



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:

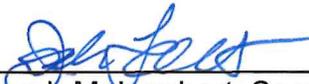
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

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

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
February 10, 2026
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Chair Perez called the meeting to order at 6:35 p.m.

ROLL CALL:

PRESENT: Commissioner Evans, Navarro, Smith, Rocke, Perez
ABSENT: Guerrero

STAFF PRESENT:

Deputy City Attorney Brady Groves, Director of Development Services Joseph Lambert, Associate Planner Lesley Whittaker, Planning Technician Sen Liyanage, Administrative Assistant Margie McCoy.

PLEDGE OF ALLEGIANCE: Commissioner Smith

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Special Meeting of:
January 20, 2026**

Recommended Action: Approve
(Approved 4-0-1-1 as recommended)

Motion by Rocke second by Evans and carried on a (4-0-1-1) vote to approve the Consent Calendar.

Ayes: Evans, Smith, Rocke, Perez
Noes: None
Abstain: Navarro
Absent: Guerrero

REGULAR AGENDA:

1. **Applicant: Siafa Vani**

Project Location: 17342 Atwood Avenue

**SITE PLAN REVIEW NO. SPR 2025-10; 17342 ATWOOD AVENUE, (APN: 346-181-02)
REQUESTING APROVAL TO PERMIT THE DEVELOPMENT OF A NEW 2,624-SQUARE-
FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 414-SQUARE-FOOT
ATTACHED TWO-CAR GARAGE USING MODIFIED STANDARDS**

Recommended Action: Recommend Approval
(Approved 5-0-0-1 as recommended)

Development Services Director Joseph Lambert introduced Planning Technician Sen Liyanage to present the Staff Report. The proposed project includes a 2,624 square foot three-story single-family residence with a 414 square foot attached garage. Planning Technician Liyanage stated that the project utilizes modified standards for rear and side yard setbacks, complying with development standards including height, lot coverage and parking. The proposed garage dimensions are 18 feet wide and 22 feet long, meeting overall garage square footage requirements. The development is consistent with the General Plan and received no significant comments or concerns from the Fire & Life Safety Department, Public Works Department, or the Building Division.

Director Lambert explained the allowed use of modified standards for non-conforming lots in the R-1 Zoning District and noted the draft Conditions of Approval for the project. The Code allows for reduced setbacks and alternative development standards for initial construction to accommodate lot size and configuration constraints, specifically when R-1 lots do not meet standard dimensions.

Questions answered included the project complying with height requirements and its potential impact on neighboring properties as well as the implications of potential solar battery storage systems and the need for compliance with Building and Fire codes.

Motion by Smith second by Evans and carried on a (5-0-0-1) vote to approve as recommended by Staff

Ayes: Evans, Navarro, Smith, Rocke, Perez
Noes: None
Abstain: None
Absent: Guerrero

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert mentioned ongoing developments by Toll Brothers, Hudson on Van Buren, both of which are nearing completion and Sumner Village, which is currently constructing model homes. Director Lambert announced the Grand Opening of Tony's Deli in Old Town Placentia and also welcomed Deputy City Attorney Brady Groves to the meeting.

DIRECTOR'S REPORT:

Director Lambert noted that the 2026 Citizen's Academy will be taking place March through April. This program introduces residents to every department within the City, with presentations and Power Points each week from each department.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 7:11 p.m. to the regular meeting of Tuesday, March 10, 2026, 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: MARCH 10, 2026

SUBJECT: **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).

STRATEGIC PLAN STATEMENT

This item is consistent with the City Council's adopted Strategic Goals, particularly Goal 1 (Fiscal Sustainability), Goal 3 (Infrastructure, Facilities & Public Spaces), and Goal 4 (Economic Development).

The proposed redevelopment of a long-vacant automobile dealership site with new residential townhome and live-work units represents reinvestment in an underutilized commercial corridor property. The project introduces new housing opportunities, private capital improvements, and long-term property value stabilization along the Placentia Avenue and Orangethorpe Avenue intersection. Redevelopment of the site will generate ongoing property tax revenue, increase assessed valuation and contribute to the City's overall fiscal stability.

Additionally, the project replaces an aging, vacant commercial structure with new residential buildings, landscaped open space, pedestrian paseos, and enhanced site improvements. These physical upgrades support the City's broader objective of maintaining attractive, well-appointed development along major corridors.

The inclusion of live-work condominium units oriented toward Orangethorpe Avenue further contributes to corridor activation and supports small-scale entrepreneurial activity, aligning with the City's goal of fostering a vibrant and economically active community.

PROJECT DESCRIPTION

On December 4, 2025, Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC, submitted applications for a Development Plan Review (DPR) and Vesting Tentative Tract Map (VTTM) for the redevelopment of the previously improved 2.72-acre site located near the northeast corner of S. Placentia Avenue and W. Orangethorpe Avenue. The project site is currently developed with a vacant automobile dealership building and associated surface parking areas formerly occupied by Premier Chrysler Jeep.

The proposed project involves demolition of the existing structures and redevelopment of the site with a residential townhome condominium project consisting of eleven (11) three-story buildings containing a total of seventy-five (75) dwelling units, including five (5) live-work units. The units include a mix of two-bedroom and three-bedroom floor plans ranging in size from approximately 1,207 square feet to 1,666 square feet. The live-work units are oriented along S. Placentia Avenue and W. Orangethorpe Avenue and are designed with ground-floor workspaces and upper-level residential living areas.

The buildings are proposed at a maximum height of approximately 40 feet and feature contemporary architectural styling incorporating varied rooflines, vertical and horizontal siding elements, stucco finishes, articulated façades, recessed entries, and enhanced

material detailing. Individual units include private garages accessed from internal drive aisles.

The project proposes a total of 162 onsite parking spaces, consisting of 150 enclosed garage spaces and 12 open guest parking spaces. Vehicular access to the site is provided via two neighborhood entry driveways: one from S. Placentia Avenue and one from W. Orangethorpe Avenue. Internal private drive aisles circulate throughout the development and provide access to individual garages and guest parking areas.

Common open space is centrally organized around a landscaped courtyard area referred to as the “Central Green.” This area includes open turf, built-in seating elements, dining areas, shade structures, decomposed granite walkways, and accent landscaping. Additional landscaped paseos connect building entrances to the internal circulation system and perimeter sidewalks. Plaza areas are incorporated adjacent to the live-work units along both S. Placentia Avenue and W. Orangethorpe Avenue at neighborhood entry points.



The project provides approximately 16,000 square feet of common open space and additional private open space areas associated with individual units. Landscaping throughout the site includes a mix of canopy trees, accent trees, shrubs, and drought-tolerant planting areas distributed along the perimeter, internal drive aisles, paseos, and courtyard spaces.

Conceptual grading, utility, and fire access plans have been prepared for the project. Proposed improvements include internal drive aisles, fire access lanes, pedestrian

walkways, landscaping areas, and utility connections to existing infrastructure within S. Placentia Avenue and W. Orangethorpe Avenue.

Background

The subject property, located near the northeast corner of S. Placentia Avenue and W. Orangethorpe Avenue, was formerly occupied by Premier Chrysler Jeep (PCJ), which vacated the site on May 31, 2018. The site has remained vacant since that time.

On July 23, 2019, the City Council approved amendments to Specific Plan No. 5 modifying development standards and permitted uses applicable to the property including expanding where hospitality uses are permitted and height limitations subsequent to Planning Commission's recommendation of approval.

On September 3, 2024, the City Council approved a mixed-use development project consisting of a five-story, 248-unit residential building with ground-floor commercial space and a six-level parking structure. This entitlement included a Specific Plan Amendment and General Plan Amendment to introduce residential mixed-use on certain parcel(s). This City Council approval occurred after Planning Commission recommended denial.

Subsequently, Zoning Code Amendment No. 2024-01 was approved by City Council to modify the minimum residential density requirement for Parcel No. 9 within Specific Plan No. 5. The amendment reduced the minimum density from 65 dwelling units per acre to 15 dwelling units per acre while maintaining the previously approved maximum density range. This City Council approval occurred after Planning Commission recommended denial.

The applicant has now submitted revised applications for Development Plan Review and a Vesting Tentative Tract Map proposing a residential townhome condominium development as described in the Project Description section of this report. The current application has been submitted pursuant to the provisions of Senate Bill 330 (Housing Crisis Act of 2019) and Assembly Bill 130 (2021), which establish procedural and development standards applicable to qualifying housing development projects. The application has been processed in accordance with applicable state housing legislation.

The applicant has subsequently elected to pursue an alternative development concept for the site. Approval of Development Plan Review No. DPR 2025-03 would supersede the previously approved Development Plan Review No. DPR 2021-02 associated with the prior mixed-use project. Upon the effective approval date of DPR 2025-03, Development Plan Review No. DPR 2021-02 would be deemed rescinded and null and void, and DPR 2025-03 would be the only valid entitlement related to the property.

PROJECT CHARACTERISTICS

Applicable Code Section – Placentia Municipal Code

The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC) for developments located on

properties within the SP-5 Zoning District. Pursuant to PMC Section 23.75.010(a), construction of new buildings require a DPR to be reviewed and approved at a noticed public hearing before the Planning Commission. Furthermore, in accordance with PMC Section 22.72.060, a VTTM shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for final action on the proposed VTTM 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	Three-Story, 75-Unit Residential Townhome Condominium Development with Five Live-Work Units	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 project site is located within Parcel No. 9 of the Specific Plan No. 5 (SP-5) Zoning District. Specific Plan No. 5 establishes permitted land uses and development standards applicable to properties within its boundaries, including density ranges, height limitations, setbacks, lot coverage, and parking requirements.

The proposed project consists of a three-story residential townhome condominium development and is reviewed for consistency with the applicable development standards of SP-5 as currently adopted and amended, including Zoning Code Amendment No. 2024-01, which established a residential density range of 15 to 95 dwelling units per acre for Parcel No. 9.

The proposed development does not require a General Plan Amendment or Specific Plan Amendment. The project is evaluated for compliance with the existing SP-5 development standards and applicable provisions of the Placentia Municipal Code (PMC), including Development Plan Review (PMC Chapter 23.75) and Subdivision regulations (PMC Title 22).

The following matrix provides a summary of the project’s consistency with the applicable SP-5 development standards:

APPLICABLE SP-5 DEVELOPMENT STANDARDS	PROJECT
Floor Area Ratio 1.0 Commercial FAR Maximum No Residential FAR Maximum	0.01 FAR Complies
Density Range 15 to 95 dwelling units/acre	27.6 dwelling units/acre
Dwelling Unit Size Studio Unit – No minimum/maximum 1 Bed Unit – No minimum/maximum 2 Bed Unit – No minimum/maximum 3 Bed Unit – No minimum/maximum 3 Bed Unit, w/ Live-Work – No minimum/maximum	Studio Unit – 0 1 Bed Unit – 0 2 Bed Unit – 1207 sf. (Qty 6) 3 Bed Unit – 1454 sf. (Qty 64) 3 Bed Unit, w/ Live-Work – 1,624 sf. (Qty 5)
Height 75 ft. max.	47 ft. 0 in.
Setbacks Front Yard Setback – 15 ft. min. Side & Rear Yard Setback – 10 ft. min.	Front: 15 ft. Side Yard: 10 ft. to 15 ft.

<p>Lot Coverage 85% max. (118,483 s.f.)</p>	<p>81% (96,251 s.f.)</p>
<p>Parking Studio & 1 Bdrm Unit @ 1 space -0 Spaces (0 units) Two Bdrm Unit @ 1.5 spaces – 9 spaces (6 Units) Three Bdrm Unit @ 2 spaces – 138 spaces (69 Units) Guest @ 1 space/5 du – 15 spaces Total 162 spaces</p>	<p>- 0 space - 8 spaces (6 units) - 142 spaces (69 units) - 12 spaces Total @ 162 spaces</p> <p><i>*Parking: Within ½ mile of intersection of bus routes meeting 15-min. peak frequency (combined service); minimum parking not required per Gov. Code § 65863.2.</i></p>

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, Police Department, and Fire and Life Safety Department have reviewed the application materials and provided comments. Based on those comments, applicable code requirements and recommended conditions of approval have been incorporated into the draft resolution for consideration by the Planning Commission and recommendation to the City Council.

In addition, the Placentia-Linda School District, Republic Services, and applicable utility providers were provided the opportunity to review the project plans. As of the date of preparation of this report, no comments have been received from those agencies despite follow-up outreach by City staff.

ISSUES ANALYSIS:

CONSISTENCY WITH THE GENERAL PLAN

The proposed residential townhome development is consistent with the goals and policies of the City’s General Plan, including the Land Use, Mobility, Economic Development, Health, Wellness & Environmental Justice, Safety, and Housing Elements, as outlined below.:

Land Use Element

Goal LU-2: Ensure that new development is compatible with surrounding land uses, the circulation network, and existing development constraints.

Policy LU-2.4: Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods.

Policy LU-2.21: Ensure development provides adequate infrastructure improvements area provided to support new multi-family development, including on-site recreational amenities.

The project redevelops a vacant 2.72-acre site with a comprehensively planned residential townhome community consisting of 75 units arranged in eleven three-story buildings including five live-work units. The site plan organizes buildings around internal private drives and a centrally located landscaped open space area, providing a cohesive development pattern. Building massing, articulated elevations, and perimeter setbacks provide an appropriate transition to surrounding uses along S. Placentia Avenue and W. Orangethorpe Avenue. The project includes a centrally located landscaped “Central Green” courtyard area, pedestrian paseos, and private open space areas associated with individual units. The development provides onsite parking, internal circulation, and utility connections to existing infrastructure within adjacent public rights-of-way.

Mobility Element

Policy MOB-2.2: Ensure adequate capacity to accommodate the traffic generated by land uses within the City, while balancing the needs of the pedestrian, cyclists and other multi-modal users.

Policy MOB-2.6: Require new development to conform to the standards and criteria of the City of Placentia and other mandated programs. This includes mitigation of traffic impacts to the surrounding street system as well as ensuring new developments manage their parking onsite with no impact to surrounding public streets.

Vehicular access is provided via driveways on S. Placentia Avenue and W. Orangethorpe Avenue. The project includes internal circulation, guest parking, sidewalks, and pedestrian connectivity to adjacent public sidewalks. The project provides 162 onsite parking spaces within private garages and guest parking areas, and incorporates internal circulation consistent with City design standards.

Economic Development Element

Action ED-2.2-1: Placentia’s business attraction efforts should be targeted primarily towards businesses which have the following characteristics, in order of priority: 1) Sales tax generating; 2) Property tax enhancement; 3) Other revenue enhancements; and 4) Will result in infrastructure improvement.

The redevelopment of a long-vacant commercial property with new residential construction represents private reinvestment in a key corridor location. The project introduces new housing opportunities and contributes to long-term property tax revenue, other revenue

enhancements in the form of Public Services CFD 2014-01 annual revenue and corridor revitalization.

Health, Wellness, & Environmental Justice Element

Policy HW/EJ-4.1: Provide higher-density and infill mixed-use development affordable to all incomes on vacant and underutilized parcels throughout the City.

Policy HW/EJ -10.1: Promote land use patterns that reduce driving and promote walking, cycling, and transit use.

The site is located along two major corridors and provides pedestrian connectivity to existing public sidewalks. Internal pedestrian paseos and open space areas further support walkability within the development.

Safety Element

Policy SAF – 4.8: Require enhanced landscaped buffers in industrial-zoned areas that abut residential zones, consisting of more densely planted trees in setback areas.

The project incorporates perimeter landscaping and setbacks along adjacent rights-of-way and neighboring properties, contributing to visual buffering and site definition.

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.

Program HE-1.13: Development of Housing for Larger Families: The City shall encourage incorporation of units with 3 or more bedrooms in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing, and flexibility in development standards.

The project provides 75 townhome units with two- and three-bedroom floor plans, expanding ownership housing opportunities within the City. The development includes multiple three-bedroom units, supporting housing opportunities for larger households including families.

Housing Element

the City of Placentia adopted its Sixth Cycle Housing Element (2021–2029) in March 2022. On February 29, 2024, the California Department of Housing and Community Development (HCD) issued a finding of substantial compliance with State Housing Element Law.

The proposed project provides 75 ownership townhome units, including multiple three-bedroom units, contributing to the City’s overall housing supply and housing variety goals. The redevelopment of a previously developed and vacant site supports the Housing Element’s objective of encouraging infill development and expanding housing opportunities within the City.

The project is not identified as a specific Sites Inventory location but is consistent with the General Plan and current zoning regulations permitting residential development on the property.

LAND USE COMPATIBILITY

The project site is located at the northeast corner of S. Placentia Avenue and W. Orangethorpe Avenue, two established arterial roadways characterized by a mix of commercial, office, hospitality, light industrial, and residential land uses. Surrounding development includes hotel and commercial uses to the north and west, office and light industrial uses along Orangethorpe Avenue, and single-family residential neighborhoods south of Orangethorpe Avenue.

The proposed development consists of eleven three-story residential townhome buildings arranged around internal private drives and a centrally located landscaped open space area. The maximum building height is approximately 47 feet. The project incorporates perimeter setbacks, landscape buffers, and articulated building elevations to provide visual relief and transition along adjacent rights-of-way.

The site has remained vacant since 2018 and represents a previously developed property within an established urban corridor. The proposed redevelopment introduces residential land use consistent with the City’s current zoning and Specific Plan framework. The townhome product type provides an ownership housing opportunity that differs in scale and intensity from the previously approved five-story mixed-use concept.

Vehicular access is provided from both S. Placentia Avenue and W. Orangethorpe Avenue. Pedestrian connections are maintained to existing public sidewalks along both frontages, and internal pedestrian pathways provide connectivity within the development.

The project replaces an aging, vacant commercial site with new residential buildings, landscaping, and site improvements, contributing to reinvestment along the corridor.

Architecture

The proposed development consists of eleven three-story townhome buildings designed with a contemporary residential architectural style incorporating traditional detailing and varied façade articulation. The buildings feature a combination of horizontal and vertical

siding elements, stucco finishes, accent materials, and varied rooflines to create visual interest and reduce apparent massing.

The architectural design incorporates recessed entries, covered porches, articulated façades, and varied window placements to provide depth and shadow along building elevations. Individual units include direct-access entries and private garages, reinforcing a residential character consistent with a townhome product type.

Roof forms include a mix of flat and sloped elements with parapet variations to provide architectural modulation. Material transitions, color variation, and façade offsets are incorporated to avoid long uninterrupted wall planes. Window placements are designed to maximize natural light within individual units while maintaining a consistent architectural rhythm across elevations.

The buildings are arranged around internal private drives and a centrally located landscaped open space area, providing a cohesive neighborhood layout. Perimeter landscaping and setbacks further frame the development along S. Placentia Avenue and W. Orangethorpe Avenue.

Overall, the architectural approach emphasizes a contemporary residential character with articulated building forms and varied materials appropriate for a three-story townhome community. Also as noted in the subsequent paragraphs, the City Council Housing, Community, and Economic Development (HCED) Committee requested enhanced architectural elevations which the applicant provided as discussed below.

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

On Wednesday, July 23, 2025, the City Council Housing, Community, and Economic Development (HCED) Committee convened to review the proposed 75-unit townhome development located at the subject site. City staff provided a presentation outlining the project's key components, overall site design, vehicular circulation, and architectural features. This discussion provided the applicant with guidance for the future submittal of the required entitlement applications.

On February 23, 2026, the project returned to the HCED Committee with a fully developed proposal, including refined site planning and architectural elevations. Staff presented a comprehensive overview of the project, including its relationship to surrounding land uses and public frontages.

While the Committee received the project favorably, several architectural concerns were expressed, particularly regarding the quality and articulation of the building elevations along the S. Placentia Avenue and W. Orangethorpe Avenue frontages. The Committee emphasized the need to enhance the elevations through additional architectural detailing, including expanded window treatment and façade articulation, incorporation of architectural "eyebrows," introduction of enhanced and varied color treatments, and the addition of architectural elements at the top of the gable ends. The Committee also discussed the potential incorporation of faux balconies or similar architectural features along the S.

Placentia Avenue and W. Orangethorpe Avenue frontages to provide greater visual interest and depth. Additionally, direction was provided to strengthen the architectural treatment at the ground-floor level to ensure a more articulated and visually engaging streetscape presence.

The Committee further indicated support for a condition of approval requiring the project's streetscape improvements to be consistent with a future SP-5 Streetscape Master Plan, should such plan be adopted prior to building permit issuance. Based upon the applicant addressing the Committee's concerns related to building elevations and architectural refinement, HCED conveyed its favorable recommendation to the Planning Commission for consideration of the requested entitlements, including the DPR and VTTM.

CEQA

The proposed project qualifies for a statutory exemption from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080.66 (Assembly Bill 130 – Infill Housing Development Projects). Section 21080.66 provides a statutory exemption for qualifying infill housing development projects located on previously developed sites within urbanized areas, provided specified criteria are satisfied, including consistency with applicable planning and zoning regulations and compliance with applicable environmental and public health standards. The proposed development consists of 11 three-story townhome buildings containing 75 residential condominium units, including five live-work units, on a previously developed 2.72-acre site located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue. The site is surrounded by urban uses and is served by existing public infrastructure. Based on review of the project and applicable statutory criteria, staff has determined that the project meets the requirements for the statutory exemption under Public Resources Code Section 21080.66. Accordingly, no further environmental review is required.

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on February 26, 2026. 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. As of March 5, 2026, staff has not received any written correspondence from adjacent neighbors expressing support or concern regarding the development project.

CONCLUSION

The proposed project involves the redevelopment of a previously developed and long-vacant 2.72-acre site with 11 three-story townhome-style buildings containing 75 residential condominium units, including five live-work units. The project has been evaluated for consistency with the City's General Plan, Specific Plan No. 5, and applicable provisions of the Placentia Municipal Code. This revised DPR and VTTM are consistent with all provisions of the Placentia Municipal Code, Specific Plan 5 (SP-5), and the General Plan.

Environmental review has been conducted pursuant to Public Resources Code Section 21080.66 (AB 130 – Infill Housing Development Projects), and staff has determined that the project qualifies for a statutory exemption under CEQA.

Based on the analysis contained in this report, consistency with the General Plan and full compliance with the Placentia Municipal Code and SP-5, staff recommends that the Planning Commission adopt Resolution Nos. PC-2026-04 and PC-2026-05.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC-2026-04 approving Development Plan Review No. DPR 2025-03, and adopt Resolution No. PC-2026-05 recommending that the City Council approve Vesting Tentative Tract Map No. 19467, and make the required findings in support thereof.

Prepared and submitted by:



Andrew A. Gonzales
Planning Manager

Reviewed and approved by:



Joseph M. Lambert
Development Services Director

ATTACHMENTS:

1. Resolution No. PC-2026-04 approving Development Plan Review No. DPR 2025-03.
2. Resolution No. PC-2026-05 recommending City Council approval of Vesting Tract Map No. VTTM 19467.
3. Project Plans including the Site Plan, Floor Plans, Building Elevations, Preliminary Landscape Plan, Fire Access Plan, Colored Renderings, Conceptual Utility Plan, Street Cross Sections, and Vesting Tentative Tract Map No. 19467 Received and Dated March 4, 2026
4. Public Hearing Notification
5. Vicinity Map
6. Site Photographs

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 DEVELOPMENT PLAN REVIEW NO. 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, LOCATED AT 777 W. ORANGETHORPE AVENUE AND 776 S. PLACENTIA AVENUE (APN 339-112-27).

