FACILITY WITHIN AN EXISTING 12,411-SQUARE FOOT

BUILDING LOCATED AT 320 E. CROWTHER AVENUE, IN THE MANUFACTURING (M) ZONING DISTRICT.

Recommended Action: Approve
(Approved 4-0-0-3 as recommended)

Chair Perez opened the public hearing at 6:45 p.m.

Director Lambert introduced Planning Technician Devan Wells to present the Staff Report. Mr. Wells presented background information on the proposal including the Site Plan, Vicinity Map, Floor Plan, Proposed Use and Site Conditions. Also detailed were proposed parking specifications and dynamics of use.

Questions included the process for reserving the batting facilities, vehicular flow, entrance and exit of the facility and front door security. Conditions of approval require the applicant to address future parking or circulation issues as they arise. There was an email from Mr. Robson, another owner in the complex stating that over the years there have been significant parking issues. Planning Technician Wells stated that overflow parking could be accommodated in Old Town Parking Lot #5, which is two blocks away. Additional street parking is also available.

The Applicant, Matthew Cotter, was present at the meeting and explained the benefits of this facility to the community, confirmed that the facility will not be used for private parties, and answered questions pertaining to parking, first aid kits and defibrillators, both of which will be provided at the facility.

Chair Perez closed the public hearing at 7:15 p.m.

Motion by Polichetti second by Navarro and carried on a (4-0-0-3) vote to approve the item as recommended by Staff.

Ayes: Navarro, Polichetti, Rocke, Perez
Noes: None
Abstain: None
Absent: Evans, Ingalls, Silvestri

2. Applicant: TOFFOLI INVESTMENTS, c/o Alan Toffoli

**Project Location: 440 N. Jefferson Street
APNs: 346-162-01, 346-162-02**

DEVELOPMENT PLAN REVIEW NO. DPR 2024-01, VESTING TENTATIVE TRACT MAP NO. VTTM 19300, AND USE PERMIT NO. UP 2024-07 FOR THE DEVELOPMENT OF AN APPROXIMATELY 4.98-GROSS ACRE SITE WITH 140 RESIDENTIAL TOWNHOME UNITS LOCATED AT 440 N. JEFFERSON STREET (TOFFOLI INVESTMENTS).

Recommended Action: Approve
(Approved 3-1-0-3 as recommended)

Chair Perez opened the public hearing at 7:35 p.m.

Director Lambert introduced Associate Planner Lesley Whittaker to present the Staff Report. Ms. Whittaker presented the request, location, background, Vesting Tentative Tract Map, Site Plan, Circulation/Access, parking, architecture, open space and Code compliance.

Ms. Whittaker detailed recommended changes to various conditions of approval, compliance with required agencies pertaining to capping of the oil wells on the property, disposition of electrical power lines, Development Impact Fees, sanitation and water service to the property.

The applicant, Alan Toffoli presented to the Commissioners, highlighting the architecture, layout, and activity centers around the property. An internal walking loop, dog park, pickleball courts situated within the accessways, pocket parks with kids play zones, enhanced parking lots (parklets) were all featured in the presentation, as was an explanation of community gathering spaces throughout the project. Also discussed was Homeowners Association fees, Development Impact Fees, access points for the Fire Department, and trash can storage/pickup areas.

Applicant's Engineer Dane McDougal answered additional questions about trash pickup and trash can storage. Comments pertaining to drive aisle widths, community activity areas and vehicle traffic and circulation within the property were discussed.

BNSF was not directly contacted regarding this project, however Commissioner Navarro suggested contacting BNSF and considering pedestrian improvements at the crossings outside of the property. It should be noted that BNSF and other agencies had ample time to submit comments related to this development.

Mark Blodgett, an environmental consultant for the applicant, prepared an environmental study on a wide range of issues, including traffic. A traffic report and vehicle travel analysis were submitted to the City and the project was recommended to be categorically exempt from CEQA.

Engineer McDougal explained in detail the disposition of the existing overhead utility lines.

Chair Perez closed the public hearing at 8:35 p.m.

Motion by Polichetti second by Perez and carried on a (3-1-0-3) vote to approve the item with amended conditions of approval for #'s 16, 20, 22, 46, 47, 56, and 81 as recommended by Staff.

Ayes: Polichetti, Rocke, Perez
Noes: Navarro
Abstain: None
Absent: Evans, Ingalls, Silvestri

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Lambert thanked Commissioner Polichetti for his multiple years of service to the Planning Commission and stated that he is very proud of the work of this Commission. He

also noted the resignation of Commissioner Silvestri, thanking her for her two years of service. One additional Commissioner will be appointed, and one seat remains open. At this time, the December Planning Commission meeting date is tentative, and Staff will be working on bringing forward a discussion regarding City Standards in the near future.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 8:45 p.m. to the regular meeting of Tuesday, December 10, 2024, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: FEBRUARY 11, 2025

SUBJECT: **ZONING CODE AMENDMENT NO. 2024-01 AMENDING CHAPTER 23.105, SPECIFIC PLAN NO. 5, SECTION 23.105.050, PERMITTED USES FOR PARCELS 9 AND 11, BY MODIFYING THE MINIMUM RESIDENTIAL DENSITY OF PARCEL NO. 9 FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27)**

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- 1) Open Public Hearing, concerning Zoning Code Amendment No. ZCA 2024-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2025-01, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code Amendment No. 2024-01, making findings of approval for amending Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11", by reducing the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

STRATEGIC PLAN STATEMENT:

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

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item relates to housing and may create opportunities for the development of more housing in the City, including a mix of housing at various price points.

