



Placentia Planning Commission Agenda

Regular Meeting

March 10, 2026

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Juan Navarro
Commissioner

Juan Guerrero
Commissioner

David Smith
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.

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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

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

CALL TO ORDER:

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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 Meeting Minutes – February 10, 2026

RECOMMENDATION: Approve

PUBLIC HEARING:

1. Applicant: Orangethorpe Investment Partners, LLC, c/o Gilad Ganish

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

Request: DEVELOPMENT PLAN REVIEW NO. DPR 2025-03 AND VESTING TENTATIVE TRACT MAP NO. 19467 ALLOWING THE PROPOSED DEVELOPMENT OF 11 THREE-STORY, TOWNHOME-STYLE BUILDINGS CONSISTING OF 75 RESIDENTIAL CONDOMINIUM UNITS, INCLUDING FIVE LIVE-WORK UNITS, ON A PREVIOUSLY DEVELOPED 2.72-ACRE SITE, LOCATED AT 777 W. ORANGETHORPE AVENUE AND 776 S. PLACENTIA AVENUE (APN 339-112-27)

RECOMMENDATION:

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

- 1) Open Public Hearing, concerning Development Plan Review No. DPR 2025-03 and Vesting Tentative Tract Map No. 19467; and
- 2) Receive the Staff Report and consider all Public Testimony; and,
- 3) Close the Public Hearing; and,
- 4) Adopt Resolution No. PC-2026-04, a Resolution of the Planning Commission of the City of Placentia, California, adopting the California Environmental Quality Act (“CEQA”) statutory exemption, California Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects), and adopting DPR 2025-03 for development of 11 three-story, townhome style buildings consisting of 75 residential condominium units, including five live-work units, on a 2.72-acre previously developed site, on property located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27) ; and,
- 5) Adopt Resolution No. PC-2026-05, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, California, adoption of the California Environmental Quality Act (“CEQA”) statutory exemption, California Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects), and recommending approval of VTTM 19467 for the subdivision of the subject property for the purpose of creating 75 residential condominium units on a 2.72-acre previously developed site, on property located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27).

REGULAR AGENDA:

- 1. REVOCATION OF SHORT-TERM RENTAL (STR) LICENSES FOR STR 2020-10 & STR 2020-11 (APPEAL)**

RECOMMENDATION:

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

- 1) Find that this action is not subject to CEQA pursuant to State CEQA Guidelines § 15321 (Class - 21 Enforcement Actions by Regulatory Agencies); and,
- 2) Deny the appeal and uphold the revocation of Short-Term Rental Permits STR 2020-10 and STR 2020-11 for the property located at 607 Encinitas Way, Units A & C.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

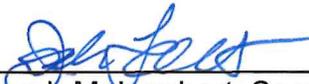
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on April 14, 2026, 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 March 10, 2026, Regular Meeting of the Planning Commission of the City of Placentia was posted on March 5, 2026.



Joseph M. Lambert, Secretary