A. Recitals.

WHEREAS, Gilad Ganish, representing Orangethorpe Investment Partners, LLC, (“Applicant” hereinafter), regarding real property located 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (Attachment “A”), filed an application for approval of Development Plan Review No. DPR 2025-03, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the “Application”; and

WHEREAS, on March 10, 2026, the Planning Commission of the City of Placentia conducted, and concluded, 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 75-unit residential condominium townhome development with five live-work units, for the Development Plan Review Application; and

WHEREAS, the Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding DPR 2025-03 and VTTM 19467; and

WHEREAS, the Planning Commission finds that upon the date DPR 2025-03 is approved and in effect, previously approved Development Plan Review No. DPR 2021-02 is hereby rescinded and null and void, and DPR 2025-03 is the only valid Development Plan Review entitlement related to the subject property; and.

WHEREAS, after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve the “Application”; 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. Development Plan Review. The Planning Commission approves Development Plan Review No. DPR 2025-03, as modified herein, and specifically subject to the conditions set forth in Attachment “A” of this Resolution and by this reference incorporated herein. The development, as modified by the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), meets the overall requirements of PMC Chapter 23.105 of the Zoning Code (SP-5 Development Standards) and PMC Chapter 23.75 (Development Plan Review). As such, the Planning Commission finds as follows:

- a. The project meets or exceeds the criteria established in PMC Chapter 23.105 and Section 23.75.020. Specifically, it adheres to the minimum setbacks, parking requirements, maximum building height, and minimum and maximum density development standards. The size, scale, and site layout ensures that the project not only complies with but surpasses the established development standards by providing a well-integrated and sustainable development that meets the needs of the community.; and,
- b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city; and,
- c. The proposed development will be consistent with the latest adopted General Plan Land Use designation of the project area of “Specific Plan” and the Parcel No. 9 allowable land uses of SP-5; and,
- d. Conditions necessary to secure the purposes of Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

Section 2. Based upon the environmental review of the project, the Planning Commission finds that DPR 2025-03 is statutorily exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects) as the project qualifies as a residential infill development located on an urbanized and previously developed site that is less than 20 acres in size, is consistent with the applicable General Plan and zoning designation, and does not contain any environmentally sensitive habitat areas.

Section 3. 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 4. The Planning Commission hereby directs that, upon approval of DPR 2025-03, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

Section 5. Based upon the findings and conclusions set forth herein, the Planning Commission hereby approves Development Plan Review No. DPR 2025-03 as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

Section 6. Upon the date DPR 2025-03 is approved and in effect, previously approved Development Plan Review No. DPR 2021-02 is hereby rescinded and null and void, and DPR 2025-03 is the only valid Development Plan Review entitlement related to the subject property.

Section 7. 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 10TH DAY OF MARCH 2026.

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 meeting of the Planning Commission of the City of Placentia held on the 10th day of March 2026, and was passed at the meeting of the Planning Commission of the City of Placentia held on the 10th day of March 2026, 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: Conditions of Approval for Development Plan Review No. DPR 2025-03

Attachment “A”
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review No. DPR 2025-03
777 W. Orangethorpe Avenue & 776 S. Placentia Avenue
(APN 339-112-27)

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review No. DPR 2025-03 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Section 23.75.080. If the development of the site and/or use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action, or with any federal, state, or local law, shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

4. The site plan, floor plans, elevation plans, fire plan, conceptual grading plan, conceptual perspectives, and all associated architectural and civil drawings, including the colored renderings, dated received on March 4, 2026, shall be the conceptually approved design.
5. The five (5) live-work units shall be developed only in the specific locations and configurations reflected on the approved site plan and floor plans received and dated March 4, 2026, and maintained on file with the City of Placentia Planning Division. The approved plans shall serve as the controlling reference for the identification, orientation, and layout of the live-work units. Relocation, reconfiguration, reduction, or substitution of the approved live-work units, including modification of the ground-floor non-residential component, shall not occur unless first approved by the Development Services Director through a formal amendment to this entitlement and, if applicable, modification of the recorded live-work covenant. Building permit plan check submittals shall be consistent with the approved March 4, 2026, plan set identifying the live-work units. Any inconsistencies shall be referred to the Planning Division for review prior to permit issuance.
6. Any significant modifications to the approved site plan, floor plans, elevation plans, open space plan, fire plan, conceptual grading plan, conceptual perspectives, including any modifications which will change, expand, or intensify the use(s) shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such significant modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.
7. Prior to the issuance of Final Certificate of Occupancy, the applicant and/or property owner, and/or their designee shall submit a one-time payment of \$17,000 as the applicant and/or property owner's fair share payment required for the City's preparation of a streetscape master plan and master planning for Specific Plan No. 5 (SP-5).
8. Developer and/or property owner shall be obligated to annex into the Community Facilities District No. CFD 2014-01 (Public Services), or any subsequently created Community Facilities District (CFD) (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. The required annexation pursuant to this condition of approval shall be on a per-building basis, consistent with and fully completed in accordance with California law prior to issuance of a final certificate of occupancy for each of the buildings, unless Developer opts to annex in sooner
9. Developer and/or property owner shall annex into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. The required annexation into LMD No. 1992-01 pursuant to this condition of approval shall be on a per-building basis, consistent with and fully

completed in accordance with California law prior to issuance of a final certificate of occupancy for each of the buildings, unless Developer opts to annex in sooner.

10. Developer and/or property owner agrees to annex into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. The required annexation into SLD No. 1981-01 pursuant to this condition of approval shall be on a per-building basis, consistent with and fully completed in accordance with California law prior to issuance of a final certificate of occupancy for each of the buildings, unless Developer opts to annex in sooner.
11. Prior to the issuance of any Final Certificates of Occupancy for the project, the property owner/applicant shall prepare, submit for City review and approval, and record with the Orange County Recorder an irrevocable covenant and agreement in a form acceptable to the Development Services Director and City Attorney.

The covenant shall run with each live-work Assessor's Parcel Number (APN) and be binding upon all successors, heirs, and assigns, and shall substantially be based on the following provisions:

- a. The ground floor live-work space of each designated live-work unit shall be reserved and continuously maintained for a non-residential use.
- b. Permitted uses of the ground floor live-work space shall be limited to those allowed within the SP-5 zoning district and consistent with the project approvals. If the use requires a business license, occupant shall be required to obtain one from the City of Placentia.
- c. Residential occupancy of the live-work unit shall be accessory to and subordinate to the approved commercial/work component.
- d. The occupant shall not materially obstruct the view into the storefront.
- e. The covenant shall prohibit conversion of the ground-floor commercial space to exclusive residential use (i.e. bedroom) without prior City approval and amendment of the recorded covenant.
- f. Any proposed live-work signage must comply with all applicable City of Placentia rules and regulations.
- g. No significant storage is permitted in the live-work area except for storage that is directly associated with the live-work use of the space.
- h. The covenant shall be enforceable by the City of Placentia.

Evidence of recordation of the approved covenant shall be submitted to the Planning Division and Building & Safety Division.

12. Prior to issuance of building permits, except as otherwise noted, the following shall be completed:

- a. Project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - i. All Special Conditions of Approval and Standard Development Requirements of DPR 2025-03 and VTTM 19467. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12-point.
 - ii. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - iii. Location of transformers, meters, and other above-ground appurtenances.
- b. An exterior lighting (photometric) plan showing location, type of fixtures and areas of illumination shall be submitted and reviewed for compliance with City standards and the Placentia Municipal Code. Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
- c. Submit landscape and irrigation plans. The applicant must follow the procedure for approval under the MWELo for the proposed landscaping. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
- d. Postmaster approval of the location and design of the mailboxes, if applicable.
- e. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.

13. The following conditions shall be completed prior to issuance of a grading permit:

- a. The developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction stage plan shall include measures such as, but not limited to the following:

- i. A telephone number and name of a designated contact person(s) for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - ii. When construction vehicles accessing the site are expected to obstruct pedestrian and vehicular access along W. Orangethorpe Avenue and S. Placentia Avenue, a flag person or an approved alternative method shall be employed to direct traffic effectively.
 - iii. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - iv. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
 - v. A detailed timeline outlining the course of major ground disturbing activities as trenching, excavation, and grading, including all construction work that will take place on the property.
14. Prior to issuance of building permits, the applicant shall submit landscape and irrigation plans for review and approval by the Development Services Director consistent with the Placentia Municipal Code and MWELo requirements. The landscape palette along all project street frontages shall make best efforts to be substantially consistent with the plant materials, streetscape character, and design intent of any adopted Specific Plan No. 5 (SP-5) Streetscape Master Plan, if such plan has been formally adopted by the City prior to approval of the project landscape plans.

In the event the SP-5 Streetscape Master Plan has not been adopted at the time the applicant's landscape plans are deemed complete and actively in plan check with the City, the applicant may proceed with the proposed landscape palette as approved, and the City shall not require redesign of approved landscape plans solely for the purpose of achieving consistency with a subsequently adopted streetscape master plan.

If the Streetscape Master Plan is adopted prior to approval of the project landscape plans, the applicant shall work with the Planning Division to incorporate plant materials and design elements that achieve substantial consistency with the adopted palette, as determined by the Development Services Director.

15. During demolition, grading, site development, and/or construction, the following shall be adhered to:

- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
- b. All off-road diesel-powered construction equipment shall utilize ultra-low sulfur diesel fuel consistent with CARB requirements.
- c. Truck idling shall be prohibited for periods longer than 5 minutes.
- d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
- e. Discontinue operation during second stage smog alerts.
- f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
- g. All Placentia Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday – Friday, 7:00 AM to 7:00 PM, and Saturdays 9:00 AM to 6:00 PM. Such activities are prohibited on Sundays and Federal holidays.

16. The final Certificate of Occupancy cannot be approved until the following is completed for each respective portion of the property:

- a. The Developer shall pay in full to the City of Placentia all applicable citywide Development Impact Fees required under Title 5 of the Placentia Municipal Code, including, but not limited to library, signage, civic improvement projects, public safety, parks and traffic mitigation.
- b. The property owner(s) and/or their successor(s) shall annex into those district(s) identified by Condition Nos. 8-10 above. If the subject property is sold prior to annexation into the aforementioned districts, the future property owner(s) must complete the annexation and initiation processes and no final Certificates of Occupancy shall be issued prior to completion of annexation.
- c. Submission, approval, and installation of an on-site public art installation shall be required. It is strongly recommended that the chosen public art piece reflects the rich history of the City of Placentia, focusing on significant aspects such as the citrus growing industry or early oil production eras that contributed to the city's development. Alternatively, the artwork may capture the essence and diversity of the city's community fabric. The public art piece will undergo evaluation and approval by the Development Services Director and the Housing, Community, and Economic Development Committee. The total cost

of submission, approval, installation, and lighting of the on-site public art element shall not be required to cost the developer more than \$25,000. If, 60 days prior to the issuance of the first temporary Certificate of Occupancy the applicant has not yet received final approval for the public art element from all necessary approval bodies, the applicant may pay the City \$25,000 to satisfy this condition, less any actual related costs incurred. The public art element shall adhere to the following parameters:

- i. The public art element shall not be commercial in nature, a reproduction, or mass produced.
- ii. Artwork setting and its visibility are important project design considerations and shall be clearly visible to the public.
- iii. The art piece shall be a permanent part of the development and must remain in place for the life of the development. The work must be fixed and located at or adjacent to the site and visible to the public.
- iv. Outdoor artwork must be illuminated sufficiently to ensure clear visibility from the nearby right-of-way during evening hours.

17. The use shall comply with the following:

- a. The property owner(s) and/or respective Homeowners Association (HOA) shall be responsible for maintaining all common areas and improvements, including landscaped areas, walkways, sidewalks, and on-site paved surfaces, in a clean and orderly condition and free from graffiti, debris, and litter. Graffiti shall be removed by the property owner(s) and/or HOA within 72 hours of defacement and/or upon notification by the City.
- b. The property owner(s), land management company, or similar entity shall furnish all prospective buyers with a disclosure agreement, informing them of the potential for noise and odor arising from nearby industrial activities or businesses. It is mandatory for all buyers to sign this agreement, thereby acknowledging and accepting the existence of these potential impacts. A copy of the disclosure agreement must be provided to the City's Development Services Department for inclusion in the entitlement file.
- c. The development shall not include vehicular access gates, guard-controlled entry features, or any other device that restricts or controls vehicular access to the project site. All drive aisles and vehicular access points shall remain openly accessible at all times, consistent with the approved site plan and fire access requirements. Any proposal to install vehicular access control features, including but not limited to vehicular gates, security arms, or controlled entry systems, shall require review and approval by the Development Services Director through a formal amendment to this entitlement.

AB 130 CEQA EXEMPTION TRIBAL RESOURCE MEASURES

18. If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines § 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities, all earth-disturbing activities within 100 feet of the find shall be halted until the City of Placentia is notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology to assess the significance of the find. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the South Central Coastal Information Center (SCCIC). Construction activities may continue on other parts of the Proposed Project Site while evaluation and treatment of prehistoric archaeological resources takes place.
19. Prior to issuance of a grading permit, the applicant shall retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities:
- a. The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation and Juaneño Band of Mission Indians, Acjachemen Nation - Belardes. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
 - b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
 - c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

- d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh and Acjachemen from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh and Acjachemen to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh and Acjachemen TCRs.
- e. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by both the Kizh and Acjachemen monitor and/or Kizh and Acjachemen archaeologist. The Kizh and Acjachemen will recover and retain all discovered TCRs in the form and/or manner the Tribes deems appropriate, in the Tribes' sole discretion, and for any purpose the Tribes deems appropriate, including for educational, cultural and/or historic purposes.

20. Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:

Unanticipated Discovery of Human Remains and Associated Funerary Object

- a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code, Section 5097.98, are also to be treated according to this statute.
- b. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code, Section 7050.5, dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code, Section 5097.98, shall be followed.
- c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

- d. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)
- e. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

21. Prior to issuance of grading permit, the following notes shall be listed on the grading plans or the project:

Procedures for Burials and Funerary Remains

- a. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.
- b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery, and a separate treatment plan shall be created.
- c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- d. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that

burials will be removed.

- e. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.
- f. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- g. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

- 22. The submitted plans for plan checking shall conform to the 2025 CBC, CMC, CEC, CPC, CFC, CALGreen, CFC, and California Energy Standards codes.
- 23. The complete legal description of the property shall be addressed on plans as part of the project information.
- 24. The plans to be submitted for plan checking shall contain complete architectural, structural, electrical, mechanical, plumbing, CALGreen, and State Title 24 Energy Standards Codes. All plans must be prepared, sealed and signed by a California Licensed Professional within their scope of work.
- 25. The Mandatory Measures of the CALGreen and Title 24 Energy Standards Codes including the Compliance Forms shall be printed on the plans to be submitted. CalGreen shall be completed and shall specify where on the plans the applicable measures are shown.

26. The site plan, which addresses the boundaries of the property shall be prepared, sealed, and signed by a California Licensed Land Surveyor.
27. Provide proper fire and smoke protection between dwellings.
28. Provide compliance with CBC chapter 11A for the multifamily dwellings as applicable.
29. Provide a Geotechnical Engineer Report prepared, sealed, and signed by the Geotechnical Engineer on record.

PUBLIC WORKS DEPARTMENT:

30. The following items will be required for plan check:
 - a. Grading plan;
 - b. Geotechnical report;
 - c. Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template;
 - d. Improvement Plan and Utility Plan; and
 - e. Final Map
31. The applicant must fill out and submit a Red Imported Fire Ant-pest Exclusion Program (RIFA) Form to the California Department of Food and Agriculture and provide the City of Placentia a copy of the approved form.
32. Provide signature block for City Engineer: License Number C82756.
33. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
34. Prior to recordation of the final map, the public improvement plans as required shall signed by the City Engineer.
35. Prior to issuance of a final Certificate of Occupancy, the engineer of record shall submit all approved project plans on an approved electronic format to the Public Works Department. If the required files are unavailable, the applicant shall pay a scanning fee to cover the cost of scanning the as-built plans.

Demolition

36. Provide a full set of plans for demolition of the existing facilities and utilities, including above ground and underground structures, footings, utilities, vaults, fences, walls, sewer lines, storm drain pipes, waterlines, etc., Plans shall address conditions and procedures, as are necessary, to show that the demolition work will be conducted without creating a hazardous condition, when excavating next to other existing footings, walls and slopes. A separate demolition permit is required from the Building Department, prior to performing any kind of demolition on site. Prepare and submit a Construction and Demolition Waste Management Plan (WMP) for City approval. An approved WMP is required in order to obtain a demolition permit.
37. A copy of the Grant deed and owner's permission on the application for demolition is required at the time of issuance of the permit.
38. Any unused existing on-site sanitary sewer lateral lines must be removed and capped at the property lines. The sewer cap shall be inspected, and shall not be covered until an inspection has been made by the Department of Public Works Inspector. This inspection shall be requested at least 24 hours before the inspection is needed.
39. Provide AQMD Rule 1403 permit number, prior to starting any demolition work
40. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and removal of the existing utilities, vaults and meters. It is also the applicant's responsibility to ensure applicant notifies the Building Inspection Division that these utilities have been properly disconnected.
41. Provide an erosion control plan, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during construction activities.

Grading

42. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and LID Implementation Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.
43. Prior to the issuance of a grading permit, the applicant shall prepare a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices

(BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP Template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>)

44. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.

45. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.

46. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures and percolation test for infiltration rate fulfilled per Appendix VII of OCTGD. The recommendations shall be implemented by the Applicant.

47. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
48. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, if any, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
49. The development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. Drainage shall be indicated on the precise grading plans.
50. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
51. The final grading plan for the parcels shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans, the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision. Failure to achieve such a finding will require processing a revised site plan.
52. Prior to issuance of any building permits, the site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia, to the extent final plans are available.
53. Prior to issuance of grading permit, the applicant shall submit a preliminary title report no older than 90 days.
54. The applicant shall provide a quitclaim or relocation of easement, if any, as applicable in plan review process prior to issuance of grading permit.
55. Provide and identify all pavement and driveway paving materials used inside the development areas.
56. Identify all storm drain structures, types, sizes and specifications on the plans.
57. Prior to issuance of the final occupancy permit, all public improvements shown on the plans shall be constructed to City Standards.

58. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD.

Public Improvements and Construction

59. Prior to issuance of grading permits, the applicant shall prepare and submit a street improvement plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department. All public improvements shown on the plans and/or tentative map shall be constructed to City of Placentia standards, ordinances, and policies, and shall be completed prior to the Final Certificate of Occupancy.

60. Prior to issuance of the final occupancy permit, all new public improvements shall be constructed satisfactorily to City Standards.

61. Prior to the recordation of a final map, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards, and City Code, including, but not limited to the following improvements as applicable:

- a. Street improvements including but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate
- b. Storm drain facilities
- c. Landscaping
- d. Sewer systems
- e. Street lighting

62. Prior to the issuance final Certificate of Occupancy all public improvements listed below shall be constructed and/or installed. All of the public improvements immediately adjacent to and within the boundaries of the project/property area to the centerline of Orangethorpe Avenue and Placentia Avenue are referred to as "on-site" improvements. All new utilities, including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances. All existing utility poles and associated overhead utility lines located along the project/project frontage shall be removed, unless electrical lines supported by the utility poles are determined to be transmission (which is sometimes classified as subtransmission but included in SCE's ISO-controlled transmission circuits) lines as defined pursuant to PMC

22.48.010, in that case no undergrounding of utilities or poles is required. All the frontage street improvements shall follow and comply with applicable City standards, and City Codes, and the following design standards throughout, including but not limited to landscaping, street and pedestrian lights, in addition to the following requirements:

- a. Driveways shall conform to the applicable City of Placentia standards and shall be shown on the street improvement plans.
 - b. Driveways shall be located at a minimum of two (2) feet from the property line as measured where the driveway meets the property line to satisfy adequate line of sight requirements.
 - c. All new or replaced curb ramps shall be constructed to current ADA or CBC standards. Applicant will be required to utilize the services of the City's CASp inspector at applicant's expense to provide inspection and certification of that all new or replaced ADA facilities constructed within the public right-of-way are ADA-compliant.
 - d. The minimum centerline and flowline grades shall be one percent unless otherwise approved by the City Engineer and Fire Marshall.
 - e. Repaint crosswalks at the Orangethorpe/ Placentia Avenue intersection for enhanced visibility.
 - f. Placentia Avenue and Orangethorpe Avenue shall be repaved along the project frontage from the project property line to the centerline.
 - g. All engineered street and public improvement plans and specifications shall be prepared in accordance with City and County of Orange Standards. Shop drawings and product data shall be provided for the City's review and approval for all the public improvement items listed above, PRIOR to their installation.
63. The sidewalk along Placentia Avenue shall be widened to a minimum eight (8) feet for consistency further north and south along Placentia Avenue. This would also be consistent with the sidewalk on Orangethorpe Avenue. An easement is already in place for this; no dedication is required. If such width cannot be accommodated entirely within the existing public right-of-way, the Public Works Director may modify or waive this condition. If not modified or waived, the applicant shall work with the Engineering Division to dedicate or grant an irrevocable public easement, which choice shall be at the applicant's discretion and to the extent that it does not require movement of any building footprints shown in the plan set received on March 4, 2026, for sidewalk purposes sufficient to accommodate the eight-foot (8') sidewalk width. If an easement, said easement shall be recorded with the Orange County Recorder's Office prior to issuance of the Final Certificate of Occupancy and shall be subject to review and

approval by the City Engineer and City Attorney. All improvements shall be designed and constructed to City standards and shall ensure compliance with ADA accessibility requirements.

64. Improvement plan surveying data shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer, to ensure accurate joining to existing conditions.

Storm Drain Improvements and Construction

65. Unless otherwise approved by the Public Works Director, the project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points.
66. Provided there is adequate capacity in the Placentia Avenue and Orangethorpe Ave. storm drains, the development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. The storm drain catch basins shall be upsized if there is not adequate capacity. If a drainage crossing a property line is altered and involves the use of drainage pipes, culverts, and V-gutters to conduct the storm water to an approved City storm drain system, a drainage easement shall be established by the recordation of Covenants Agreements and Restrictions for the benefit of each lot. Drainage easement shall be indicated on the precise grading plans.
67. Drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement – no buildings, obstructions, or encroachments by landfills are allowed."
68. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual.
69. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.

70. Drainage facilities with sump conditions shall be designed to convey the tributary 25-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.
71. The post development peak flow rate generated from the project site shall be less than or equal to the predevelopment peak flow rate from the site for all frequency storms up to and including 100-year return.

Sewer Line Improvements and Construction

72. The applicant shall prepare a sewer capacity analysis per City of Placentia guidelines, including CCTV to address the future development demands. The developer shall coordinate and incorporate the results of this study into the sanitary sewer development and design. Sewer flow calculations justifying sewer line design up to the connection points shall be prepared by a registered civil engineer and submitted as part of a sanitary sewer improvement plan for approval by the City Engineer.
73. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
74. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the City of Placentia Fire Department and satisfaction to the City Engineer.
75. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
76. If new sanitary sewer connections are needed, developer shall install new sanitary sewer manholes at the proposed connection to the existing City sewer line.

Traffic

77. Parking and on-site circulation requirements shall be maintained at all times.
- a. All pavement markings and signage including parking spaces, directional designations, no parking designations and fire land designations shall be clearly defined and said signage and markings shall be maintained in good condition at all times.
 - b. Parking site circulation and street surfaces shall be maintained in good condition at all times and shall be swept at least as frequently as public streets in Placentia.