PROJECT DESCRIPTION

On December 10, 2025, the City received an application from Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC, requesting a Zoning Code Amendment (ZCA 2024-01) to revise the residential density standards for Parcel 9 within Specific Plan 5. The proposed amendment reduces the minimum residential density requirement, approved by the City Council at their September 3, 2024 meeting, from 65 dwelling units per acre to 15 dwelling units per acre for a 2.72-acre site located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27).

The requested amendment aligns with efforts to allow for greater flexibility in land use development standards, particularly in accommodating projects with lower residential densities that better reflect market demands and community concerns regarding infrastructure capacity, neighborhood compatibility, and traffic circulation.

Background

On September 3, 2024, the City Council reviewed and approved a mixed-use development project on Parcel 9 of Specific Plan 5, following a recommendation for denial by the Planning Commission. The approved project includes the development of a five-story, 248-unit residential building with ground-floor commercial space and a six-level parking structure.

During deliberations, the City Council acknowledged concerns related to density, infrastructure capacity, traffic congestion, and parking availability, which were raised by members of the public, city staff, and the Planning Commission. However, upon further analysis, the City Council determined that the blighted nature of the site, the enhanced improvements the project would introduce, and the overall compatibility of the development with the surrounding area would revitalize the site and contribute positively to the neighborhood.

As a follow-up to the Council's decision, the applicant submitted ZCA 2024-01, proposing to reduce the previously approved minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre. This amendment is intended to increase development flexibility, address density-related concerns, and improve neighborhood compatibility, while still aligning with the City's goals for revitalization, economic growth, and sustainable development. The code amendment adopted by City Council in September 2024 included an allowable density range of 65 to 95 dwelling units per acre.

Applicable Code Section – Placentia Municipal Code

In accordance with PMC Section 23.96.040, a ZCA shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for final action on the proposed ZCA by the City of Placentia City Council.

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Vacant Car Dealership Site	Specific Plan	Specific Plan No. 5 (SP-5)
Proposed	Five-Story, 248-Residential-Unit Mixed-Use Building and Six-Level Parking Structure	Specific Plan	SP-5
North	Three-Story Office Building Containing Interface Rehab, Inc. & Maxum Therapy	Specific Plan	SP-5
South (Adjacent to the Site & Across W. Orangethorpe Avenue)	Fast Food Restaurant (Jack in the Box), 7-Eleven and Gas Station, Twin Palms Mobile Home Park	Specific Plan, Commercial Manufacturing, & Low Density Residential	SP-5, C-1 (Neighborhood Commercial), & R-1 (MHP) (Single Family Residential – Mobile Home Park)
East	Industrial Uses	Specific Plan & Industrial	SP-5 & Manufacturing (M)
West (Across S. Placentia Avenue)	City of Fullerton – Multi-tenant Industrial Park	City of Fullerton – Industrial	City of Fullerton – Commercial Manufacturing

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The reduction in residential density for Parcel No. 9 will not impact the previously approved development project, which was reviewed and approved by the City Council at its September 3, 2024, public hearing. The approved project, which consists of a five-story building with 248 residential units, up to 3,000 square feet of ground-floor commercial retail, and a six-level parking structure, will proceed as planned under the development standards established as part of Specific Plan Amendment No. SPA 2021-01. The proposed amendment to reduce the minimum residential density requirement for Parcel No. 9 is intended to provide greater flexibility for future land use planning but does not alter the entitlements granted for the approved project.

Although the original SP-5 zoning did not permit the approved development, the City Council's adoption of SPA 2021-01, GPA 2022-01, and DPR 2021-02 established a regulatory framework that allows the project to move forward. The proposed reduction in residential density for Parcel No. 9 does not affect the approved project's compliance with these new standards.

Other Departments Concerns and Requirements

As Zoning Code Amendment No. ZCA 2024-01 pertains solely to the minimum residential density requirement for Parcel No. 9, departmental concerns and requirements related to project-specific development impacts do not apply to this request. The Divisions of Planning and Building, Public Works Department, Police Department, and Fire and Life Safety Department previously reviewed the approved mixed-use development project and provided comments addressing infrastructure capacity, public safety, traffic circulation, and other operational considerations. However, these concerns were specific to the development project approved by the City Council on September 3, 2024, and are not applicable to the standalone zoning amendment requested under ZCA 2024-01.

ISSUES ANALYSIS:

CONSISTENCY WITH THE GENERAL PLAN

The General Plan features policies that promote the reinvestment of underutilized properties. The proposed zoning amendment is consistent with the following Land Use Element, Economic Element, and Housing Element goals, actions, programs, and policies of the General Plan:

Land Use Element

Policy LU-2.1: Where residential/commercial Mixed-Use is permitted ensure compatible integration of adjacent uses to minimize conflicts

through site planning, development standards, and architectural compatibility.

The proposed ZCA to modify the minimum residential density for Parcel No. 9 aligns with the City's vision for land use flexibility and sustainable growth. By eliminating the minimum density requirement while maintaining the approved maximum density, the amendment allows for adaptable development options that respond to market conditions, infrastructure capacity, and community needs. This change enhances compatibility with surrounding land uses, which include light industrial, hospitality, and commercial developments, by providing greater flexibility for future residential and mixed-use projects. Additionally, the amendment supports the City's long-term planning efforts by ensuring that new developments can be appropriately scaled while still promoting walkability, multimodal transportation, and economic revitalization. The proposed modification to the minimum density standard aligns with the General Plan's Land Use Element by allowing greater adaptability in land use decisions, ensuring that future projects contribute positively to the neighborhood's character and the City's overall growth strategy.

Housing Element

Goal HE-1: Housing Supply and Variety: Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents.