- c. All areas of landscaping shall be permanently and continuously maintained by the HOA.
78. Provide intersection sightlines per Orange County Public Works Standard 1117.
79. Provide an updated LOS memo based on the 2024 Traffic Impact Analysis prepared by RK Engineering. All project specific parameters shall be updated and if additional analysis is determined necessary, it shall be completed by the applicant to the satisfaction of the City Engineer.
80. Internal private streets shall be designed and constructed in accordance with PMC Section 22.20.035. Street widths may be reduced subject to City Engineer approval where on-street parking is prohibited.
81. Vehicular access along Placentia Avenue shall be restricted to right-in and right-out movements only. This restriction shall be achieved through the installation of a mountable “porkchop” median designed to channelize traffic, resulting in two separate driveways with a pedestrian refuge area located between the driveways. The final design and configuration shall be subject to review and approval by the City Engineer.
82. The proposed driveway location along Orangethorpe Avenue reduces available storage length for eastbound entering traffic. A minimum three-vehicle queuing distance shall be provided on Orangethorpe Avenue. If adequate queuing cannot be accommodated, driveway access shall be restricted to right-in and right-out and left-out movements only, subject to review and approval by the City Engineer.
83. There shall be no on-street parking along Placentia Avenue and Orangethorpe Avenue along the project frontage. Appropriate curb markings, signage, and striping shall be installed as determined by the City Engineer.

FIRE AND LIFE SAFETY DEPARTMENT

84. Parking Restrictions - No parking is permitted on roadways that are narrower than 28 feet in width. Parking on one side is permitted on a roadway that is at least 28 feet but less than 36 feet in width. Parking on two sides is permitted on a roadway 36 feet or more in width. These restrictions apply to all roads serving as fire lanes.
85. The hydrant shall be located at least 40 feet from the building(s) it serves. Where it is impractical to locate the hydrant 40 feet from adjacent structures, hydrant spacing shall be reduced by 50%. Fire hydrants may be located closer provided that nearby walls do not contain openings and the hydrant is not otherwise located where it can be rendered inoperable due to damage from collapsed walls, debris, or excessive heat.

86. Vegetation - As stated previously, certain types of ground cover and low-growing plants present an impediment to firefighting and rescue operations and are prohibited from being planted in the access walkway. In addition, taller vegetation such as shrubs and trees may not be located where they will, either when planted or upon maturation, present an obstruction to accessing rescue windows. Raised planter areas are not allowed to be used as rescue ladder access points.

87. Prior to the issuance of building permits:

- a. The Placentia Fire & Life Safety Department, at time of plan or permit submission, will charge certain fees for plan review and inspections. Fees will be determined at the time of plan review and/or inspections
- b. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
- c. The referenced standards shall include the California Fire Code as adopted and amended by the City of Placentia.
- d. The required fire flow shall be 1,875 GPM for a 3-hour duration at 20 PSI residual operating pressure pursuant to the California Fire Code Appendix B and as amended by the City of Placentia Fire & Life Safety Department. Documentation is required from the local water purveyor or an approved third party verifying that the system can meet the required fire flow prior to conditions of approval being established. If a third party is being used, they must be approved by the Fire Marshal. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by the City of Placentia Fire & Life Safety Department and the local water purveyor to upgrade the existing water system prior to release of building permits.
- e. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways if installed after the project's completion.
- f. Water improvement plans shall be approved by the City of Placentia Fire & Life Safety Department. The Developer shall furnish the City of Placentia Fire & Life Safety Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements. Fire hydrants shall provide one 4" port and 2- 2 ½ ports and must be an approved fire hydrant type. See the City of Placentia Fire & Life

Safety Department Guideline for further details. The private fire hydrant system must be reviewed, approved, permitted and installed, tested, and accepted, prior to combustible construction.

- g. The existing fire hydrant system is insufficient to provide the required fire flow and additional public and/or private fire hydrants are required. Plans and specifications must be submitted, reviewed, approved and permits issued prior to the installation.
- h. Prior to combustibles being brought to the site or premises final inspection (storage yards), the developer shall provide written certification from the local water purveyor, dated within the last thirty days, that:
 - i. All public fire hydrants or water purveyor connections required for the project have been installed, tested, and approved; and
 - ii. Are permanently connected to the public water main system; and
 - iii. Are capable of supplying the required fire flow as required by the City of Placentia Fire & Life Safety Department.

88. Prior to Demolition and Construction:

- a. Prior to demolition and construction, the applicant shall provide for the necessary requirements found in the California Fire Code Chapter 33 – Fire Safety During Demolition and Construction and ensure that the controls and safeguards are maintained.
- b. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by the City of Placentia Fire & Life Safety Department prior to dropping any lumber for construction.
- c. Lumber drop inspection – an inspection shall be scheduled with a PFLSD inspector to verify that access roadways and operable hydrants have been provided for buildings under construction. For buildings of Type IV and V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material), a lumber drop inspection shall occur prior to bringing combustible building materials on site. See additional requirements found within the guideline for the City of Placentia Fire & Life Safety Department – Water and Access requirements (<https://www.placentia.org/929/Community-Risk-Reduction>)

89. Prior to occupancy:

- a. Permanent residential three-dimensional street numbers, at a minimum of 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and visible from the street and shall not be obstructed in any manner. Additional addressing is required to meet these requirements and be installed above each garage unit for fire department access requirements.
- b. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the City of Placentia Fire & Life Safety Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F2200 standards. Knox brand key-operated electric key switch keyed to the City of Placentia Fire & Life Safety Department specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as pre-emption device eyes, are also required and must be installed as directed by the Fire Marshal. Gates across fire apparatus access roadways must clearly indicate compliance with this section on the fire access and site plan.
- c. Fire lane designations shall be required for all fire access roadways as determined by the City of Placentia Fire & Life Safety Department. Posted signs which state "FIRE LANE, NO PARKING CVC 22500.1" shall be installed every 50 feet along the fire lanes. See City of Placentia Fire & Life Safety Department guideline for further requirements and details. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the City of Placentia Fire & Life Safety Department. All Fire lanes shall be marked and identified prior to any Certificate of Occupancy being issued.
- d. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Plans will be accepted only electronically and shall include fire sprinkler piping plans and details, hydraulic calculations, and material specifications sheets for all equipment used in the system and shall be submitted per the policy of the City of Placentia Fire & Life Safety Division for electronic submission. These shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work. The project is considered as a townhome design which authorizes the use of the NFPA 13-D system, with separate water meters for each unit.

POLICE DEPARTMENT

90. The applicant, property owner, and their successors in interest shall comply with all applicable provisions of the Placentia Police Department Standard Building Security Requirements for standard residential development standards (October 2022), as adopted by the Chief of Police pursuant to California Penal Code Section 14051. Said document, in its entirety, is hereby incorporated by reference as though fully set forth herein and shall constitute binding conditions of approval applicable to the hotel development project.

Prior to the issuance of any building permit, plans shall be submitted to the satisfaction of the Chief of Police and the Director of Development Services demonstrating conformance with all applicable standards contained therein, including but not limited to provisions governing items as building access, lighting, parking areas, emergency response access, and construction site security.

Any modification, deviation, or waiver from the adopted Standard Building Security Requirements shall require the prior written consent of the Chief of Police, whose determination shall be final unless otherwise appealed in accordance with the procedures set forth in the Placentia Municipal Code.

Failure to maintain compliance with the approved standards and any subsequently authorized modifications shall constitute a violation of this approval and may result in the suspension or revocation of project entitlements pursuant to Chapter 23.87 of the Placentia Municipal Code.

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 VESTING TENTATIVE TRACT MAP NO. 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 777 W. ORANGETHORPE AVENUE AND 776 S. PLACENTIA AVENUE (APN 339-112-27).

A. Recitals.

WHEREAS, Gilad Ganish, representing Orangethorpe Investment Partners, LLC, (“Applicant” hereinafter), regarding real property located 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (Attachment “A”), filed an application for approval of Vesting Tentative Tract Map No. 19467, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Vesting Tentative Tract Map request is referred to as the “Application”; and

WHEREAS, on March 10, 2026, the Planning Commission of the City of Placentia conducted, and concluded, 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 75-unit residential condominium townhome development with five live-work units, for the Vesting Tentative Tract Map Application; and

WHEREAS, The Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding DPR 2025-03 and VTTM 19467; and

WHEREAS, the Planning Commission finds that upon the date DPR 2025-03 is approved and in effect, previously approved Development Plan Review No. DPR 2021-02 is hereby rescinded and null and void, and DPR 2025-03 is the only valid Development Plan Review entitlement related to the subject property; and

WHEREAS, after careful consideration of all pertinent testimony and the staff report offered 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, the Planning Commission of the City of Placentia recommends to the City Council the following:

Section 1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval set forth in Attachment "A" of this Resolution and by this reference incorporated herein and Standard Development Requirements, the project complies with all applicable code requirements and development standards of Specific Plan No. 5 (SP-5) for Parcel No. 9 and Title 22, and with other applicable regulations of the Placentia Municipal Code (PMC).

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Specific Plan", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the development of the 75-unit residential condominium townhomes, including five live-work units.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.105, Specific Plan 5, of the PMC. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance) and determined it to be in substantial compliance. The proposed Development approval includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contain Conditions of Approval and Standard Development requirements specific to this development application in order to provide assurances that the proposed construction of the residential development project and

related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed Vesting Tentative Tract Map is to support the construction of 75-unit residential condominium townhomes, including five live-work units on the site. The proposed residential development is consistent with all policies, programs, and goals of the General Plan.

f. That the site is physically suitable for the type of development. The subject site is a 2.72-acre parcel, which has been designed to accommodate the development, as well as sufficient parking and landscaping. Based on this, the subject site is adequate to accommodate the proposed townhome residential condominium project with live-work units.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow the formation and subdivision of 75 residential condominium townhome units, which includes five live-work units, within the City of Placentia that will accommodate 11 residential townhome style buildings.

h. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive records search was completed. Additionally, the applicant submitted property documentation verifying all easements and encumbrances affecting the property as part of the application materials. Although easements have been identified, they are primarily for utility access purposes, and most will be protected in place and will not be altered by construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is a previously developed car dealership property containing old and poorly maintained buildings, along with limited vegetation. There are no known areas on or adjacent to the site that support wildlife or sensitive habitat, including special-status species.

j. The intent of the SP-5 zoning district is to provide sites for uses that, through their respective characteristics, serve and cater to the broader community. The proposed project will be integrated into an existing developed area containing a diverse mix of commercial, quasi-residential uses such as hotels, and light industrial uses. The applicant has designed the residential development in a manner that advances the goals and policies of the General Plan and Zoning Code while avoiding significant impacts to adjacent properties through thoughtful site planning, appropriate building placement, and quality architectural design. Furthermore, the proposed project will enhance the surrounding streetscape through the incorporation of trees located behind the sidewalk

within private landscaping areas, decorative ground-level landscaping, and articulated building elevations, thereby creating a visually appealing environment for motorists, pedestrians, and residents traveling along both Placentia Avenue and Orangethorpe Avenue.

k. The proposed development's site plan and its design features, including architecture and landscaping, are consistent with the General Plan, and will integrate harmoniously with and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City.

Section 3. The Planning Commission hereby recommends: The City Council of the City of Placentia find that VTTM 19467 is statutorily exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects) as the project qualifies as a residential infill development located on an urbanized and previously developed site that is less than 20 acres in size, is consistent with the applicable General Plan and zoning designation, and does not contain any environmentally sensitive habitat areas.; and

(a). The City Council find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

(b). The City Council find that facts supporting the above-specified findings are contained in the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application.

Section 4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends that City Council approve Vesting Tentative Tract Map No. 19647, as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

Section 5. 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 10TH DAY OF MARCH 2026.

FRANK PEREZ, CHAIR

**Attachment “A”
Special Conditions of Approval for
Vesting Tentative Tract Map No. VTTM 19467
777 W. Orangethorpe Avenue & 776 S. Placentia Avenue
(APN 339-112-27)**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
3. Approval of VTTM 19467 and the final map is contingent upon City Council Approval.
4. VTTM 19467 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request, by the developer, the time limit may be extended to an additional twelve (12) months by City Council.

5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
6. VTTM 19467 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code, unless otherwise authorized herein.
7. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
8. Prior to final release of the residential units for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved for their respective portion.
9. The approval of Vesting Tentative Tract Map No. VTTM 19467 shall be contingent upon approval of Development Plan Review No. DPR 2024-01 and Use Permit No. UP 2024-07. In the event the VTTM is denied, approval of any of the aforementioned DPR and UP entitlements shall be deemed to be null and void. In the event the DPR and UP are denied, VTTM 19467 shall be deemed null and void.
10. Comply with all applicable conditions of approval of DPR 2025-03.

PUBLIC WORKS – ENGINEERING DIVISION:

11. Provide Signature block for City Engineer: License Number: C82756.

Final Map

12. Prior to recording the final map, the public improvement plans as required shall be signed by the City Engineer.
13. Provide a Bond Estimate for all improvements. Performance and Labor/Material bonds shall be processed as a part of the subdivision improvement agreement.
14. The subdivision improvement agreement must be processed before Final Map recordation in accordance with the Subdivision Map Act (Government Code Sections 66499).

PLACENTIA & ORANGETHORPE

TOWNHOMES



Sheet List Table

Sheet Number	Sheet Title
A0.0	TITLE SHEET
A1.00	SITE PLAN
A2.00	BUILDING A PERSPECTIVE
A2.01	BUILDING A ELEVATIONS
A2.02	BUILDING A PLANS
A2.03	BUILDING B PERSPECTIVE
A2.04	BUILDING B ELEVATIONS
A2.05	BUILDING B PLANS
A2.06	BUILDING C PERSPECTIVE
A2.07	BUILDING C ELEVATIONS
A2.08	BUILDING C PLANS
A2.09	BUILDING D PERSPECTIVE
A2.10	BUILDING D ELEVATIONS
A2.11	BUILDING D PLANS
A2.12	BUILDING E PERSPECTIVE
A2.13	BUILDING E ELEVATIONS
A2.14	BUILDING E PLANS
A2.15	BUILDING F PERSPECTIVE
A2.16	BUILDING F ELEVATIONS
A2.17	BUILDING F PLANS
A2.18	BUILDING G1 PERSPECTIVE
A2.19	BUILDING G1 ELEVATIONS
A2.20	BUILDING G2 PERSPECTIVE
A2.21	BUILDING G2 ELEVATIONS
A2.22	BUILDING G PLANS
A2.23	BUILDING H PERSPECTIVE
A2.24	BUILDING H ELEVATIONS
A2.25	BUILDING H PLANS
A3.00	PRODUCT A - PLAN 1 & 2
A3.01	PRODUCT A - PLAN 3 & 4
A3.02	PRODUCT A - PLAN 5A
A3.03	PRODUCT A - PLAN 5B

PROJECT INFORMATION

APN:
 Address: 776 S Placentia
 City: Placentia, CA
 County: Orange County
 Zoning: SP-5

SP-5 DEVELOPMENT STANDARDS

Building Height: 75'
 Coverage: 85%
 Setbacks:
 Front: 10'
 Side: 10'
 Rear: 10'

Open Space Required per R-3: 200 sf/unit

SITE SUMMARY

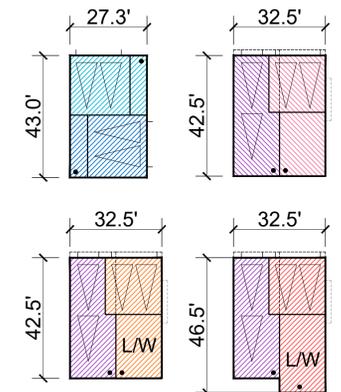
Site Area: ±2.72 acres

Units:

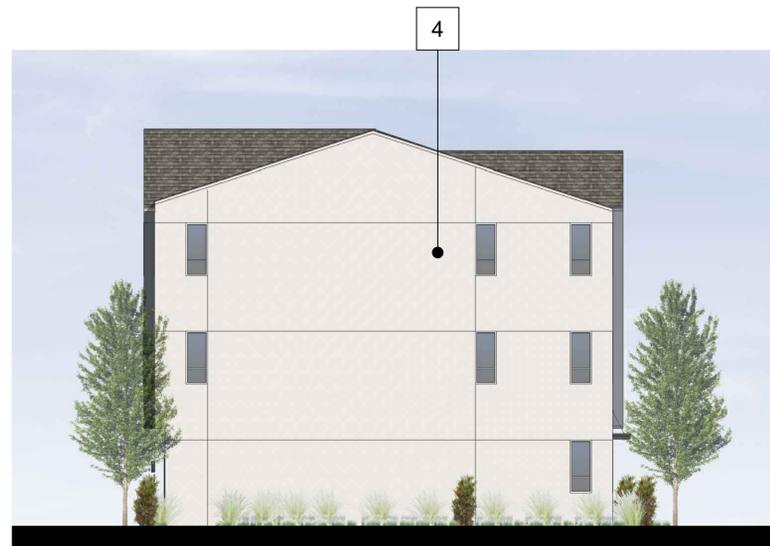
- 3 units - P1 (1207nsf – 2bed/2.5ba)
- 3 units - P2 (1220nsf – 2bed/2.5ba)
- 35 units - P3 (1454nsf – 3bed/3ba)
- 29 units - P4 (1620nsf – 3bed/3.5ba)
- 3 units - P5a (1624nsf – 3bed/+LW/3.5ba)
- 2 units - P5b (1666nsf – 3bed/+LW/3.5ba)
- 75 units - Total**

Density: ±27.6 du/ac

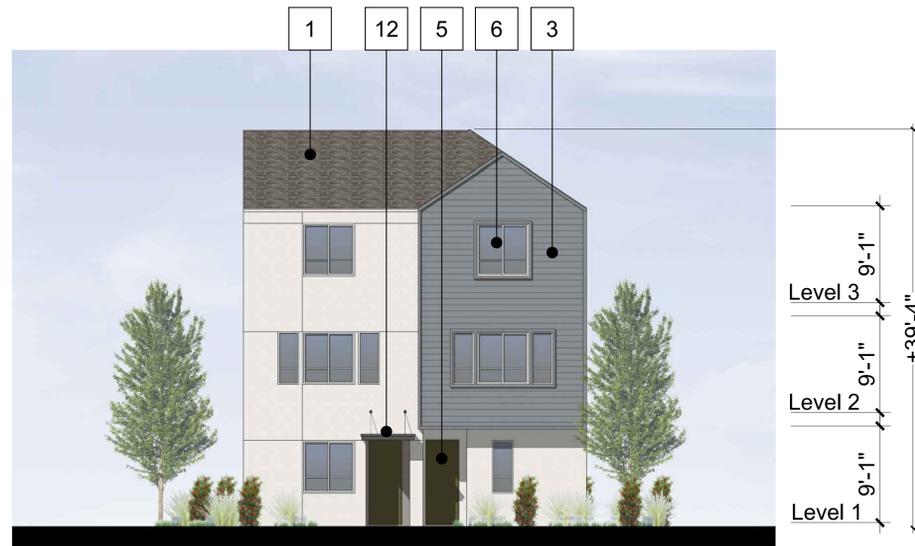
Open Space Provided: ±16,000sf (±213sf/unit)



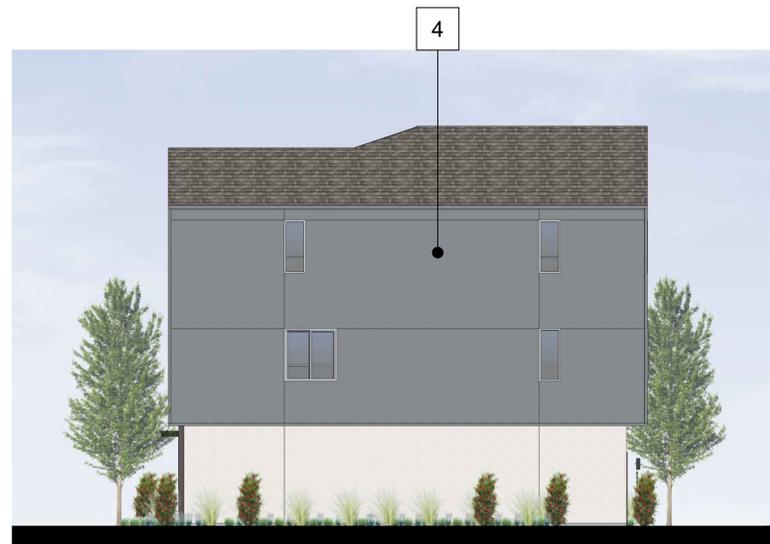




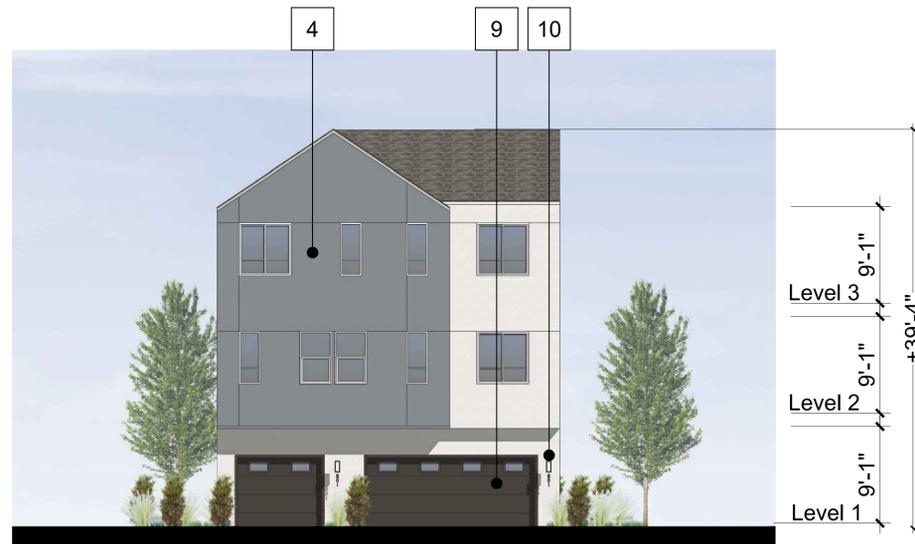
LEFT



FRONT



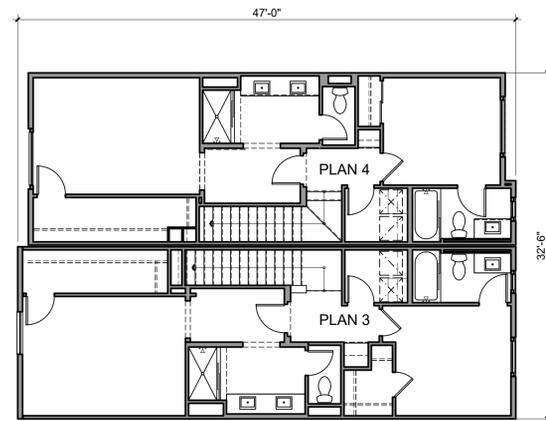
RIGHT



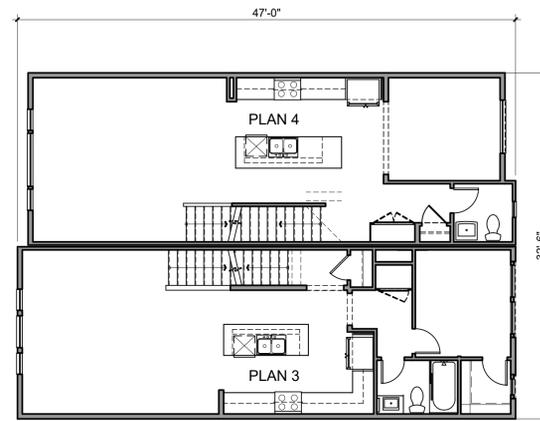
REAR

MATERIAL LEGEND - COLOR SCHEME 1

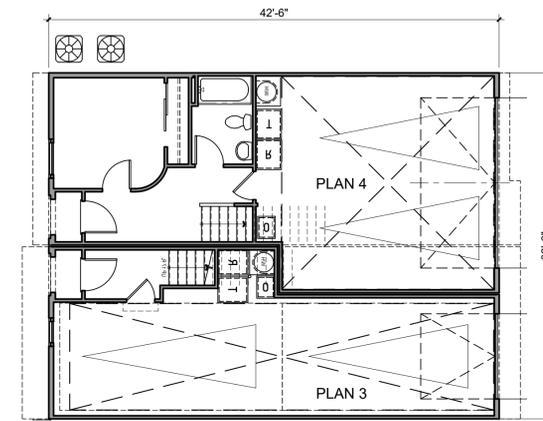
- | | |
|----------------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING (NOT USED) | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR (NOT USED) | |



THIRD FLOOR PLAN

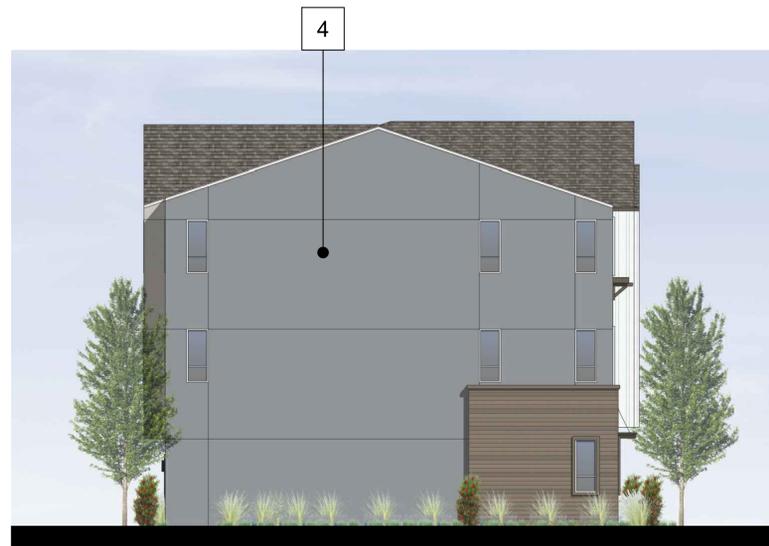


SECOND FLOOR PLAN

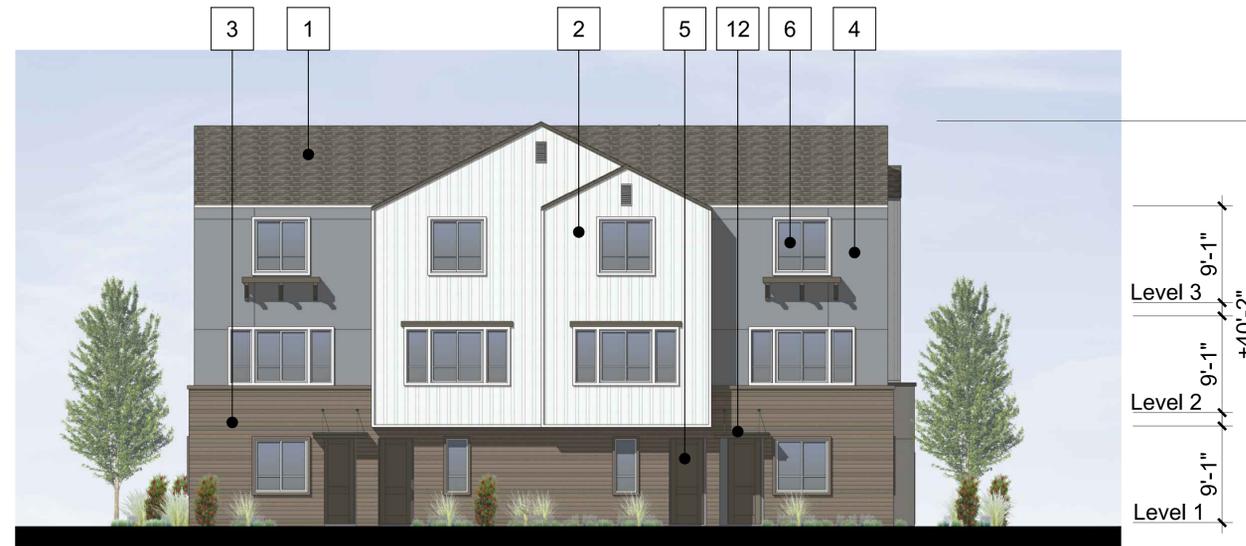


FIRST FLOOR PLAN





LEFT



FRONT



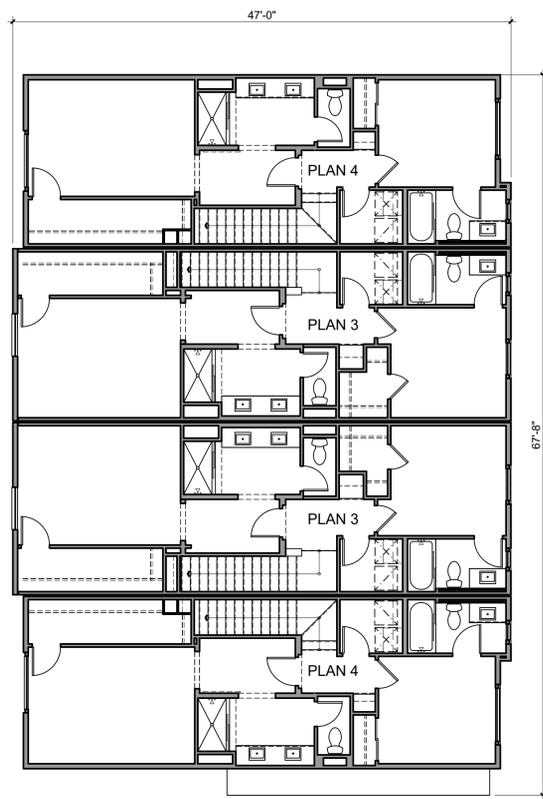
RIGHT



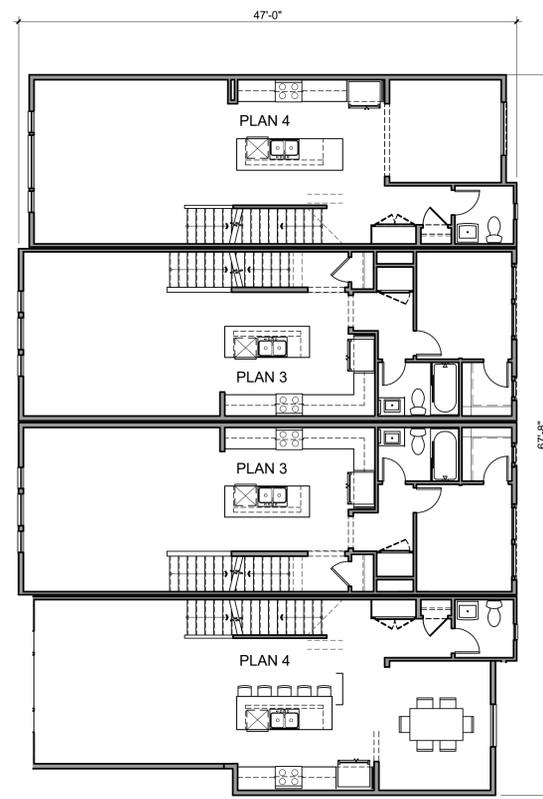
REAR

MATERIAL LEGEND - COLOR SCHEME 1 ENHANCED

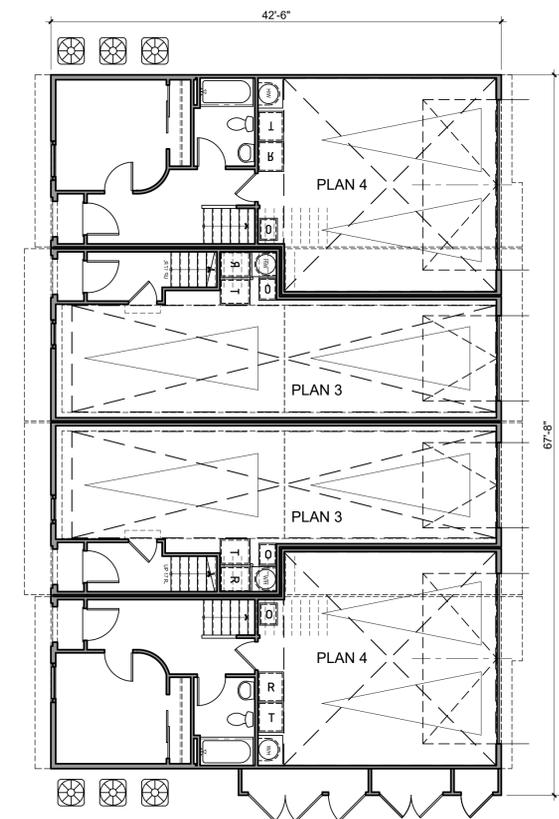
- | | |
|----------------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR (NOT USED) | |



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN





LEFT



FRONT



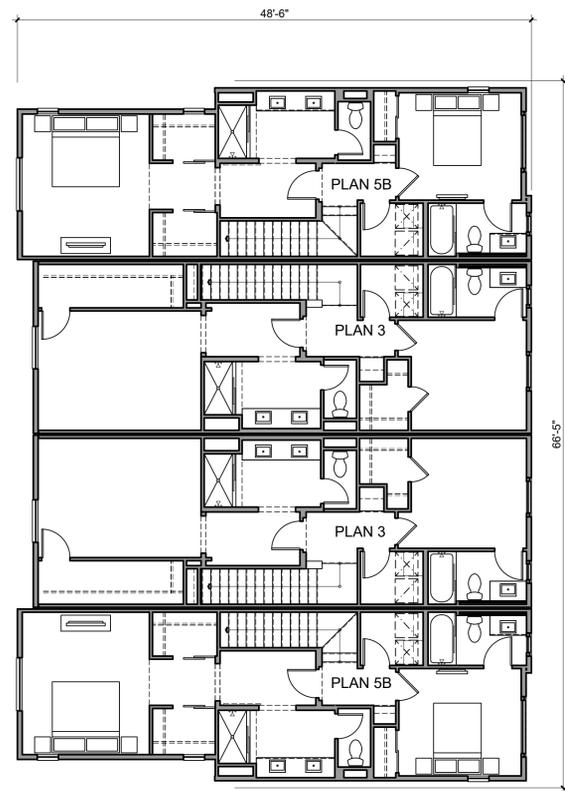
RIGHT



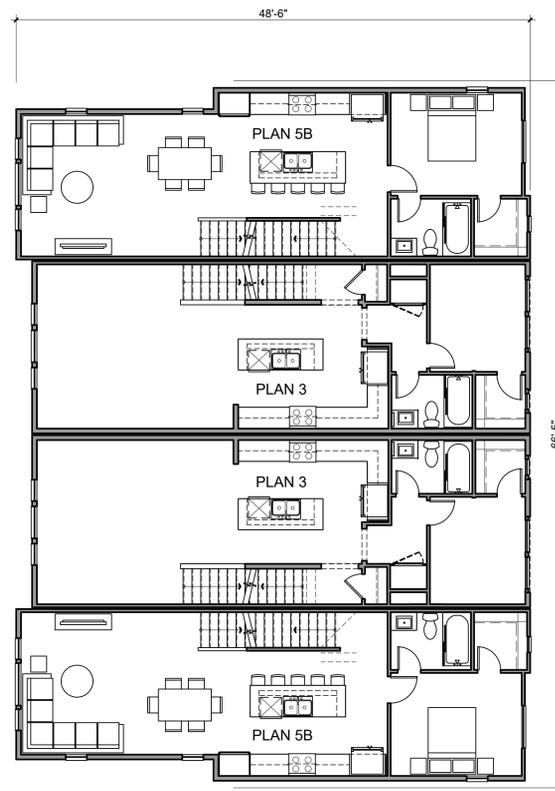
REAR

MATERIAL LEGEND - COLOR SCHEME 2 ENHANCED

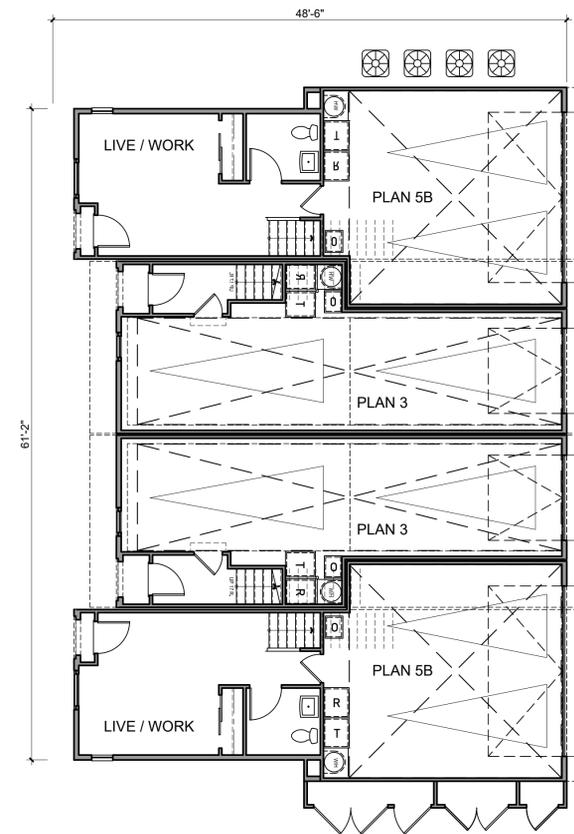
- | | |
|----------------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR (NOT USED) | |



THIRD FLOOR PLAN

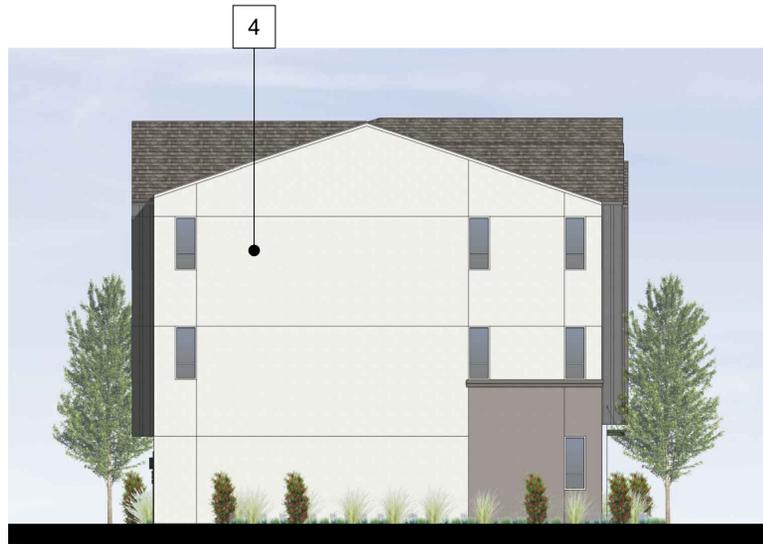


SECOND FLOOR PLAN



FIRST FLOOR PLAN

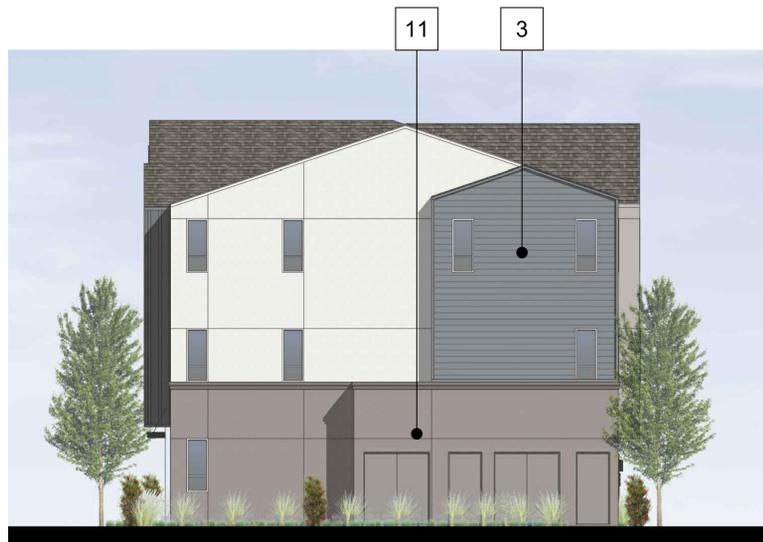




LEFT



FRONT



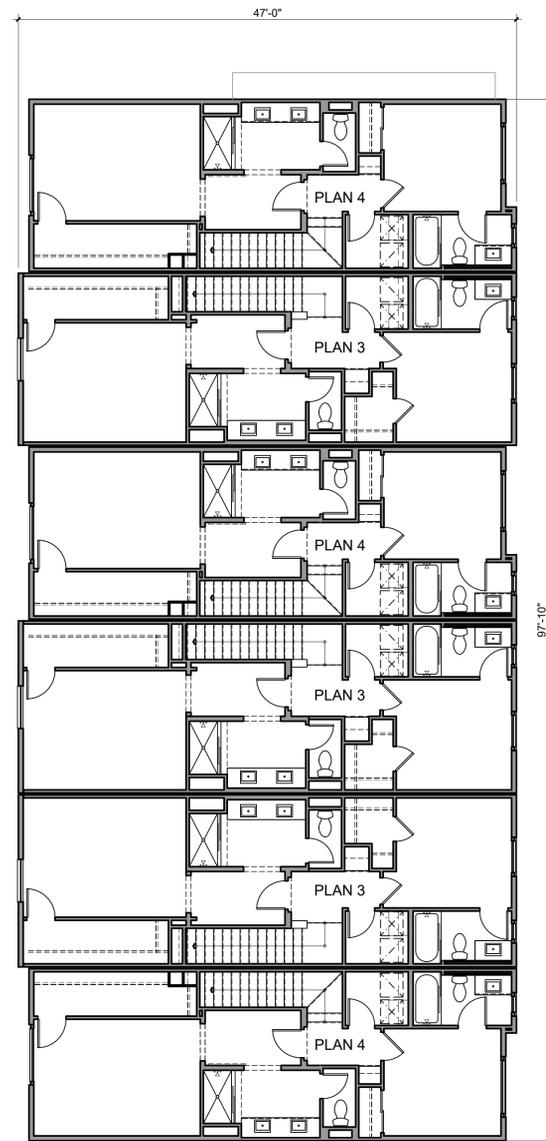
RIGHT



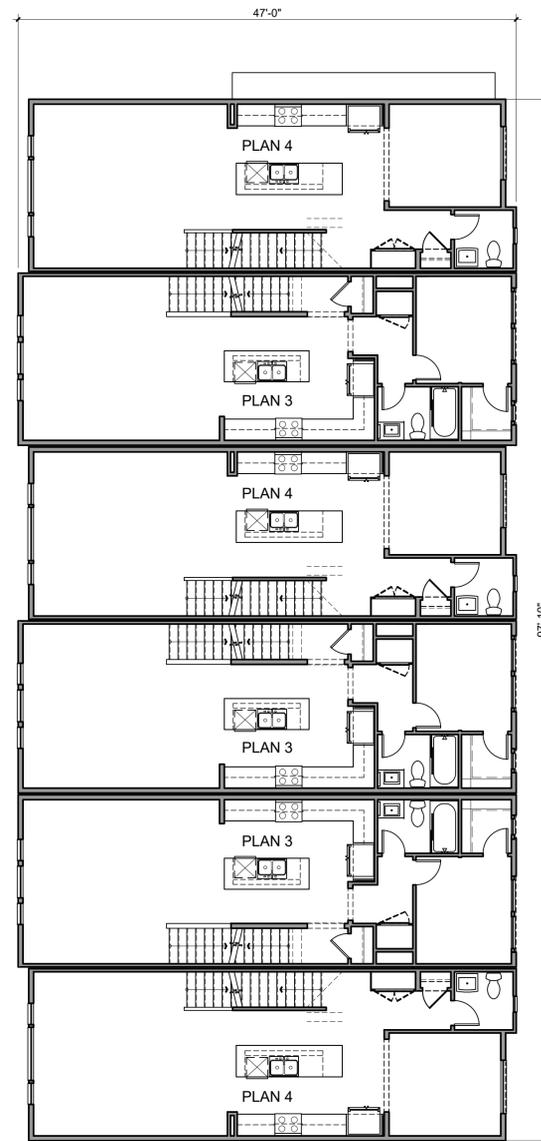
REAR

MATERIAL LEGEND - COLOR SCHEME 1

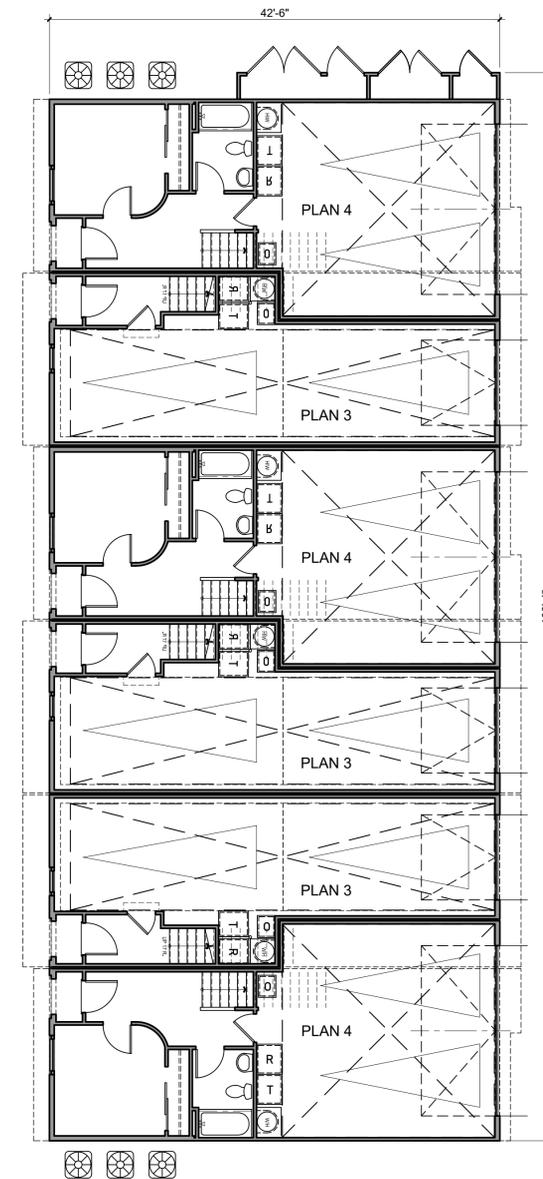
- | | |
|----------------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR (NOT USED) | |