The proposed ZCA to modify the minimum residential density enhances development flexibility by allowing for a broader range of housing options that can better respond to market conditions and community needs. By removing the minimum density requirement while maintaining the approved maximum density, the amendment ensures that future residential projects on Parcel No. 9 can be appropriately scaled to accommodate various housing types and market demands. This change aligns with the City's long-term planning goals by supporting housing diversity, smart growth principles, and adaptability in land use decisions. Additionally, it allows for greater integration of residential uses within a mixed-use framework, promoting walkability, connectivity, and compatibility with surrounding developments while reinforcing the City's commitment to sustainable urban growth and revitalization.

LAND USE COMPATIBILITY

Given the City Council's approval of the mixed-use development project and its determination that the project is compatible with the surrounding area, the proposed ZCA follows the Council's findings that the development will positively contribute to the revitalization of the site and surrounding community. The project transforms a vacant and deteriorated former car dealership property into a modern, high-quality mixed-use development, introducing new housing and commercial opportunities in alignment with the City's economic and land use goals.

The development is strategically positioned along major thoroughfares, ensuring direct access to regional transportation networks, employment centers, and commercial amenities. While the surrounding area includes light industrial, office, hotel, and vehicle-oriented uses, the City Council has determined that the project complements and enhances the neighborhood by bringing new residential and commercial activity to an underutilized site. Additionally, the project's architectural scale and design elements are intended to create a dynamic urban presence, supporting the City's long-term vision for smart growth and sustainable development. The modern infrastructure, landscaping improvements, and pedestrian-friendly design elements will further integrate the project into the fabric of the community, making it a catalyst for future revitalization efforts.

CEQA

This ZCA is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

On Wednesday, February 5, 2025, the Housing, Community, and Economic Development (HCED) Committee convened to discuss Zoning Code Amendment No. ZCA 2024-01. City staff provided an in-depth overview of the proposed amendment to Specific Plan 5 (SP-5), detailing the applicant's request to reduce the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre for Parcel No. 9. The Committee engaged in a comprehensive discussion on the merits of the request and posed several questions to city staff to gain a thorough understanding of the rationale behind the proposed change.

The applicant, Gilad Ganish, addressed the Committee, explaining that external legal challenges against the approved project had created financial uncertainty. He noted that the request for a lower minimum density was driven by anticipated costs, including litigation expenses, rising material prices, and evolving market demands.

While the HCED Committee initially questioned the proposed density reduction, further discussion led to a consensus that eliminating the minimum density requirement altogether would provide the applicant with the greatest flexibility while preserving the maximum density entitlement previously approved by the City Council. As a result, the Committee expressed support for removing the minimum density requirement while maintaining the approved maximum density limit.

Although the applicant proposed a minimum residential density of 15 dwelling units per acre, city staff concurs with the HCED Committee's recommendation and supports

eliminating the minimum density requirement should the Planning Commission choose to do so.

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on January 30, 2025. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on January 30, 2025. As of February 6, 2025, staff has not received any written correspondence from adjacent neighbors expressing support or concern regarding the development project.

CONCLUSION

The proposed project aligns with the City's General Plan and the Placentia Municipal Code (PMC), meeting the City's vision for sustainable growth, economic revitalization, and urban enhancement. The General Plan serves as a blueprint for balanced development, ensuring a harmonious integration of residential, commercial, and public spaces while promoting infrastructure efficiency, environmental sustainability, and community well-being. The City Council's approval of the project affirms its compatibility with adjacent land uses, supporting the revitalization of an underutilized site and fostering a more dynamic and connected urban environment. The project's mixed-use nature enhances housing availability, introduces new commercial opportunities, and strengthens the local economy, while planned infrastructure improvements, pedestrian-friendly enhancements, and modern design standards ensure it contributes positively to the neighborhood's long-term growth. By adhering to the development framework set forth in the General Plan and PMC, the project supports smart growth initiatives, economic sustainability, and high-quality urban living, making it a valuable addition to the City's evolving landscape.

RECOMMENDATION

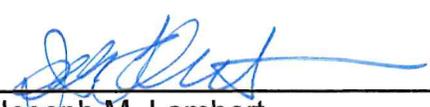
Staff recommends that the Planning Commission adopt Resolution PC-2025-01 recommending to the City Council of the City of Placentia approve ZCA 2024-01, making findings of approval.

Prepared and submitted by:



Andrew A. Gonzales
Planning Manager

Reviewed and approved by:



Joseph M. Lambert
Development Services Director

ATTACHMENTS:

1. Resolution No. PC-2025-01 recommending City Council approve Zoning Code Amendment No. ZCA 2024-01
2. Public Hearing Notice, Vicinity Map, & Notification List

RESOLUTION NO. PC-2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PLACENTIA APPROVE ZONING TEXT AMENDMENT NO. 2024-01, MAKING FINDINGS OF APPROVAL FOR AMENDING PLACENTIA MUNICIPAL CODE CHAPTER 23.105, SPECIFIC PLAN 5, REVISING SECTION 23.105.050, "PERMITTED USES FOR PARCELS 9 AND 11", BY REDUCING THE MINIMUM RESIDENTIAL DENSITY REQUIREMENT FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE

A. Recitals.

WHEREAS, Orangethorpe Investment Partners, LLC, ("Applicant" hereinafter), regarding real property located 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue, filed an application for approval of Zoning Code Amendment No. ZCA 2024-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject ZCA request is referred to as the "Application"; and

WHEREAS, on February 11, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, and received a staff report and other relevant information from City staff and members of the public regarding the Orangethorpe Investment Partners, LLC for a ZCA application; and

WHEREAS, the City of Placentia provided notice at least 10 days prior to the public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030 by posting at the Civic Center, publication in a local newspaper, and by direct U.S. mail to all property owners within 300-feet of the proposed project boundaries; and