THIRD FLOOR PLAN

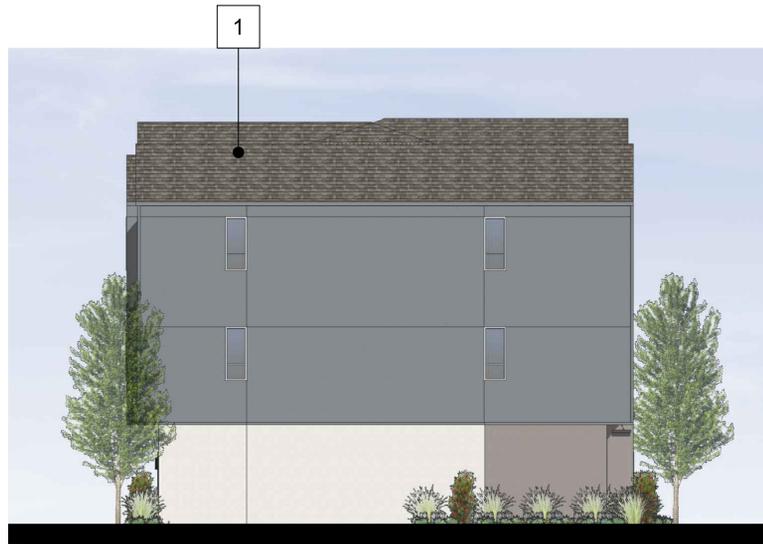


SECOND FLOOR PLAN



FIRST FLOOR PLAN





LEFT



FRONT



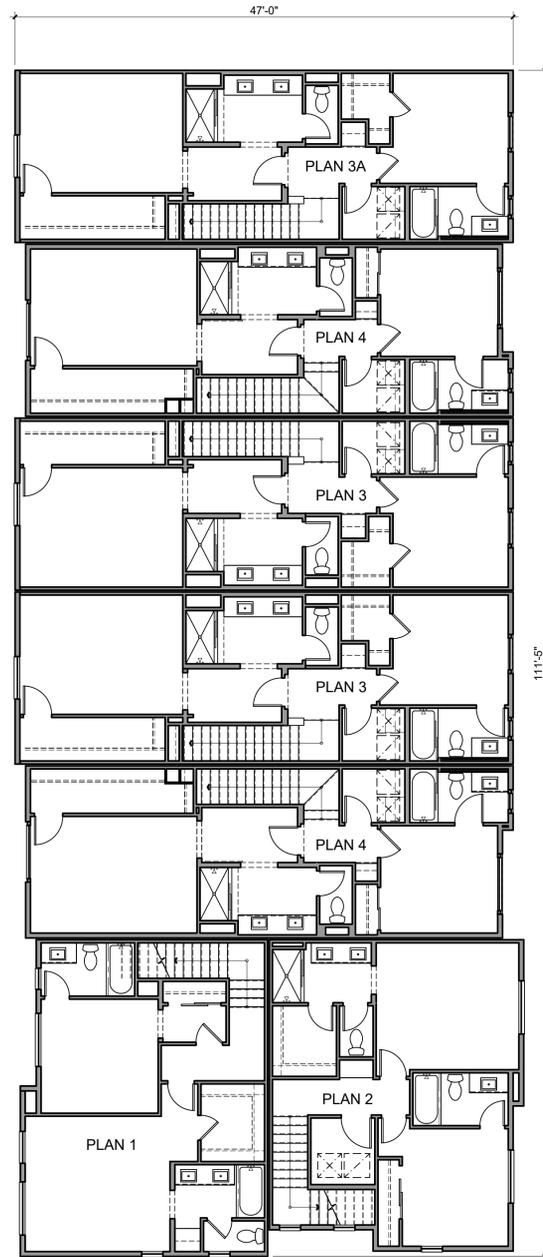
RIGHT



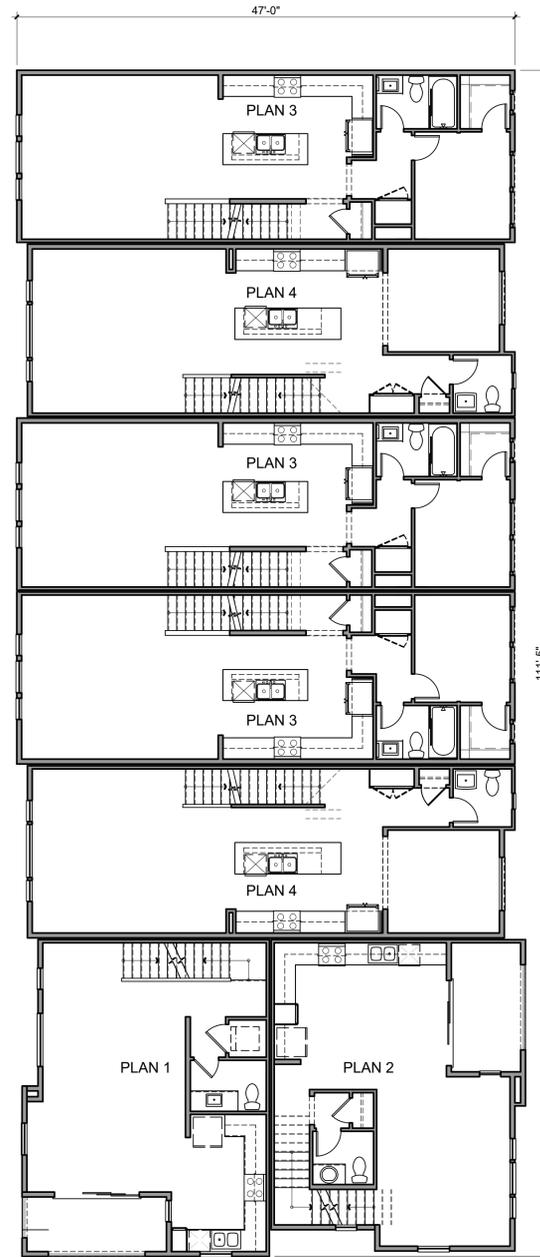
REAR

MATERIAL LEGEND - COLOR SCHEME 1

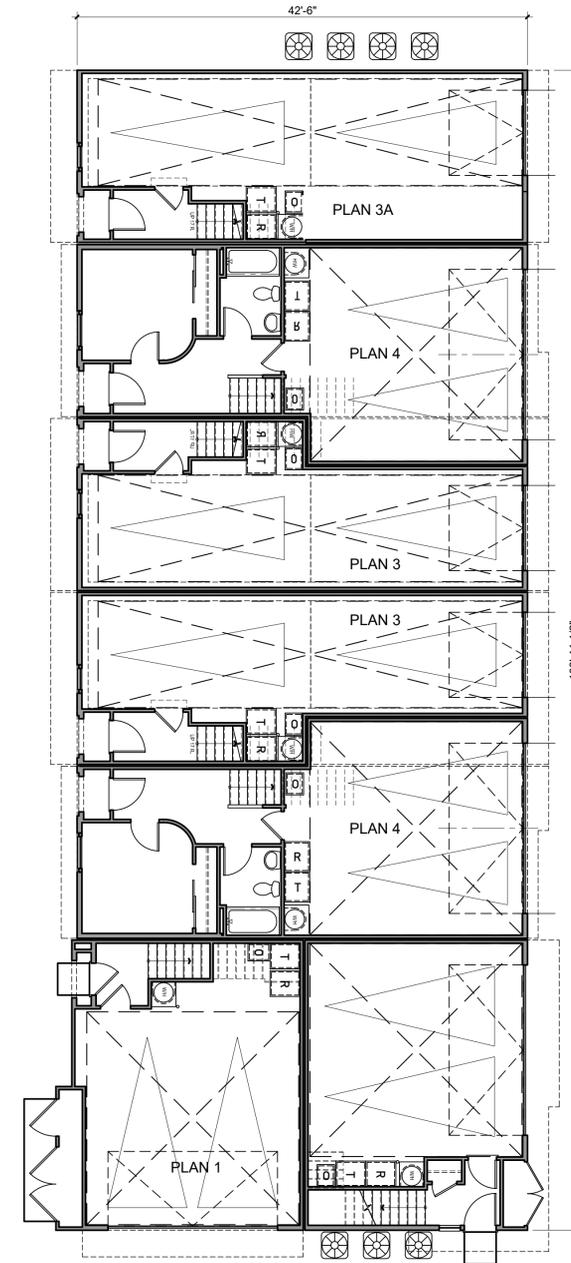
- | | |
|---------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING | |
| 8. SLIDING GLASS DOOR | |



THIRD FLOOR PLAN

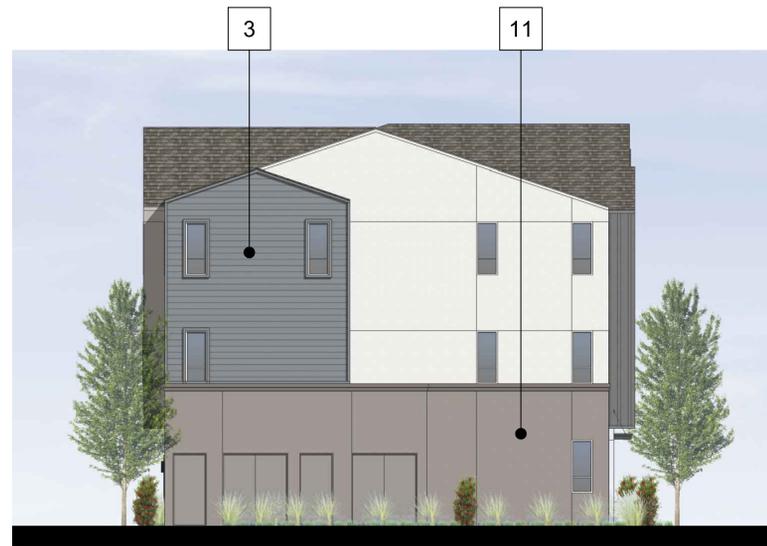


SECOND FLOOR PLAN



FIRST FLOOR PLAN

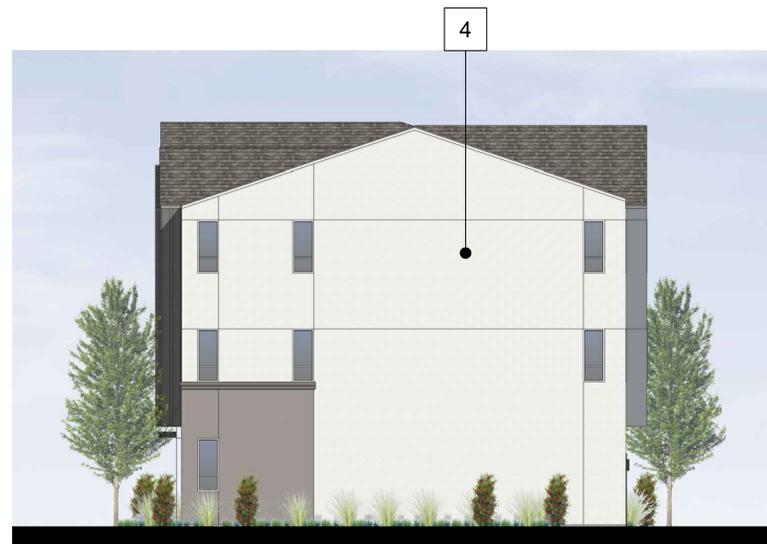




LEFT



FRONT



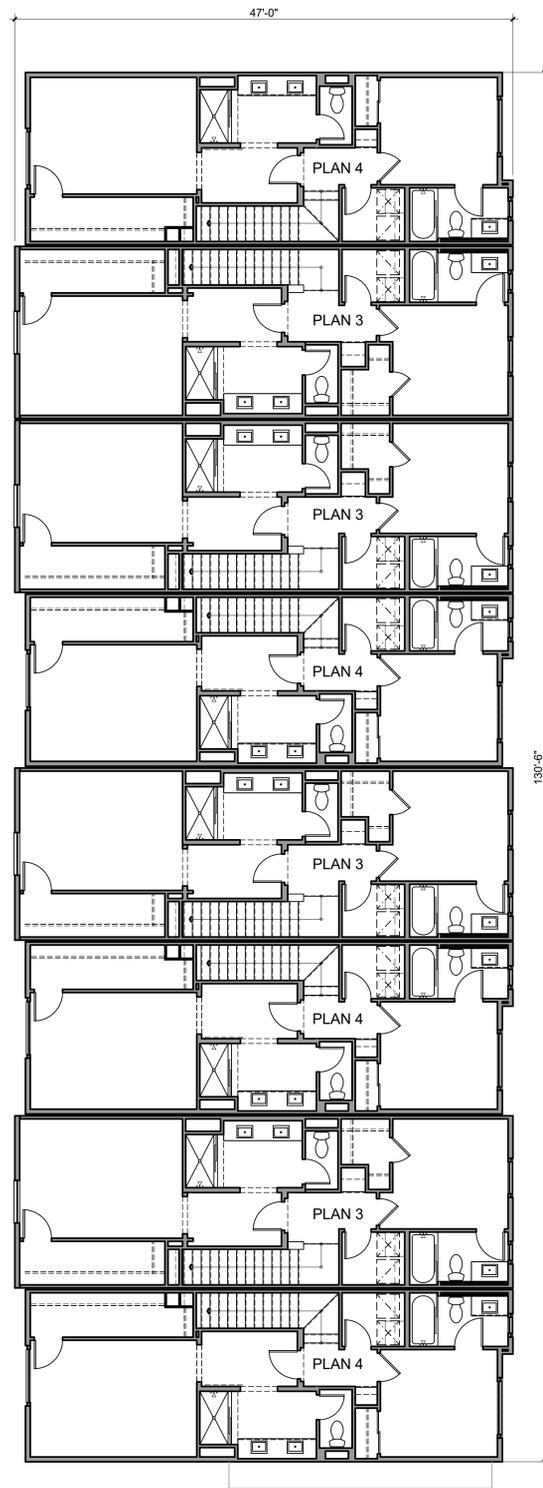
RIGHT



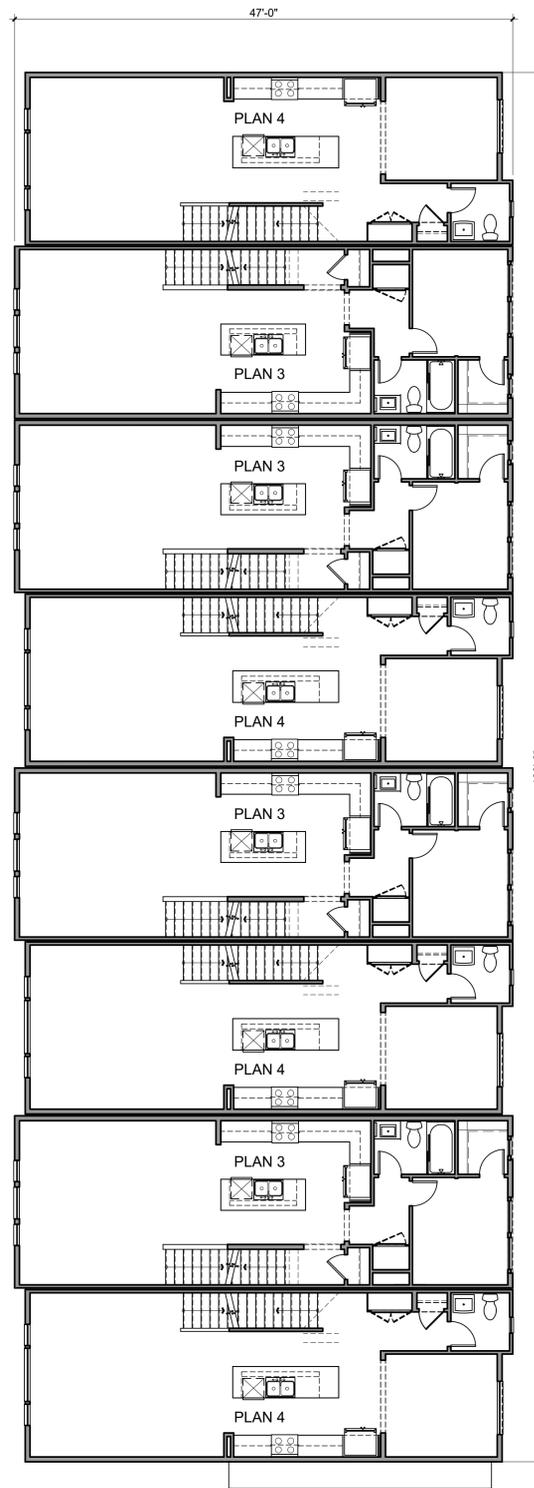
REAR

MATERIAL LEGEND - COLOR SCHEME 1

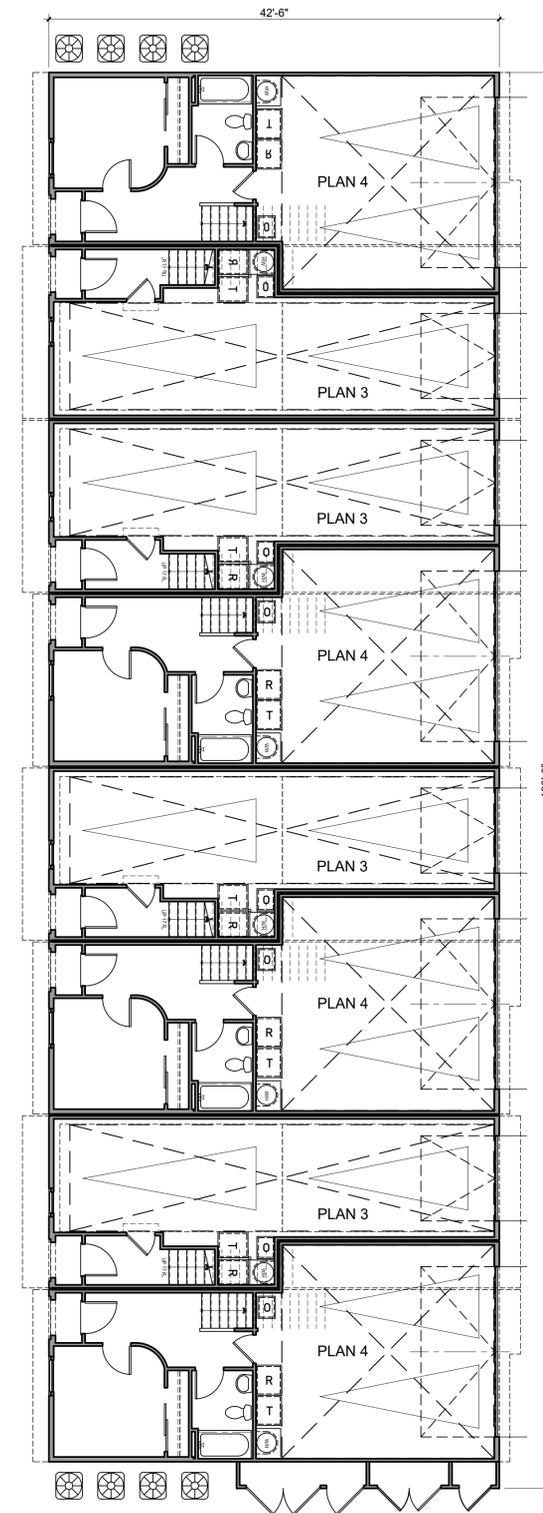
- | | |
|----------------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR (NOT USED) | |



THIRD FLOOR PLAN



SECOND FLOOR PLAN

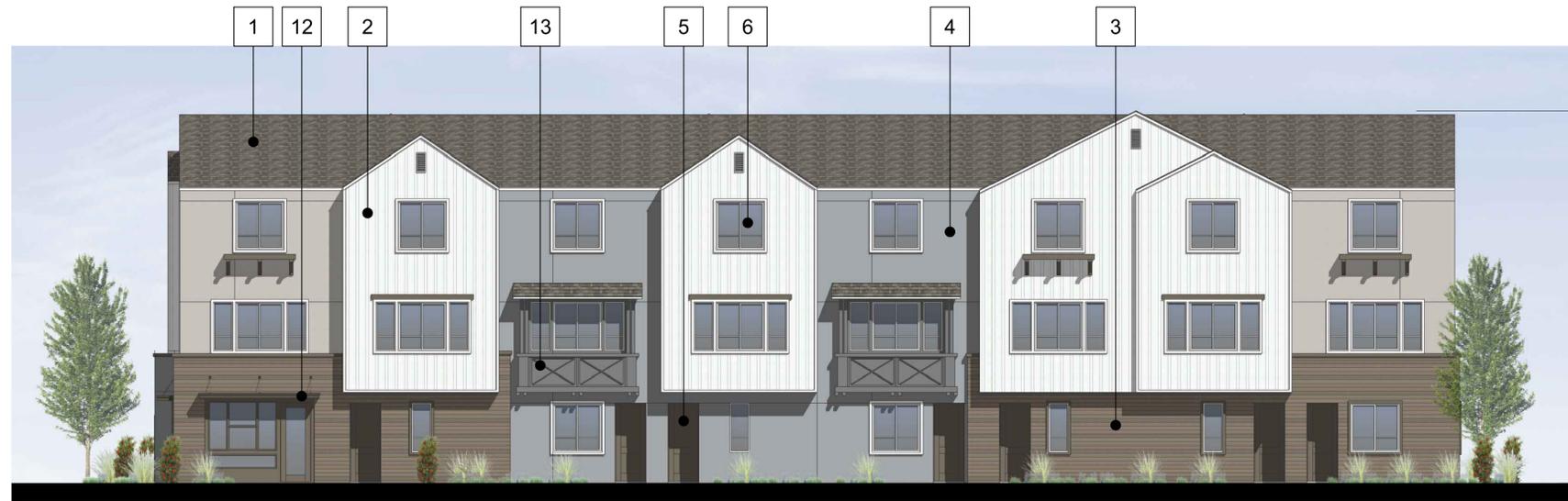


FIRST FLOOR PLAN

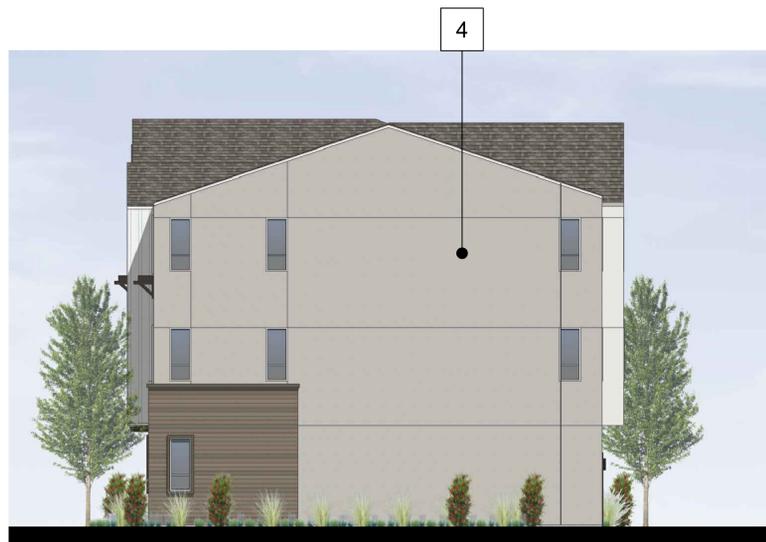




LEFT



FRONT



RIGHT



REAR

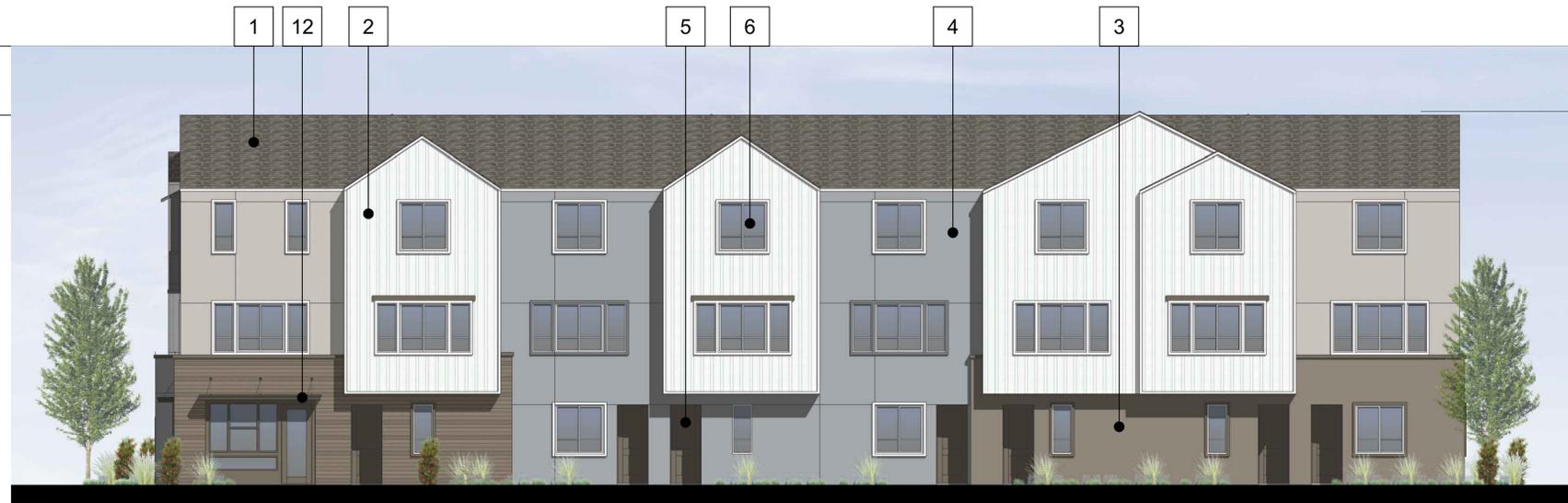
MATERIAL LEGEND - COLOR SCHEME 2 ENHANCED

- | | |
|-----------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS (NOT USED) | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR | |

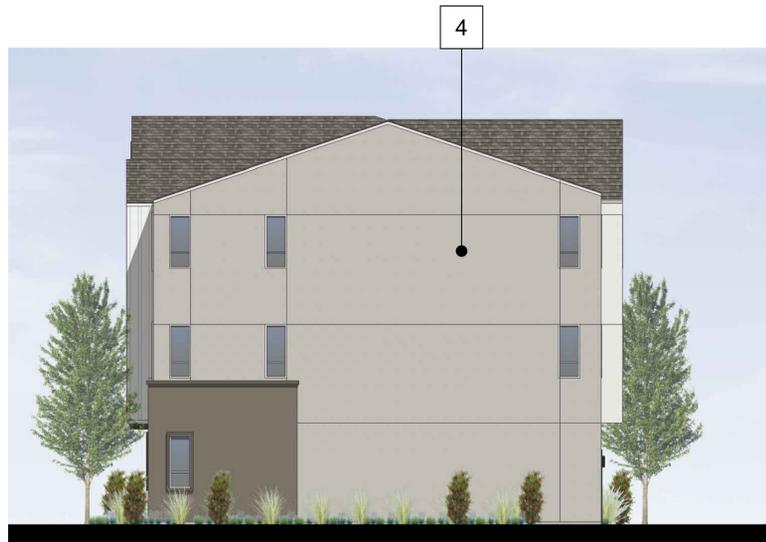
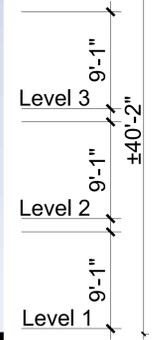




LEFT



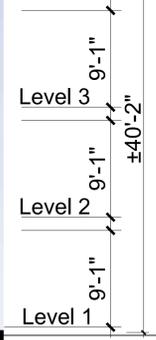
FRONT



RIGHT

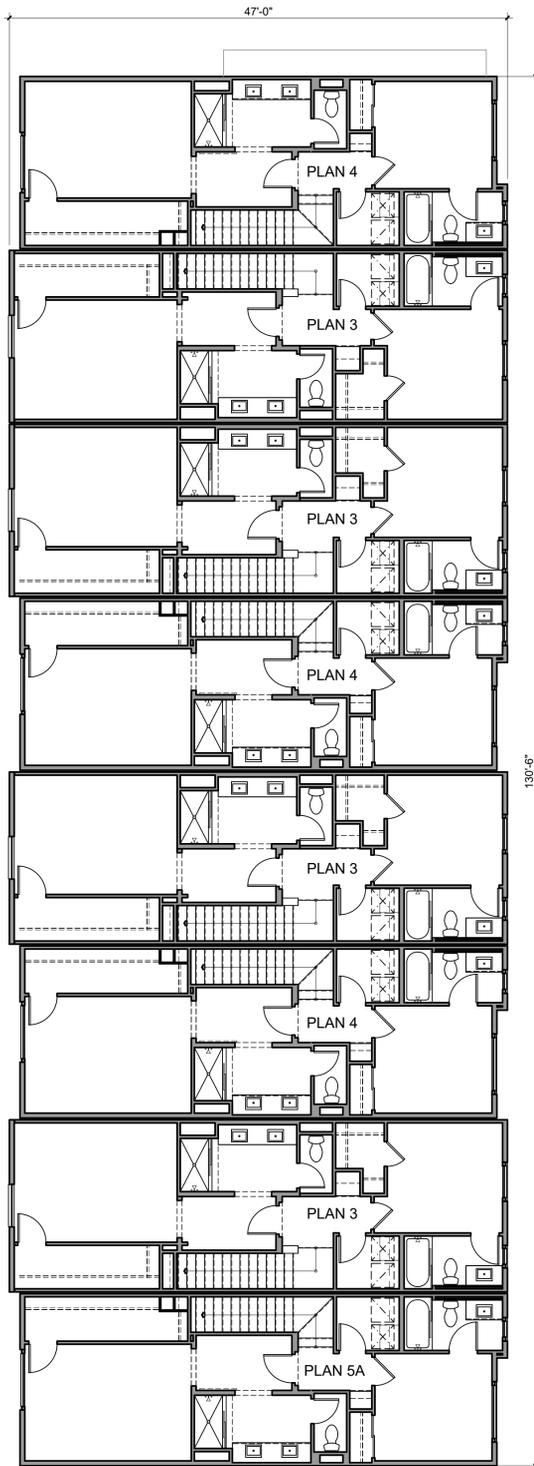


REAR

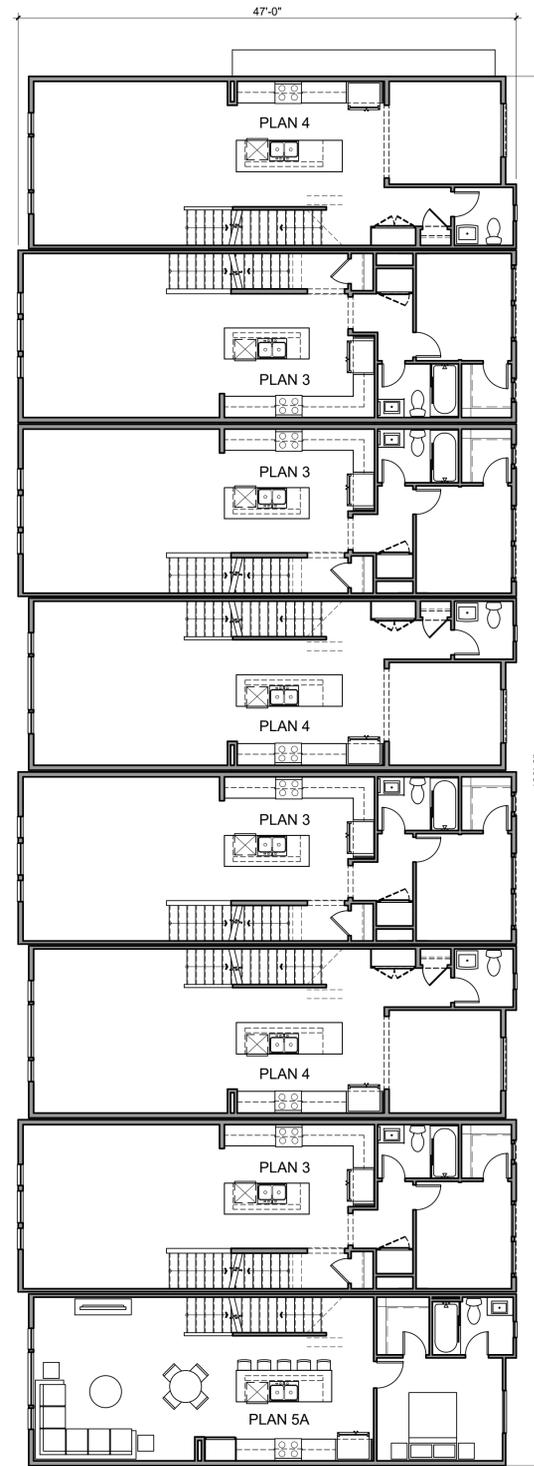


MATERIAL LEGEND - COLOR SCHEME 2 ENHANCED

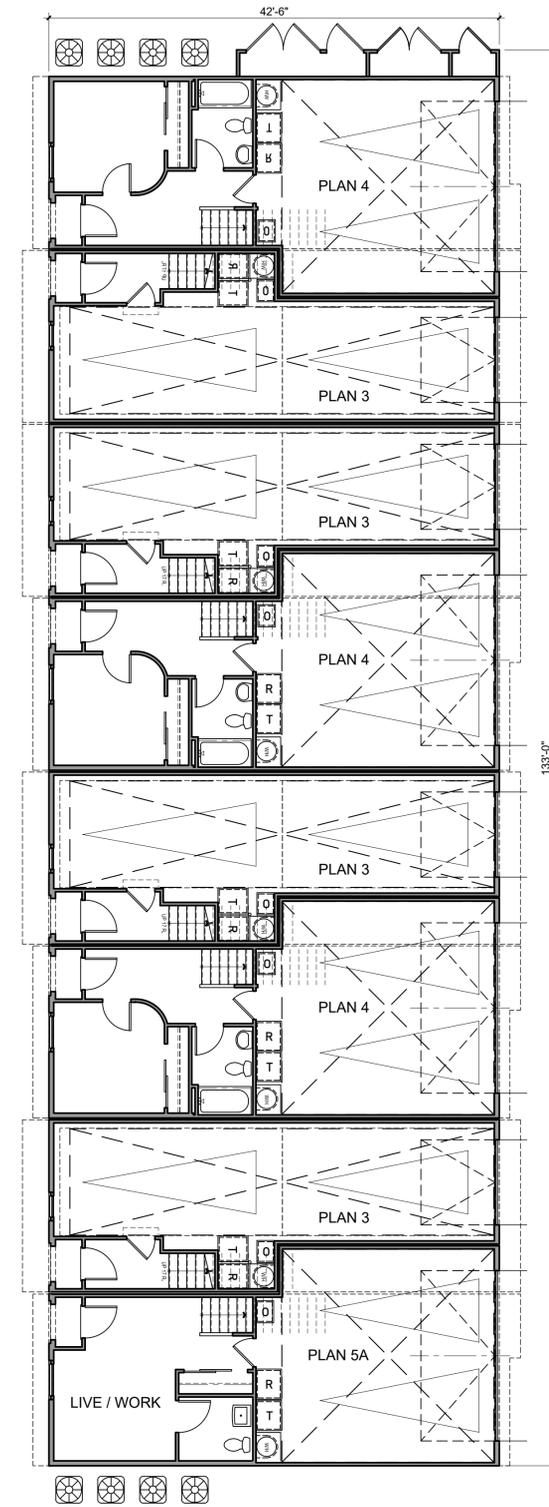
- | | |
|-----------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS (NOT USED) | |
| 7. METAL RAILING (NOT USED) | |
| 8. SLIDING GLASS DOOR | |



THIRD FLOOR PLAN

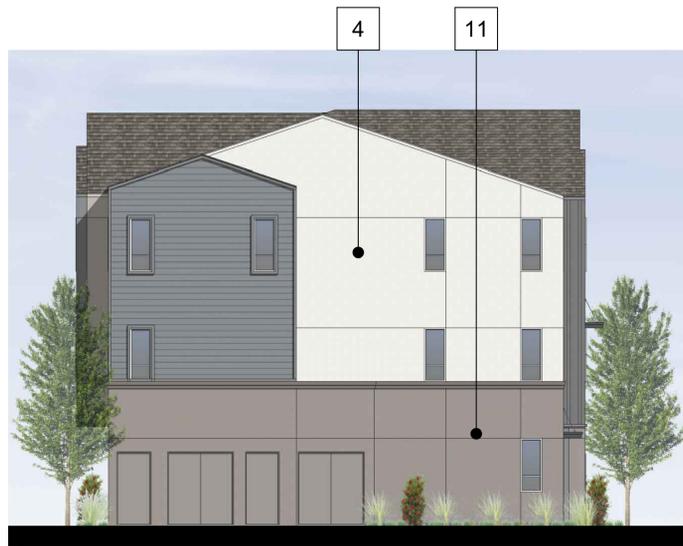


SECOND FLOOR PLAN



FIRST FLOOR PLAN





LEFT



FRONT



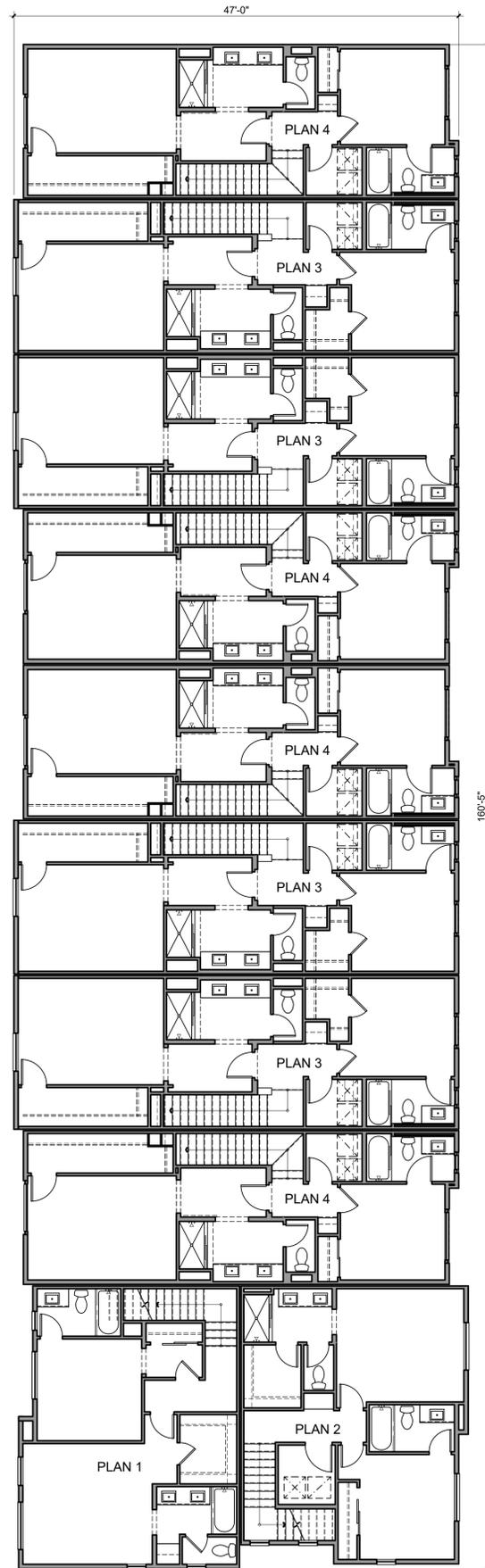
RIGHT



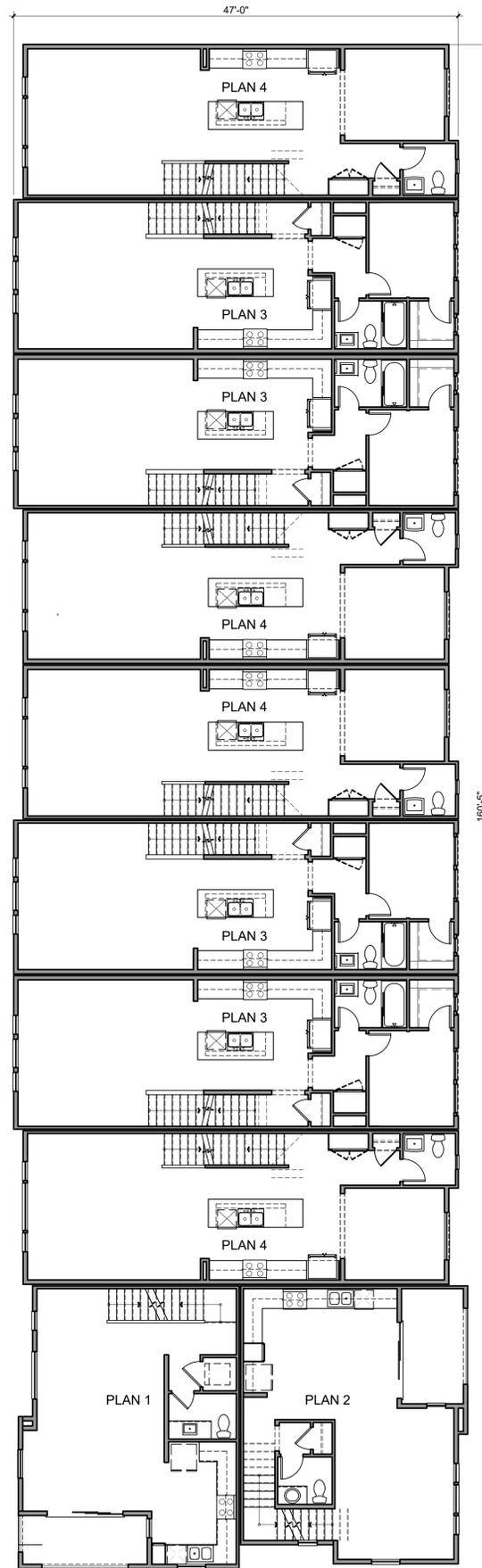
REAR

MATERIAL LEGEND - COLOR SCHEME 1

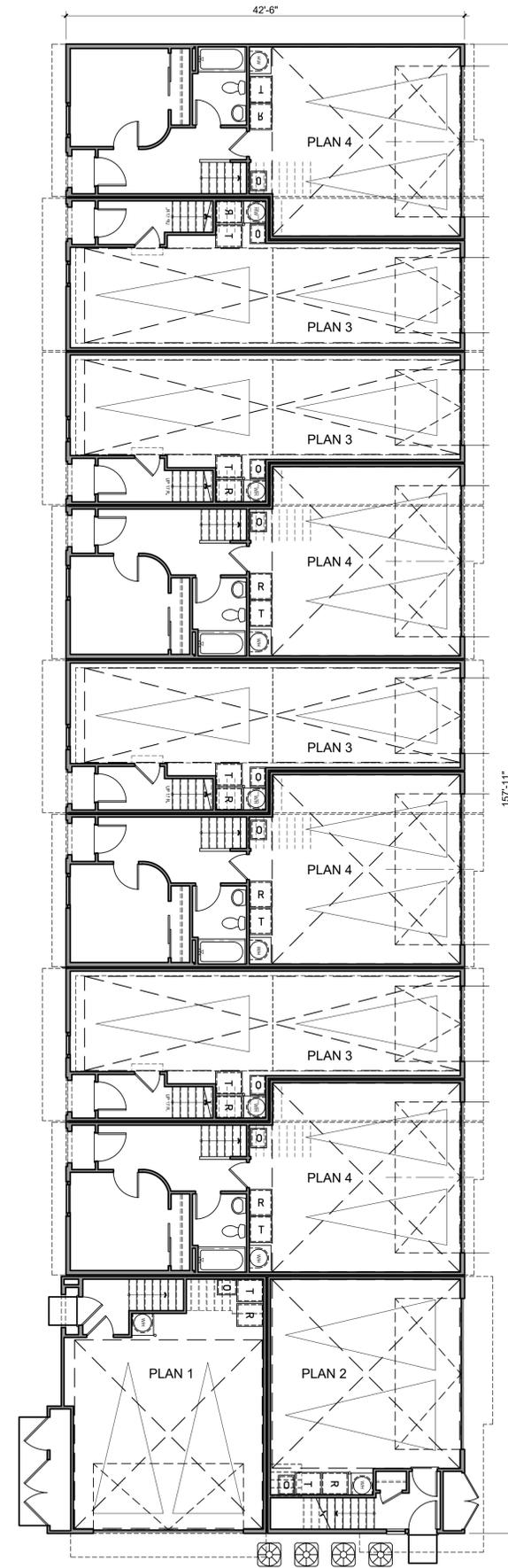
- | | |
|---------------------------|--------------------------------------|
| 1. COMPOSITE SHINGLE ROOF | 9. SECTIONAL GARAGE DOOR |
| 2. VERTICAL SIDING | 10. DECORATIVE LIGHTS & ADDRESS SIGN |
| 3. HORIZONTAL SIDING | 11. MECH. CLOSET |
| 4. STUCCO | 12. AWNING |
| 5. FRONT DOOR | 13. FAUX JULIET BALCONY |
| 6. VINYL WINDOWS | |
| 7. METAL RAILING | |
| 8. SLIDING GLASS DOOR | |