WHEREAS, after careful consideration of all pertinent testimony and the staff report presented in the case, the Planning Commission voted to recommend approval of the "Application" to the City Council; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

Section 1. Based on the evidence presented and the findings set forth, ZCA 2024-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

Section 2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of:

A. Zoning Code Amendment No. ZCA 2024-01. In accordance with PMC Section 23.96.040, the Planning Commission finds as follows:

- 1) The proposed amendment has been evaluated in consideration of public health, safety, and welfare. The amendment does not introduce any new land use or zoning regulations that would create adverse environmental, traffic, or safety impacts. Additionally, the amendment has been reviewed in accordance with applicable local, state, and federal regulations to ensure compliance with established safety standards. Furthermore, the proposed amendment does not authorize or incentivize uses that would lead to increased noise, pollution, or other public nuisances detrimental to residents and businesses. Given that the amendment aligns with best planning practices and maintains consistency with the intent of the zoning code, it is determined that ZCA 2024-01 will not be detrimental to public health, safety, or general welfare, nor will it be injurious to property or improvements within the city; and
- 2) The proposed amendment has been analyzed for consistency with the latest adopted General Plan. The amendment is intended to support the goals and policies outlined in the General Plan by promoting orderly development, land use compatibility, and efficient regulatory processes. The amendment does not conflict with any specific provisions of the General Plan, nor does it introduce inconsistencies with the city's long-term vision for growth, sustainability, or economic development.

Section 3. Based upon the environmental review of the project, the Planning Commission recommends that City Council find that ZCA 2024-01 is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The ZCA to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Section 4. The Planning Commission recommends that City Council adopt the ZCA as described and attached in the Staff Report dated February 11, 2025, and as attached as Exhibit "A" to this Resolution and by this reference incorporated as though fully set forth herein.

Section 5. If any section, subsection, sentence, clause, or phrase of this resolution and/or the documents in support of this resolution is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

Section 6. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2025.

FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2025, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

CITY ATTORNEY

ATTACHMENT A: Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

ATTACHMENT “A”
Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

§ 23.105.050. Permitted uses for parcels 9 and 11.

The purpose of these parcels is to provide a site for motor vehicle dealerships, and for other selected other commercial uses. Hospitality uses listed in Section 23.105.030 shall be permitted. General retail, financial, office, medical, and restaurant uses including drive-through facilities listed in Section 23.105.030 shall be permitted. On Parcel 9, a mixed-use project with up to 248 units shall be permitted at a density range of ~~65~~ **15** minimum to 95 maximum dwelling units per acre.

(Ord. 95-O-118, 1995; Ord. O-2019-05 § 3, 2019; Ord. O-2024-05, 2024)

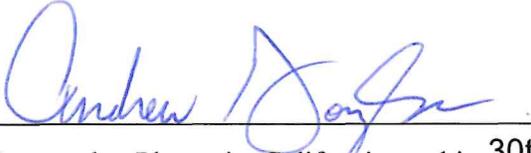
AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA)
County of Orange) ss

I, Andrew Gonzales say that on the 30th day of January a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailings was done at the City of Placentia City Hall, Planning Division, located at 401 E. Chapman Avenue, Placentia, California

Project Address: 776 S. Placentia Avenue & 777 W. Orangethorpe Avenue
Case No.: Zoning Code Amendment No. ZCA 2024-01
Meeting Date: Tuesday, February 11, 2025

I declare, under penalty of perjury, that the foregoing is true and correct.


Executed at Placentia, California on this 30th day of January, 2025.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the **City Council Chambers** of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, February 11, 2025, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following item:

APPLICANT: Orangethorpe Investment Partners, LLC, c/o Gilad Ganish

PROJECT LOCATION: 777 W. Orangethorpe Avenue (adjacent to the northeast corner of W. Orangethorpe Avenue and S. Placentia Avenue)
APN 339-112-27

CASE NOS.: Zoning Code Amendment No. ZCA 2024-01

REQUEST: An amendment to Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11". The proposed amendment applies to Parcel No. 9, located at 777 W. Orangethorpe Avenue, and reduces the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

Environmental Determination (CEQA) This project is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. The Zoning Code Amendment to reduce the minimum residential density would not approve any development project or other physical change to the environment. Therefore, the adoption of this Zoning Code Amendment is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

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 described in this notice or 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.

Joseph Lambert
SECRETARY TO THE PLACENTIA PLANNING COMMISSION

PUBLISHED: January 30, 2025
MAILED: January 30, 2025
POSTED: January 30, 2025

PARA INFORMACIÓN EN ESPAÑOL, LLAME AL (714) 993-8124

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CITY OF PLACENTIA
Development Services Department
401 East Chapman Avenue
Placentia, CA 92870

OFFICIAL NOTICE

AFFECTING YOUR PROPERTY

PLEASE READ!

AVISO OFICIAL AFECTANDO SU PROPIEDAD

FAVOR DE LEER!