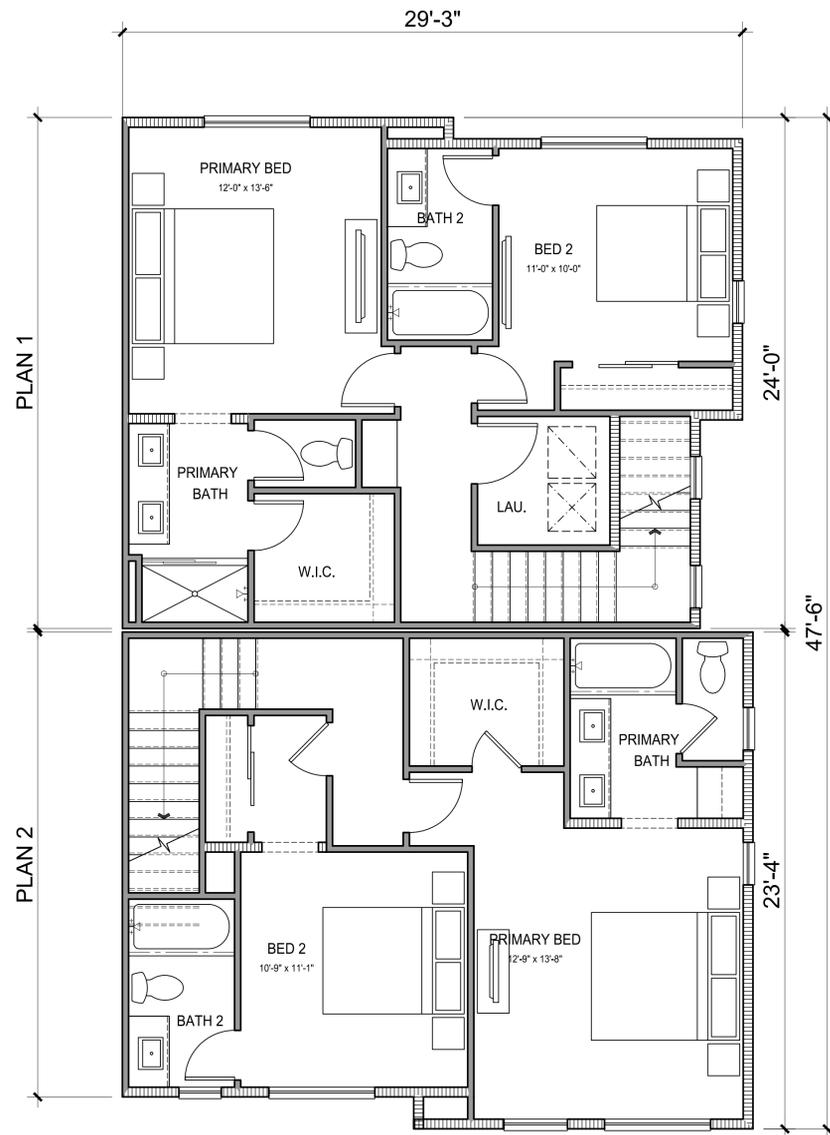
THIRD FLOOR PLAN



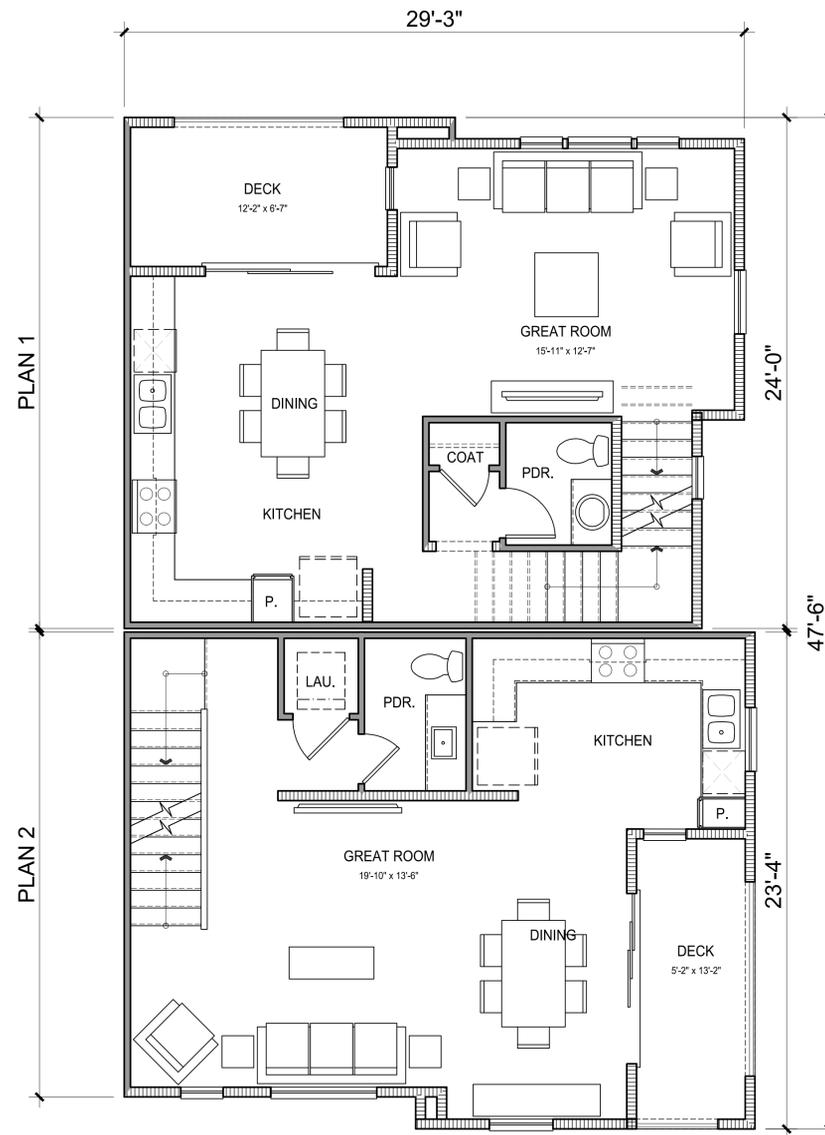
SECOND FLOOR PLAN



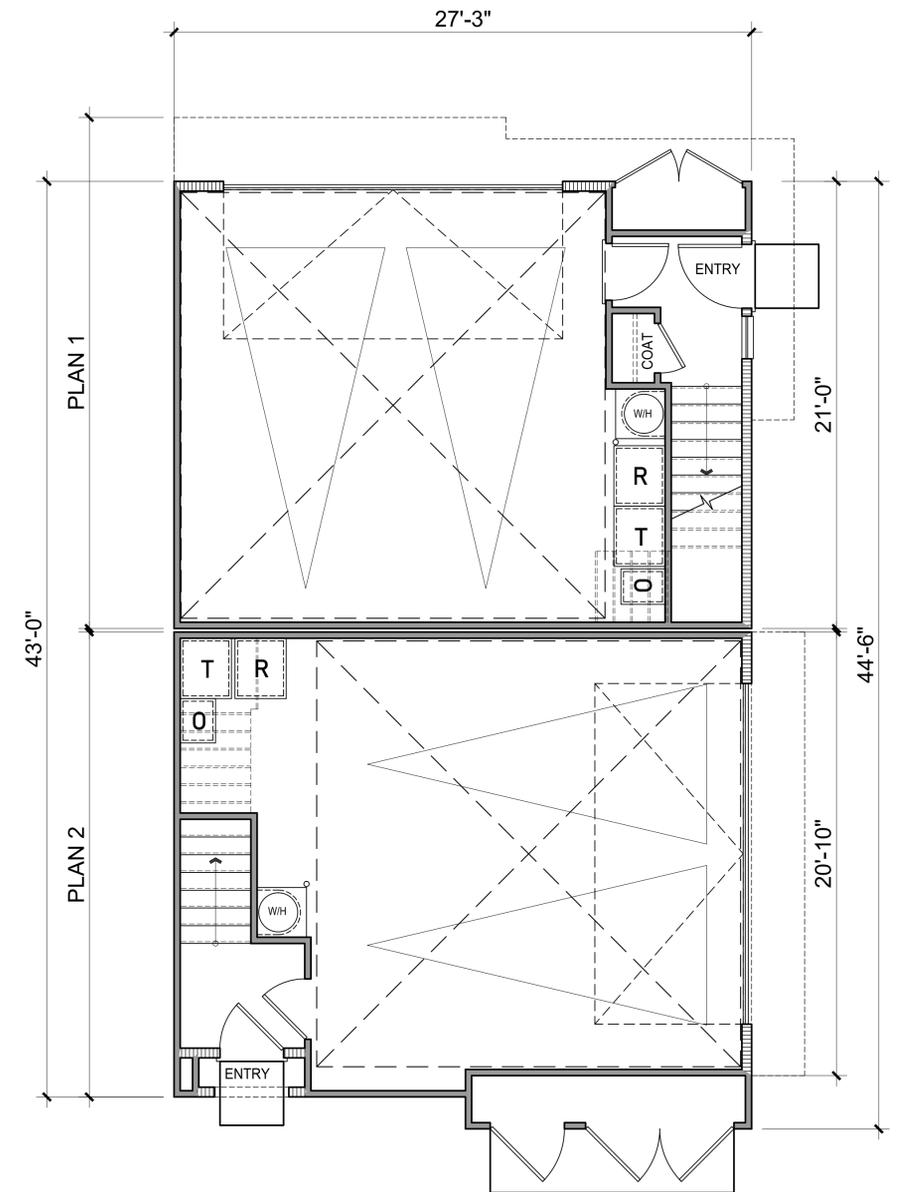
FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



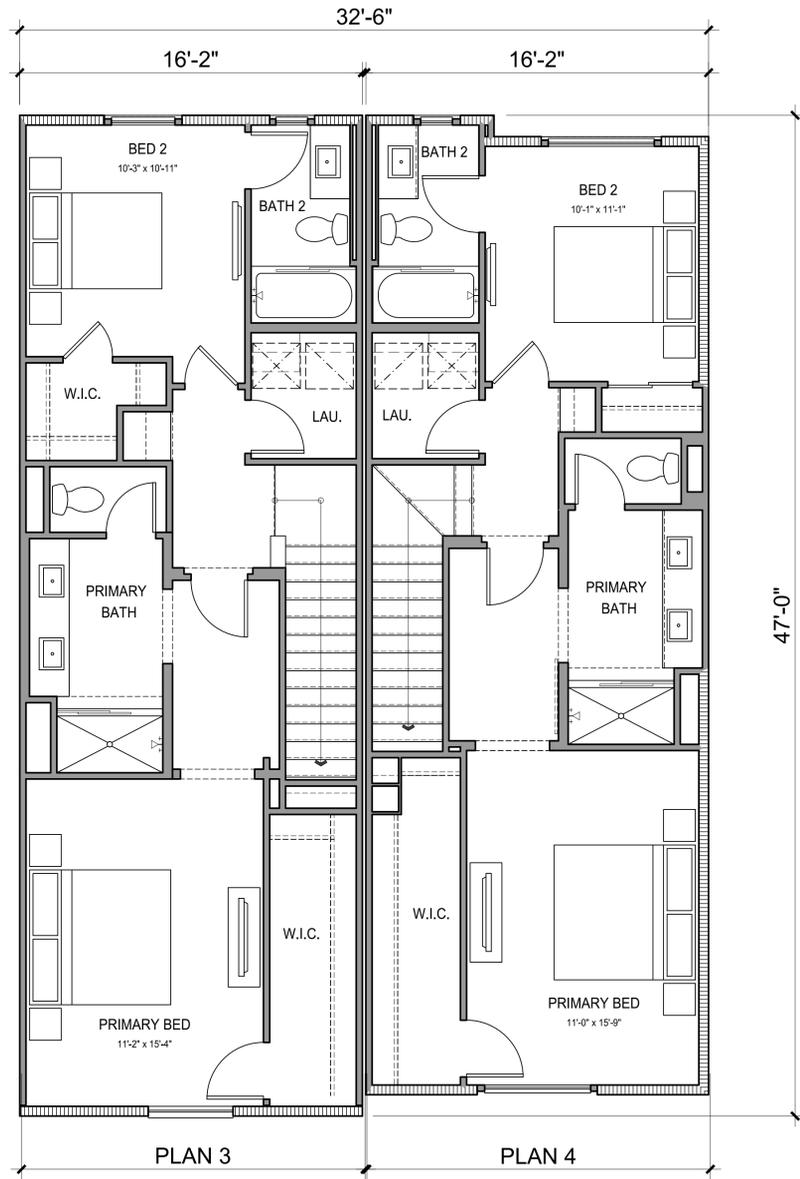
FIRST FLOOR PLAN

PLAN 1 NET SF	
2 BD / 2.5 BA	
1ST FLOOR	97 SQ. FT.
2ND FLOOR	539 SQ. FT.
3RD FLOOR	571 SQ. FT.
TOTAL LIVING	1207 SQ. FT.
DECK	79 SQ. FT.
GARAGE	437 SQ. FT.

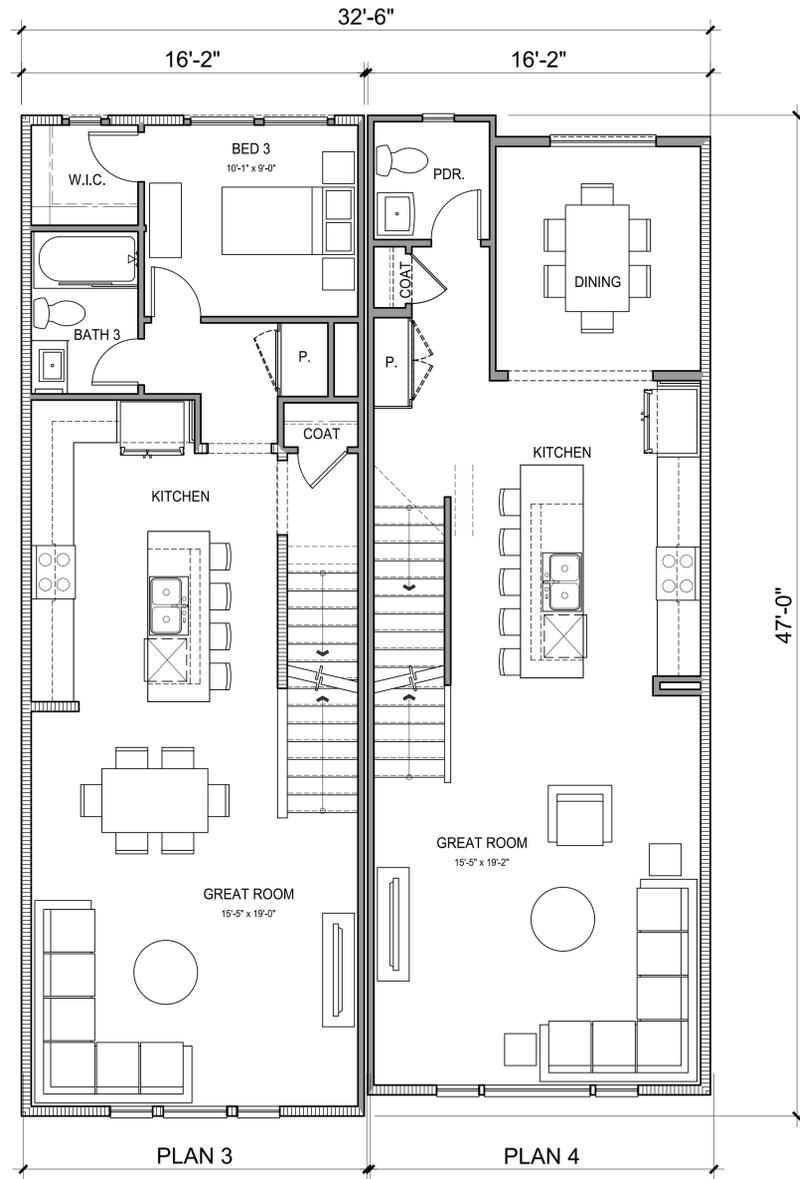
PLAN 2 NET SF	
2 BD / 2.5 BA	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	556 SQ. FT.
3RD FLOOR	582 SQ. FT.
TOTAL LIVING	1220 SQ. FT.
DECK	68 SQ. FT.
GARAGE	484 SQ. FT.

PLAN 1 GROSS SF	
2 BD / 2.5 BA	
1ST FLOOR	109 SQ. FT.
2ND FLOOR	579 SQ. FT.
3RD FLOOR	603 SQ. FT.
TOTAL LIVING	1291 SQ. FT.
DECK	87 SQ. FT.
GARAGE	459 SQ. FT.

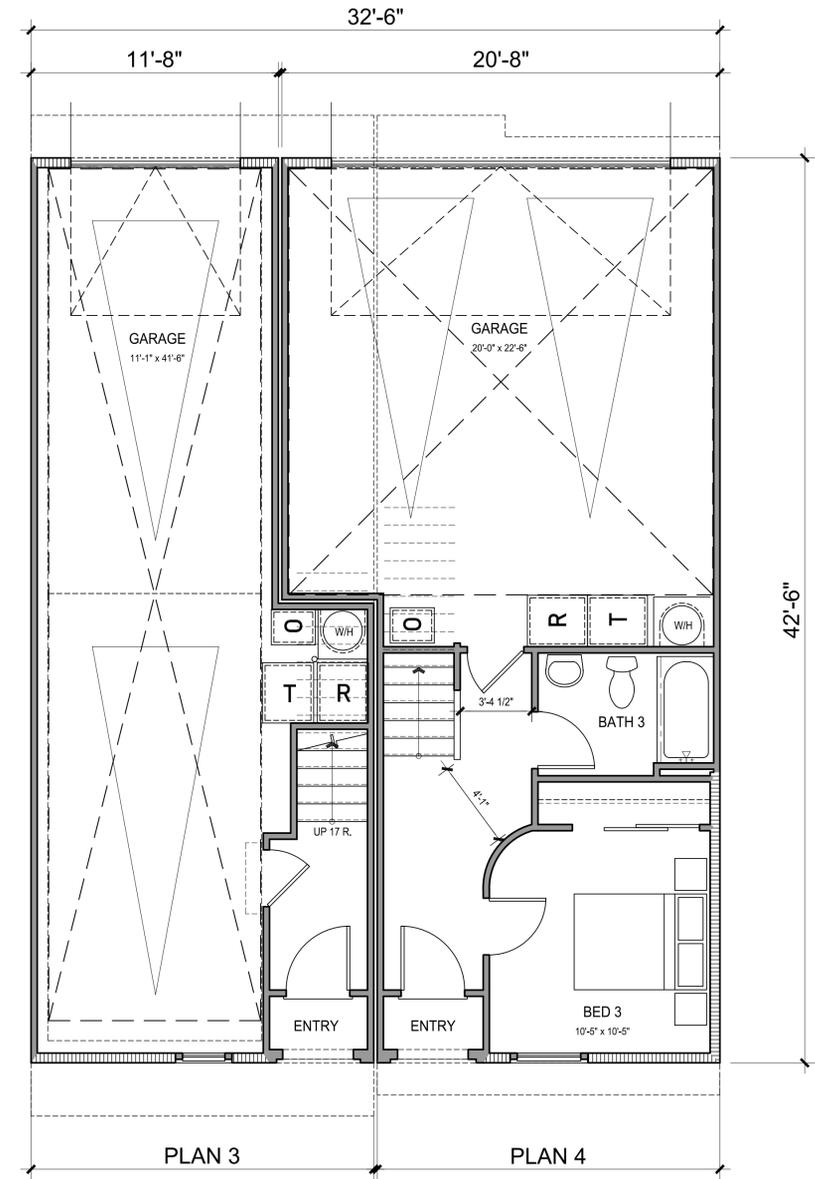
PLAN 2 GROSS SF	
2 BD / 2.5 BA	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	556 SQ. FT.
3RD FLOOR	616 SQ. FT.
TOTAL LIVING	1303 SQ. FT.
DECK	76 SQ. FT.
GARAGE	511 SQ. FT.



THIRD FLOOR PLAN



SECOND FLOOR PLAN



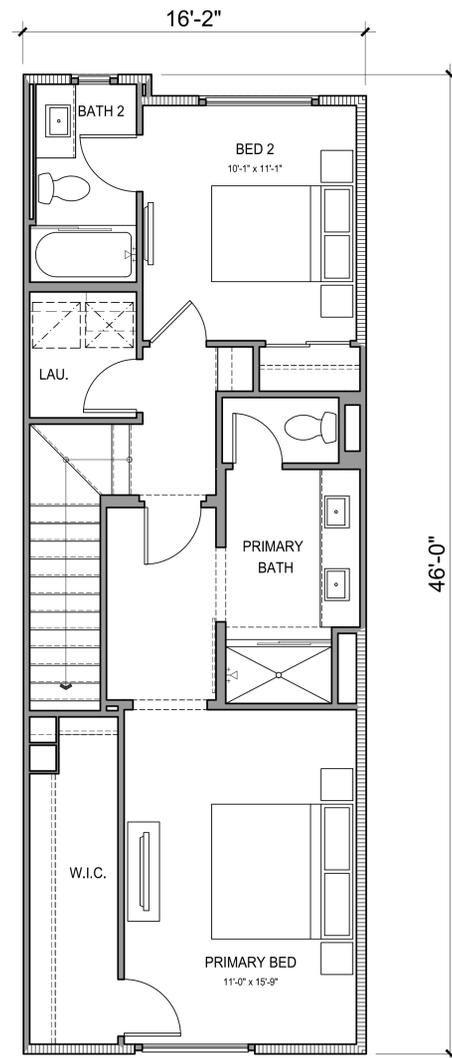
FIRST FLOOR PLAN

PLAN 3 NET SF	
3 BD / 3 BA	
1ST FLOOR	79 SQ. FT.
2ND FLOOR	710 SQ. FT.
3RD FLOOR	665 SQ. FT.
TOTAL LIVING	1454 SQ. FT.
DECK	N/A
GARAGE	486 SQ. FT.

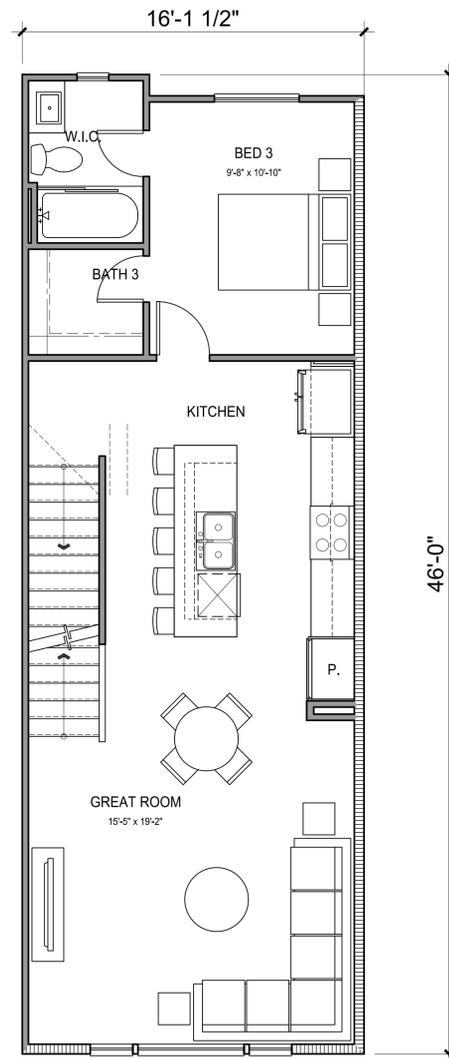
PLAN 4 NET SF	
3 BD / 3.5 BA	
1ST FLOOR	302 SQ. FT.
2ND FLOOR	684 SQ. FT.
3RD FLOOR	634 SQ. FT.
TOTAL LIVING	1620 SQ. FT.
DECK	N/A
GARAGE	441 SQ. FT.

PLAN 3 GROSS SF	
3 BD / 3 BA	
1ST FLOOR	86 SQ. FT.
2ND FLOOR	759 SQ. FT.
3RD FLOOR	703 SQ. FT.
TOTAL LIVING	1547 SQ. FT.
DECK	N/A
GARAGE	517 SQ. FT.

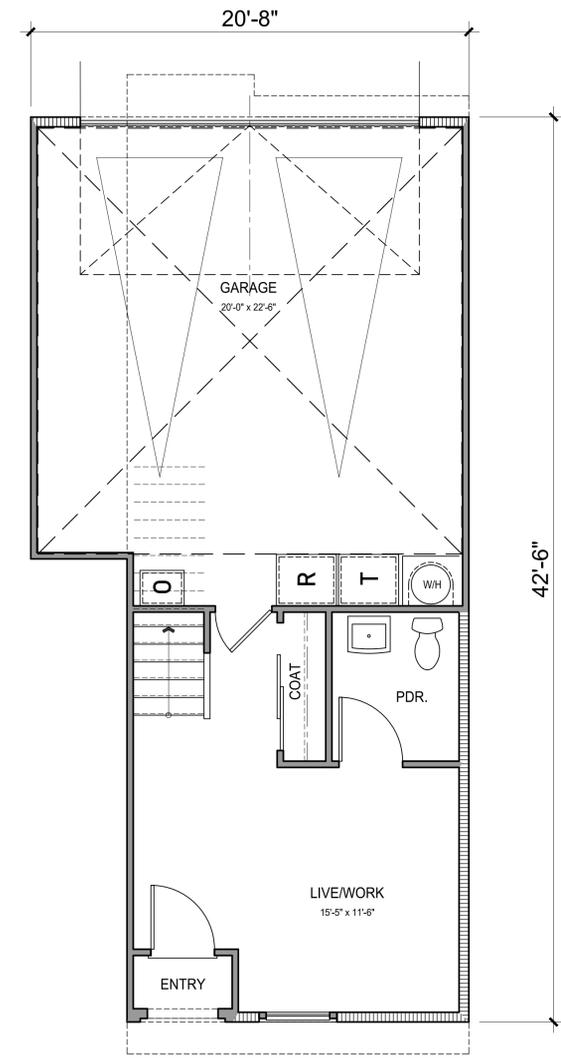
PLAN 4 GROSS SF	
3 BD / 3.5 BA	
1ST FLOOR	322 SQ. FT.
2ND FLOOR	732 SQ. FT.
3RD FLOOR	679 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
DECK	N/A
GARAGE	464 SQ. FT.