CITY OF PLACENTIA
Development Services Department
401 East Chapman Avenue
Placentia, CA 92870

OFFICIAL NOTICE

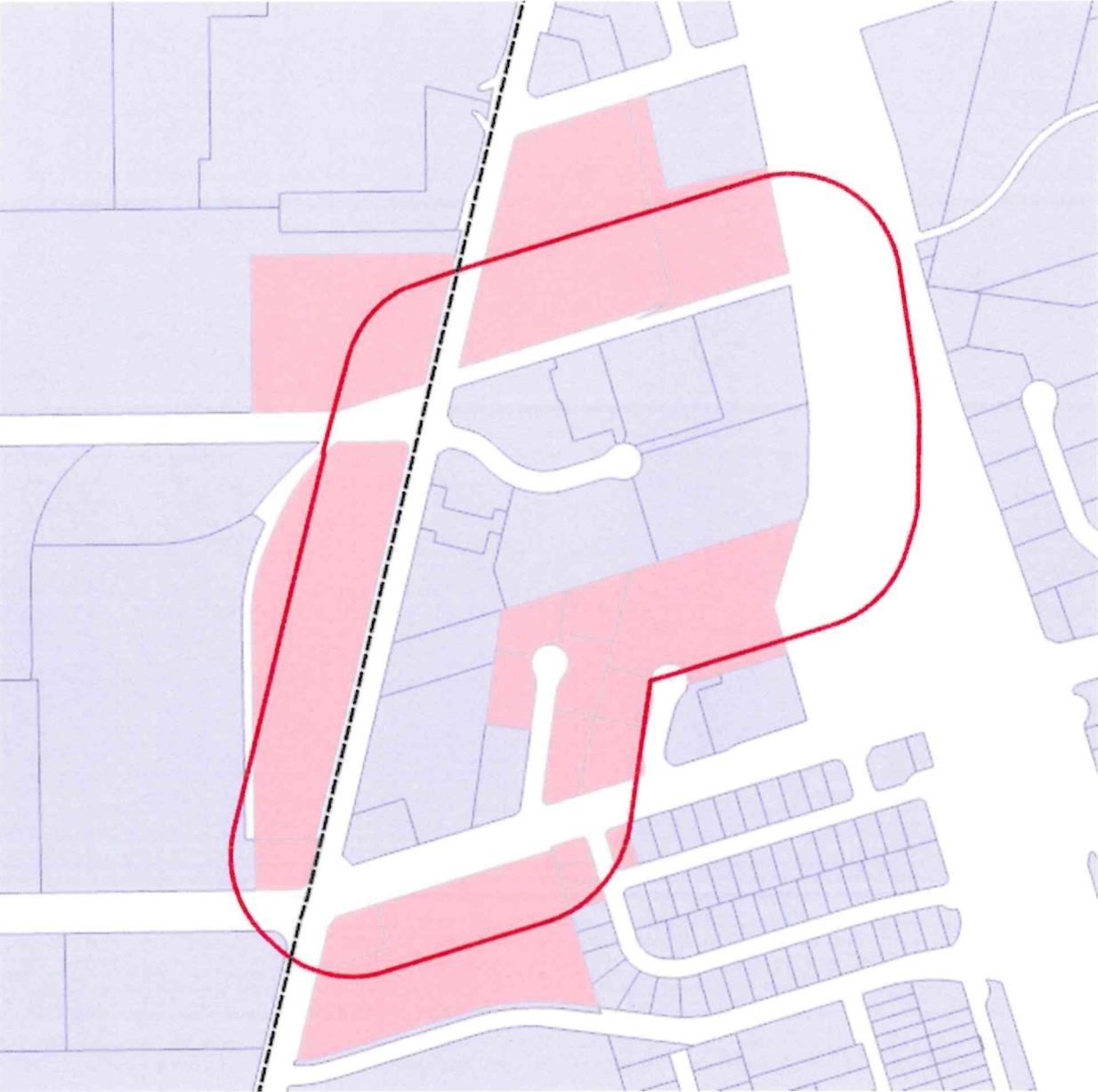
AFFECTING YOUR PROPERTY

PLEASE READ!

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FAVOR DE LEER!

300 ft Boundary



STOCKER & COLLINS LLC
751 DUNN WAY
PLACENTIACA92870

BRECHT MARSHAL J TR
640 COLONIAL CIR
FULLERTONCA92835

SCIND CROWTHER POINT LLC
11150 SANTA MONICA BLVD STE 700
LOS ANGELESCA90025

THOMAS S B
500 S PLACENTIA AVE
PLACENTIACA92870

FROME DEVELOPMENTS OMEGA LLC
151 KALMUS DR STE F2
COSTA MESACA92626

THE BUND LLC
11316 TWINSPAN AVE
FOUNTAIN VALLEYCA92708

SW HUNDLEY INC
6705 S EASTERN AVE
LAS VEGASNV89119

STOCKER ANDRE WALTER TR
751 DUNN WAY
PLACENTIACA92870

WATSON INDUSTRIAL PROPERTIES
LLC
2704 COVE ST
CORONA DEL MARCA92625

GONZALEZ HERACLIO
625 E YORBA LINDA BLVD
PLACENTIACA92870

TRAN THIEN KINH
813 OHIO AVE
PLACENTIACA92870

NGUYEN CUONG
801 OHIO AVE
PLACENTIACA92870

7-ELEVEN INC
3200 HACKBERRY RD
IRVINGTX75063

ROBLES ADELAIDA
807 OHIO AVE
PLACENTIACA92870

PIRIH BORIS TR
1210 N JEFFERSON ST STE J
ANAHEIMCA92807

LINTON MC GRAIL LLC
1139 S PLACENTIA AVE
FULLERTONCA92831

SLO BOUND LLC
4369 KAYE LN
YORBA LINDACA92886

PRESTIGE WORLDWIDE INDUSTRIES
CO LLC
1111 S PLACENTIA AVE
FULLERTONCA92831

JMC KO INC
1115 S PLACENTIA AVE
FULLERTONCA92831

HORNER JEFFREY S TR
1401 COLEMAN RD
FRANKLINTN37064

PLACENTIA FULLERTON LLC
1968 S COAST HWY
LAGUNA BEACHCA92651

OJEDA JOSE LUIS TR THE OJEDA
FAMILY REVOCABLE LIVING TR
1121 S PLACENTIA AVE
FULLERTONCA92831

KSP REAL ESTATE PARTNERS
6300 18 MILE RD
STERLING HEIGHTSMI48314

THORNBRUGH JAMES
1041 S PLACENTIA AVE
FULLERTONCA92831

B & W REALTY LLC
20651 GOLDEN SPRINGS DR # 389
WALNUTCA91789

GORI EQUITABLE COLLAB 1047 LLC
10450 PIONEER BLVD STE 4
SANTA FE SPRINGSCA90670

SIDHU RAJWANT S TR
890 ELKRIDGE ST
BREACA92821

1041 S PLACENTIA AVENUE LLC
1041 S PLACENTIA AVE
FULLERTONCA92831

B & W REALTY LLC
20651 GOLDEN SPRINGS DR # 389
WALNUTCA91789

MC CARTHY THOMPSON LLC
PO BOX 3432
FULLERTONCA92834

DHINGRA RAM P TR
24575 AVENIDA DE MARCIA
YORBA LINDACA92887

AXE CAP INVESTMENTS LLC
6361 E VIA ARBOLES
ANAHEIMCA92807

CHEN JUSTIN W
1648 RANGE CT
DIAMOND BARCA91765

ON SOUTH PLACENTIA LLC
201 ISABELLA ST
PITTSBURGHPA15212

PERIAN NARVIK TR THE NARVIK &
SHAKEH PERIAN TR
17292 BROOKLYN AVE
YORBA LINDACA92886

338-172-04	1	338-172-23	2	338-172-29	3
NARVIK PERIAN 17292 BROOKLYN AVE YORBA LINDA CA 92886		PROLOGIS-EXCHANGE ORANGETHORPE 1800 WAZEE ST DENVER CO 80202		SO CALIF EDISON PO BOX 800 ROSEMEAD CA 91770	
339-112-05	4	339-112-06	5	339-112-09	6
SYLVIA C COLLINS 751 DUNN WAY PLACENTIA CA 92870		ANDRE STOCKER 751 DUNN WAY PLACENTIA CA 92870		JAMES G MCDONALD PO BOX 455 MI WUK VILLAGE CA 95346	
339-112-10	7	339-112-13	8	339-112-15	9
THE BUND 11316 TWINSPAN AVE FOUNTAIN VALLEY CA 92708		HUNDLEY SW 6705 S EASTERN AVE LAS VEGAS NV 89119		BORIS PIRIH 1210 N JEFFERSON ST #J ANAHEIM CA 92807	
339-112-16	10	339-112-17	11	339-112-18	12
WATSON INDUSTRIAL PROP 2704 COVE ST CORONA DEL MAR CA 92625		ELIZABETH L VALLES 321 CALLE NEBLINA SAN CLEMENTE CA 92672		MARSHAL J BRECHT 640 COLONIAL CIR FULLERTON CA 92835	
339-112-25	13	339-112-26	14	339-112-27	15
WEST HILLS ONE HOSPITALITY 640 W LAMBERT RD BREA CA 92821		INFINITE RISING INVESTMENTS 740 S PLACENTIA AVE PLACENTIA CA 92870		BRIAN N CHUCHUA 290 S MOHLER DR ANAHEIM CA 92808	
339-112-35	16	339-112-37	17	344-121-01	18
WOODLAND AYZAR 1516 BROOKHOLLOW #B SANTA ANA CA 92705		AMERICAN LEARNING FOUNDATION 750 S PLACENTIA AVE PLACENTIA CA 92870		7-ELEVEN INC 3200 HACKBERRY IRVING TX 75063	
344-121-04	19	344-121-05	20	344-121-06	21
PEDRO & NOLBERTA ALVAREZ 1001 LOMITA ST ANAHEIM CA 92801		ADELAIDA ROBLES 807 OHIO AVE PLACENTIA CA 92870		THIEN KINH TRAN 813 OHIO AVE PLACENTIA CA 92870	
344-121-19	22	933-44-382	23	933-44-383	24
TWIN PALMS MOBILEHOME PARK PO BOX 235300 ENCINITAS CA 92023		JEFFREY S HORNER 1401 COLEMAN RD FRANKLIN TN 37064		MC GRAIL LINTON 1139 S PLACENTIA AVE FULLERTON CA 92831	
933-44-384	25	933-44-385	26	933-44-386	27
BOUND SLO 4369 KAYE LN YORBA LINDA CA 92886		RAM P DHINGRA 24575 AVENIDA DE MARCIA YORBA LINDA CA 92887		JOSE LUIS OJEDA 1121 S PLACENTIA AVE FULLERTON CA 92831	
933-44-387	28	933-44-388	29	933-44-389 & 390	30-31
KO JMC 1115 S PLACENTIA AVE FULLERTON CA 92831		PRESTIGE WORLDWIDE IND CO 1111 S PLACENTIA AVE FULLERTON CA 92831		B&W REALTY 20651 GOLDEN SPRING DR #389 WALNUT CA 91789	

933-44-391 32
JDM INVESTMENT GROUP
10450 PIONEER BLVD #4
SANTA FE SPRINGS CA 90670

933-44-392 33
1041 S PLACENTIA AVENUE
1041 S PLACENTIA AVE
FULLERTON CA 92831

933-44-393 34
JAMES THORNBRUGH
1041 S PLACENTIA AVE
FULLERTON CA 92831

933-44-394 35
AXE CAP INV LLC
6361 E VIA ARBOLES
ANAHEIM CA 92807

933-44-395 36
JUSTIN W CHEN
1648 RANGE CT
DIAMOND BAR CA 91765

933-44-396 37
REAL KSP
6300 18 MILE RD
STERLING HEIGHTS MI 48314

933-44-397 38
FULLERTON PLACENTIA
1968 S COAST HWY #3334
LAGUNA BEACH CA 92651

933-44-398 39
THOMPSON MC CARTHY
PO BOX 3432
FULLERTON CA 92834

933-44-399 40
RAJWANT S SIDHU
890 ELKRIDGE ST
BREA CA 92821

891-830-02 41
JUAN & MARIA GUERRERO
702 ROBIN AVE
PLACENTIA CA 92870

891-830-05 & 93 42-43
PALMS MH PARK TWIN
PO BOX 1039
MURRIETA CA 92564

891-830-12,14,35,43,44,53, 44-56
70,80,87,93,831-01,03,839-05
PALMS MH PARK TWIN
PO BOX 235300
ENCINITAS CA 92023

891-830-18 57
MICHAEL & EUCARIA SCHLARBAUM
807 ROBIN AVE
PLACENTIA CA 92870

891-830-23 58
GUADALUPE & ALFONSO GUTIERREZ
703 W LARK AVE
PLACENTIA CA 92870

891-830-26 59
FRANK HERNANDEZ
800 W LARK AVE
PLACENTIA CA 92870

891-830-32 60
MARISOL ORNELAS
712 W LARK AVE
PLACENTIA CA 92870

891-830-41 61
MARIA & TREVOR ANSELL
806 ORIOLE AVE
PLACENTIA CA 92870

891-830-49 62
VICTOR S ROSALES
814 ORIOLE AVE
PLACENTIA CA 92870

891-830-50 63
GALDINA ALVARDO
815 ORIOLE AVE
PLACENTIA CA 92870

891-830-59 64
JUAN PEREA
824 ORIOLE AVE
PLACENTIA CA 92870

891-830-68 & 84 65-66
TWIN PALMS MBL HM PARK
25505 CANADA DR
CARMEL CA 93923

891-830-72 67
JOHN KUSH
875 WILMETTE AVE #612
ORMOND BEACH FL 32174

891-830-77 68
ADRIANNA NUNEZ
813 LARK AVE
PLACENTIA CA 92870

891-830-78 69
ROBERT & LORRAINE VALDEZ
1406 LONGVIEW DR
FULLERTON CA 92831

891-830-81 70
ROBERT BEAMAN
817 LARK AVE
PLACENTIA CA 92870

891-830-85 71
GUADALUPE GALLEGOS
821 W LARK AVE
PLACENTIA CA 92870

891-830-86 72
JAMES & SUSIE FERRO
611 N ROSE DR #F110
PLACENTIA CA 92870

891-830-89 73
ROLANDO FLORES SERNA
702 ORIOLE AVE
PLACENTIA CA 92870

891-830-91 74
HAROLD J ANDERSON
25505 CANADA DR
CARMEL CA 93923

891-830-95 75
ROSA MARTINEZ
708 ORIOLE AVE
PLACENTIA CA 92870

891-830-97 76
JOSUE Q COSME
710 ORIOLE AVE
PLACENTIA CA 92870

891-831-00 77
FELIPE DESANTIAGO &
VERONICA LOPEZ
713 ORIOLE AVE
PLACENTIA CA 92870

891-831-08 78
SARAH M WOOD
824 CARDINAL ST
PLACENTIA CA 92870

891-831-10 79
RUIS GONZALEZ
826 CARDINAL ST
PLACENTIA CA 92870

891-831-12 80
RAQUEL PACHECO
827 ORIOLE AVE
PLACENTIA CA 92870

891-839-01 81
SERGIO DEL CID
820 CARDINAL ST
PLACENTIA CA 92870

891-839-04 82
MAURICIO RODRIGUEZ
822 CARDINAL ST
PLACENTIA CA 92870

891-839-06 83
ESTHER GARCIA
807 W LARK AVE
PLACENTIA CA 92870

Orange County Transportation Authority
(OCTA)
c/o Jorge Duran, Transit Planning Manager
550 S. Main Street
Orange, CA 92868

AT&T
c/o Valentina Gipson
Manager – Government Liaison
3939 E. Coronado Street, 2nd Floor
Anaheim, CA 92807-1608

Southern California Edison
c/o Michael Saragoza, Planning
Specialist
9901 Geary Avenue
Santa Fe Springs, CA 90670

Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

Placentia-Yorba Linda USD
c/o Diane Jepson
1301 E. Orangethorpe Avenue
Placentia, CA 92870

*LDZEMU DRIVEY LLP
1939 HARRISON ST. STE 150
OAKLAND CA 94612*

Hacienda Mobile Home Park, LLC
161 E. Orangethorpe Avenue
Placentia, CA 92870

City of Fullerton - Community & Economic
Development Department
c/o Chris Schaefer, Planning Manager
303 W. Commonwealth Avenue
Fullerton, CA 92832

Charter/Spectrum Communications
c/o Jefferey Childers
560 S. Promenade Avenue, Unit No.
102
Corona, CA 92879

Golden State Water Company
c/o Ken Vecchiarelli
1920 W. Corporate Way
Anaheim, CA 92801

Lot 318
536 Dartmouth Drive
Placentia, CA 92870

Orange County Sanitation District
18480 Bandilier Circle
Fountain Valley, CA 92708

Craig S. Green
650 Nenno Avenue
Placentia, CA 92870

City of Anaheim - Planning & Building
Department
c/o Sean Nicholas, Principal Planner
200 S. Anaheim Boulevard
1st Floor, Suite 162
Anaheim, CA 92805

SoCal Gas
Gabriel Delgado, Planning Manager
701 N. Bullis Road
Compton, CA 90221

South Coast Air Quality Management
District
c/o Debra Ashby
21865 Copley Drive
Diamond Bar, CA 91765

Republic Services
c/o Michael Hernandez, Operations
Manager
1235 N. Blue Gum St.
Anaheim, CA 92806

Caltrans
District 12
1750 East 4th Street, Suite 100
Santa Ana, CA 92705

Joe Queen
835 Iowa Place
Placentia, CA 92870

339-112-27
OCCUPANT
776 S PLACENTIA AVE
PLACENTIA CA 92870

339-112-27
OCCUPANT
776 S PLACENTIA AVE
PLACENTIA CA 92870



City of Placentia

Development Services Department

MEMORANDUM

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES DEPARTMENT

VIA: JOE LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: FEBRUARY 11, 2025

SUBJECT: RESIDENTIAL DEVELOPMENT STANDARDS – STUDY SESSION

BACKGROUND:

During the regular Planning Commission meeting of November 14, 2023, the Planning Commission requested working with the Streetscape and Transportation Advisory Commission to come up with policy standards for residential driveway widths and gates across driveways. Residential driveway approach standards are a Public Works standard, not a development standard regulated by the Planning Division.

On May 14, 2024, a Commissioner requested an item to be placed on a future agenda to discuss driveway widths and also certain development standards within the Zoning Code including fencing. It became clear to staff at that meeting that a majority of the Commission desired an agenda item to discuss residential driveway, drive approach standards, and certain other standards within the Zoning Code.

Certain standards such as driveway approach widths are the domain of the Public Works Department and therefore, are generally not reviewed by the Planning Commission. However, Public Works staff may elect to study this with the Streetscape and Transportation Advisory Commission. The Planning Commission recommendation, if any, can be forward to the Streetscape and Transportation Advisory Commission.

DISCUSSION:

Staff surveyed six local cities in addition to Placentia. The topics surveyed are as follows:

Single-Family Residential: Garage Space Dimensions, Outdoor Driveway Space Dimensions, Drive Approach Widths, Front Yard Fence Height Limits, Rear Yard Fence Height Limits, Driveway Gate Regulations

Multiple Family Residential: Covered Parking Space Dimensions, Uncovered Parking Space Dimensions, Guest Parking Space Dimensions, Required Backup Distance form Guest Parking, Internal Private Street Width (without street parking), Internal Private Street Width (garages on both sides), Drive Approach Widths, General Fence Heights and Regulations, Driveway Gate

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Discuss the Residential Development Standards Survey Data
2. Provide staff direction as appropriate

ATTACHMENT:

1. Residential Development Standards Survey

Residential Development Standards Survey

Residential Parking/Access Dimensions

Single Family Residential (SFR)	Placentia	Anaheim	Brea	Orange	Yorba Linda	La Habra	Cypress
Garage Space Dimensions (e.g., 20'x20')	20'x20'	8'x20-25' for tandem spaces	10'x 20' ft ; interior clearance of 9'x19' w/ 7' in height clearance	10'x20' interior	10'x20'	20'x20'	20'x20'
Outdoor Driveway Space Dimensions	10' min. width	23' min width 35' max width	9'x19'	12'x20'	24' min. width	10' min width (Not to exceed the width of the garage)	10' min. width (Same as the width of the garage/carport)
Multiple Family Residential (MFR)							
Covered Parking Space Dimensions	10'x20'	10'x20'	10'x 20' ft ; interior clearance of 9'x19' w/ 7' in height clearance	9'x18'	10'x20'	9'x18'	9'x18'
Uncovered Parking Space Dimensions	9'x19'	8'6"x18'	9'x19'	9-10'x18'	9'x20'	9'x18'	9'x18'
Guest Parking Dimensions	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above (8' x 16' for compact spaces)
Required Backup/Backout Distance from Guest Parking	20'	20' (4' back-up space for dead ends)	N/A	To the satisfaction of the	24'	25'-30'	24'

				Community Development Director.			
Required Backup/Backout Distance from Covered Parking	20'	20' (4' back-up space for dead ends)	N/A	To the satisfaction of the Community Development Director.	24'	25'-30'	24'
Internal Private Street Width (without street parking)	20' or Fire min.	20'(2-way) 12' (1-way)	Determined by City Engineer	25' (2-way) 12' (1-way)	24' (2-way) 14' (1-way)	25'-30' (2-way) or Fire min.	24' min. (2-way) 16' min. (1-way)
Internal Private Street Width (garages on both sides)	20' or Fire min.	24'	Determined by City Engineer	25'	24'	25'-30' (2-way) or Fire min.	20'
Drive Approach Widths (SFR & MFR)	20' min 24' max	20'	16'-24' max (1-way) 24-40' max (2-way)	30' (or to the satisfaction of the Community Development Director)	N/A	25-30' (or to the satisfaction of the Community Development Director)	24' min

Residential Fence/Walls Requirements

Single Family Residential (SFR)	Placentia	Anaheim	Brea	Orange	Yorba Linda	La Habra	Cypress
Front Yard Fence Height Limit	3-6' *	3-6' *	3' (36 inches)	3.5'	3'-5' *	3'	3.5'
Rear Yard Fence Height Limit	6-8'	6'	7' above finished grade	6'	6'	6-8'	7'
Driveway Gate Regulations (e.g, swinging direction)	N/A	20'setback-no req of how it swings (could be for MFR as well – unclear)	N/A		Dictated by building // Treated as fencing/walls	20' setback	
Multiple Family Residential (MFR)							
General Height Limits & Regulations	Same as above	3' (front) 6' (side/rear)	Same as above	Same as above	Same as above	Same as above	Same as above
Driveway Gate Regulations (e.g, swinging direction)	N/A	See SFR	N/A		See SFR	See SFR	

“*” Fencing above 3’ minimum must be see-through