THIRD FLOOR PLAN



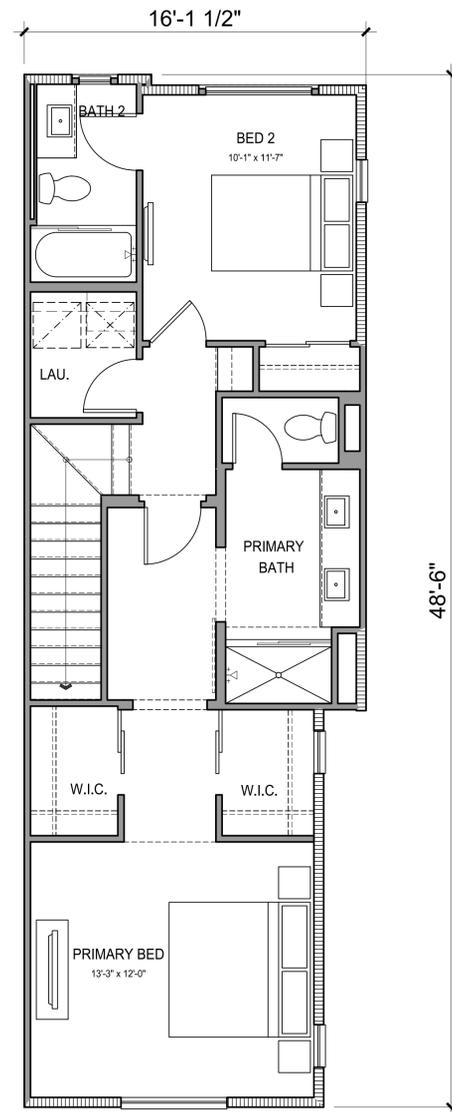
SECOND FLOOR PLAN



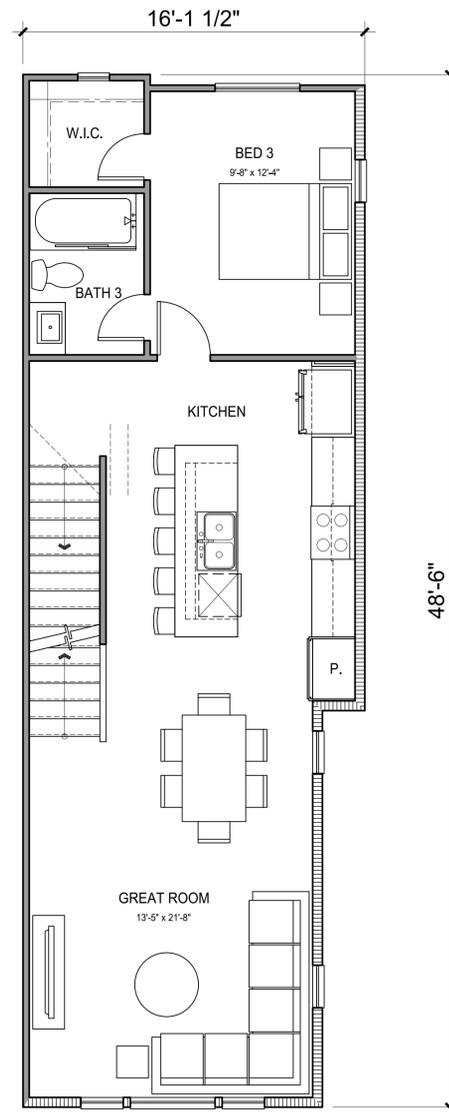
FIRST FLOOR PLAN

PLAN 5A NET SF	
3 BD + LIVE/WORK / 3.5 BA	
1ST FLOOR	315 SQ. FT.
2ND FLOOR	676 SQ. FT.
3RD FLOOR	633 SQ. FT.
TOTAL LIVING	1624 SQ. FT.
DECK	N/A
GARAGE	441 SQ. FT.

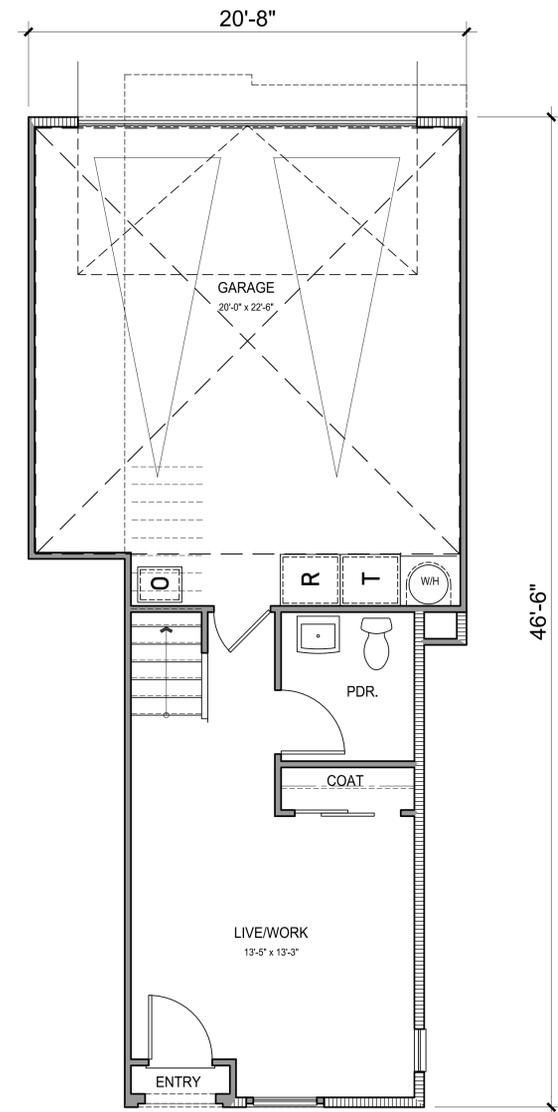
PLAN 5A GROSS SF	
3 BD / 3.5 BA	
1ST FLOOR	338 SQ. FT.
2ND FLOOR	721 SQ. FT.
3RD FLOOR	678 SQ. FT.
TOTAL LIVING	1737 SQ. FT.
DECK	N/A
GARAGE	464 SQ. FT.



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5A NET SF	
3 BD + LIVE/WORK / 3.5 BA	
1ST FLOOR	333 SQ. FT.
2ND FLOOR	692 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1666 SQ. FT.
DECK	N/A
GARAGE	441 SQ. FT.

PLAN 5B GROSS SF	
3 BD / 3.5 BA	
1ST FLOOR	359 SQ. FT.
2ND FLOOR	740 SQ. FT.
3RD FLOOR	688 SQ. FT.
TOTAL LIVING	1786 SQ. FT.
DECK	N/A
GARAGE	464 SQ. FT.

BUILDING SUMMARY (PER ARCHITECTURE PLANS)				
BUILDING ID	OCCUPANCY TYPE	CONSTRUCTION TYPE	MAX BUILDING FOOT PRINT (SF)	SPRINKLERED
3-STORY TOWNHOMES	R3	TYPE V-B	6,745 SF	NFPA 13

FIRE FLOW REQUIREMENTS (PER PFLSD GUIDELINES & CFC TABLE 102.1)					
REQUIRED FIRE FLOW (GPM @ 20PSI)	W/SPRINKLER REDUCTION (GPM @ 20PSI)	FLOW DURATION	MIN # OF HYDRANTS	AVERAGE HYDRANT SPACING (FT)	MAXIMUM DISTANCE TO HYDRANT (FT)
3,875	1,875	3 HOUR	2	450	225

ATTACHMENT 19

CFC TABLE B105.1:
Minimum Required Fire Flow and Flow Duration for Buildings as adopted by the City of Placentia

Type III and IIII	FIRE FLOW CALCULATION AREA (square feet)		FIRE FLOW (gallons/min)		Flow Duration
	Type IIIA and IIIA	Type III and IIII	unsprinklered	sprinklered	
0-22700	0-22700	0-8200	0-5600	0-3600	1500/1000
22701-30200	12701-17000	8201-10900	5601-7900	3601-4800	1500/1000
30201-38700	17001-21800	10901-13900	7901-9800	4801-6200	2000
38701-48300	21801-28200	13901-17400	9801-12900	6201-7700	2250
48301-58000	28201-33200	17401-21300	12901-15400	7701-9400	2500
58001-69600	33201-39700	21301-25500	15401-18400	9401-11300	3150
69601-83700	39701-47100	25501-30100	18401-21800	11301-13400	3000
83701-97700	47101-54900	30101-35200	21801-25900	13401-15600	3250
97701-112700	54901-63400	35201-40900	25901-29300	15601-18000	3500
112701-128700	63401-72400	40901-48400	29301-33500	18001-20600	3750
128701-145900	72401-81100	48401-55200	33501-37900	20601-23400	4000
145901-164200	81101-90400	55201-61900	37901-42700	23401-26300	4250
164201-183400	90401-103100	61901-68600	42701-47700	26301-29300	4500
183401-203700	103101-114900	68601-73300	47701-53000	29301-32600	4750
203701-225200	114901-128700	73301-81100	53001-58800	32601-36000	5000
225201-247700	128701-139400	81101-88200	58801-65400	36001-39500	5250
247701-271200	139401-152600	88201-97700	65401-70900	39501-43400	5500
271201-295900	152601-166500	97701-109500	70901-77000	43401-47400	5750
295901+	166501+	109501+139000	77001+83700	47401+51500	6000
		139001+155500	83701+90800	51501+55700	6250
		155501+175500	90801+97900	55701+60200	6500
		175501+198000	97901+106800	60201+64800	6750
		198001+222000	106801+113200	64801+69600	7000
		222001+247700	113201+123000	69601+74600	7250
		247701+271200	123001+129600	74601+78800	7500
		271201+295900	129601+138300	78801+85100	7750
		295901+	138301+	85101+	8000

Minimum fire flow for a detached, unsprinklered single-family residence duplex up to 3600 sq ft is 1000 gpm.

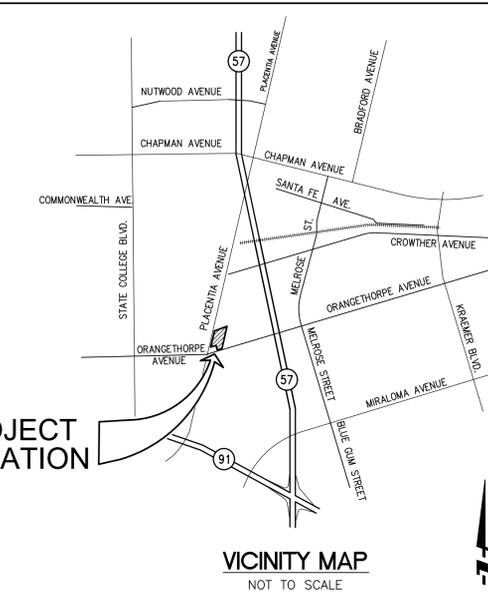
Construction Types shall be based upon actual construction without applying 1-hour equivalency allowed by CBC Table 601 footnote 'e'.

Fire flow measured at 20 psi.

ATTACHMENT 20

CFC TABLE B105.1:
Hydrant Quantity Based on Fire Flow

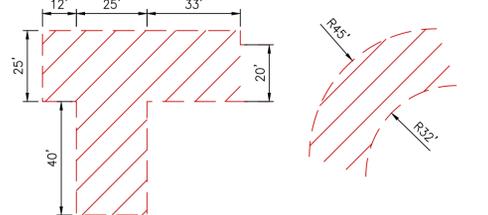
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS
1,750 or less	1
1,751-2,250	2
2,251-3,250	3
3,251-4,000	4
4,001-5,000	5
5,001-5,500	6
5,501-6,000	6
6,001-7,000	7
7,001 or more	8 or more ^c



SCOPE OF WORK
TO PERMIT THE DEVELOPMENT OF 11 THREE-STORY, TOWNHOME-STYLE BUILDINGS CONSISTING OF 75 CONDOMINIUM UNITS, INCLUDING FIVE LIVE-WORK UNITS, ON A 2.72-ACRE DEVELOPED SITE. THE PROJECT ALSO INCLUDES TWO OPEN PLAZA AREAS TOTALING 3,000 SQUARE FEET, ALONG WITH ENHANCED LANDSCAPING AND HARDSCAPE IMPROVEMENTS

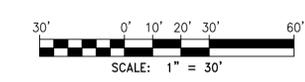
PROJECT INFORMATION
ADDRESS: 777 W ORANGETHORPE AVENUE, PLACENTIA, CA 92870
APN: 339-112-27

CITY OF PLACENTIA
FIRE TURN TEMPLATES
FIRE DEPARTMENT ACCESS & WATER REQUIREMENTS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT - ATTACHMENT 6 & 7



- LEGEND**
- CENTERLINE
 - - - EX EASEMENT LINE
 - - - EX R/W OR PROPERTY LINE
 - EX PUBLIC FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE ACCESS ROADWAY
 - FIRE LADDER PAD
 - FIRE ACCESS HAMMERHEAD TURNING AREA
 - HOSE PULL LENGTH FROM FIRE TRUCK
 - FIRE TRUCK

NEW PAVEMENT CERTIFICATION
FIRE ACCESS ROADS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF PLACENTIA FIRE APPARATUS WITH A TOTAL WEIGHT OF 75,000 POUNDS. APPARATUS WEIGHT IS DISTRIBUTED AS 50,000 POUNDS ON TANDEM REAR AXELS, AND 25,000 POUNDS ON THE FRONT AXLE. THE SURFACE SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. A 20-FOOT MINIMUM ROAD WIDTH IS REQUIRED.



ORANGETHORPE & PLACENTIA
PLACENTIA, CA

FIRE MASTER PLAN

FUSCOE ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, Ca 90017
213.988.8802 fuscoe.com

FMP-1
Scale AS SHOWN
Job No. 1404-007
Date 2/18/26

PLACENTIA FIRE DEPARTMENT ACCESS & WATER PLAN NOTES

- INSPECTION REQUIREMENTS
1. PLACENTIA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL (714) 993-8135 OR EMAIL FIRECRR@PLACENTIA.ORG TO SCHEDULE INSPECTIONS.
 2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 75,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
 3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
 4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT (714) 993-8135 OR EMAIL FIRECRR@PLACENTIA.ORG TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
 5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED PLACENTIA FIRE ACCESS & WATER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
 6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
 7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT PRIOR TO USE.
 8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
 9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
 10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
- GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN PLACENTIA FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
 12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN PLACENTIA FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
 14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE PLACENTIA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
 15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH PLACENTIA FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE.
 16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND PLACENTIA PREVENTION BUREAU ACCESS & WATER GUIDELINE.
 17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
 18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
 19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
 20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE PREVENTION BUREAU ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT.
 21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN PLACENTIA FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

Parking Enforcement Letter

February 03, 2026

Fire and Life Safety Department
 City of Placentia
 401 E. Chapman Avenue
 Placentia, CA 92870

RE: Orangethorpe & Placentia, 777 W Orangethorpe Avenue
 Parking Enforcement Plan

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within **777 W. Orangethorpe Avenue** shall be maintained and in no event shall parking be permitted along any portion of a street or drive that required fire lanes or any area designated as a fire lane for turn-around purposes either during construction or after occupancy.

Homeowner Association shall adopt reasonable rules and regulations regarding the parking of vehicles along the streets, roads and or drives within the project that are not in conflict with applicable law.

In furtherance thereof, **Homeowner Association**, through its officers, committees, and agents, will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and Placentia Fire Prevention Bureau Access & Water Guideline. The law shall be enforced through such rules and regulations by all lawful means, including, written warnings, citing, levying fines and towing vehicles in violation.

Homeowner Association will contract with a certified patrol and towing company to remove vehicles that violate no parking restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations, and legal fees.

Homeowner Association
 Authorized Agent Signature

ATTACHMENT 10

Specifications for Fire Lane Entrance Signs

To be used only at vehicle entry points to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

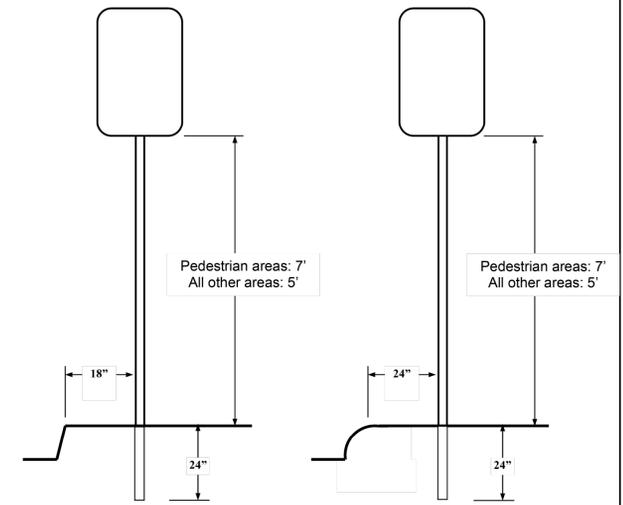
Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

11/2025

35

ATTACHMENT 14

Mounting Specifications for Fire Lane Entrance and No Parking Signs



STANDARD CURB

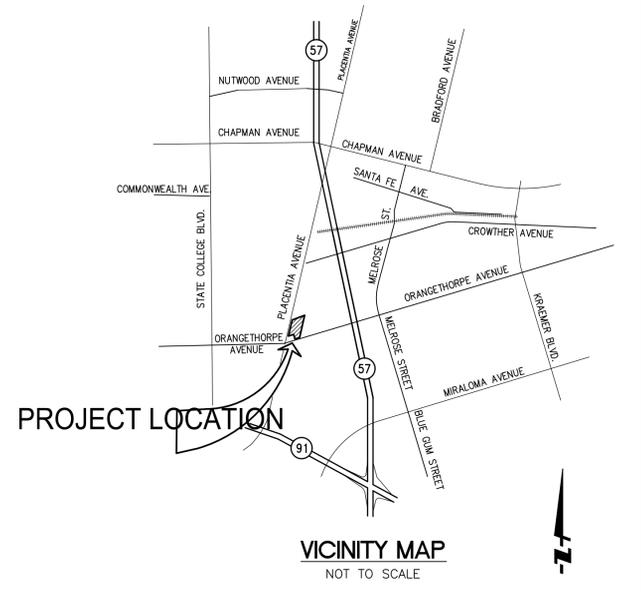
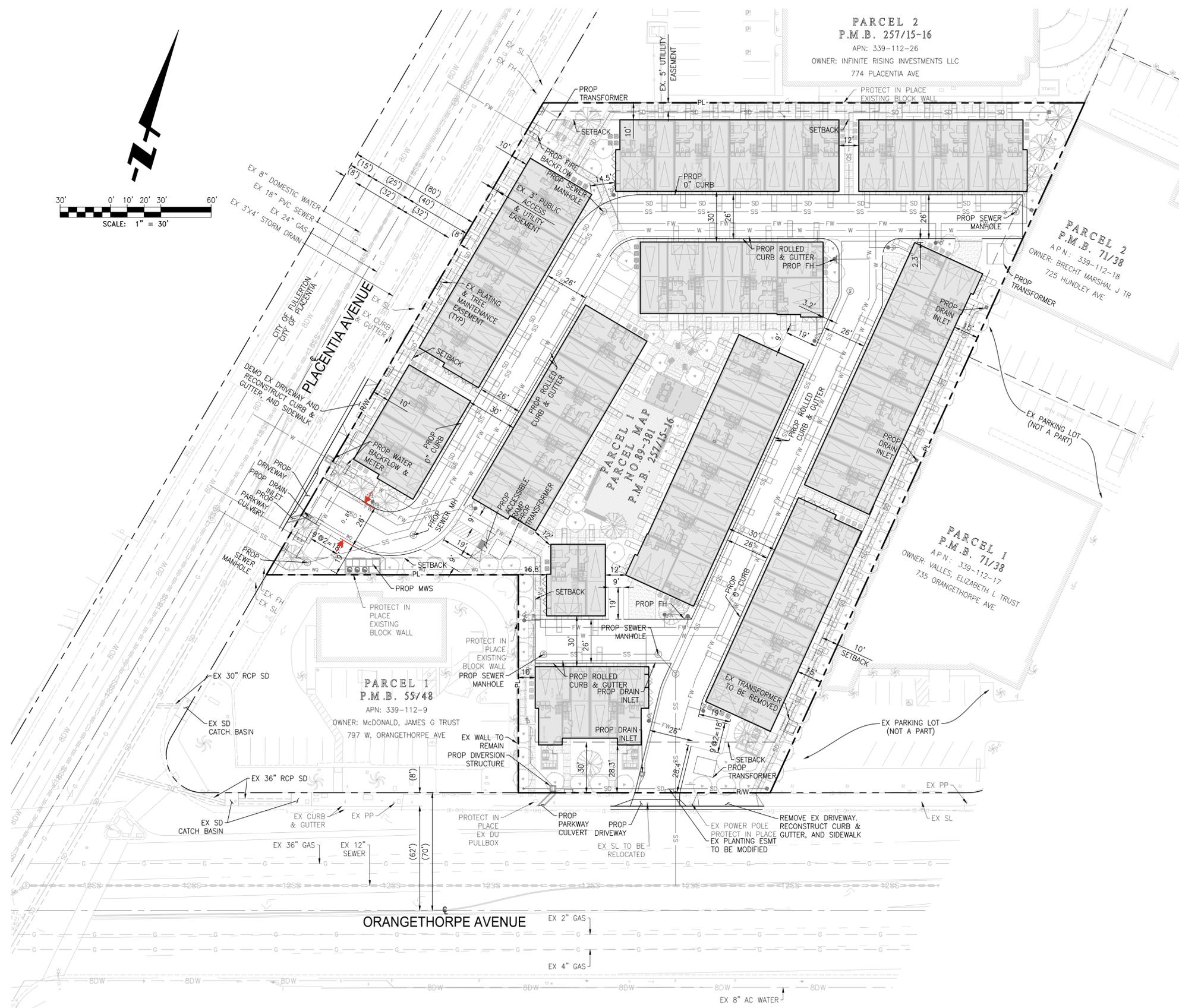
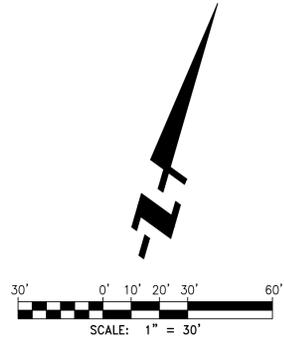
Signs shall be mounted facing the direction of vehicular travel.

Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a *minimum* of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

11/2025

42



LEGAL DESCRIPTION:
 PARCEL 1, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 257, PAGES 15 AND 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBER:
 339-112-27

BASE OF BEARINGS:
 BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS BLSA AND CCCS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

GRID COORDINATES:
 BLSA
 N=2239164.3938
 E=6021324.8174
 CCCS
 N=2261350.6705
 E=6071417.8093

GRID INVERSE BLSA-CCCS:
 N66-06-40.90E 54786.3003 FEET

ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.9999921993

UTILITY AGENCY CONTACTS	
UTILITY COMPANY	TELEPHONE
AT&T DISTRIBUTION	(714) 575-8320
CHARTER COMMUNICATIONS	(909) 721-8502
GOLDEN STATE WATER	(714) 535-8010 EXT 320
METROPOLITAN WATER-OC SUPERSTRUCTURE TEAM	(213) 217-6679
SOUTHERN CALIFORNIA EDISON	(714) 870-3149
SOUTHERN CALIFORNIA GAS	(714) 634-7287
SPRINT	(800) 874-2389

ABBREVIATIONS

APN	ACCESSOR PARCEL NUMBER	PP	POWER POLE
EX	EXISTING	PROP	PROPOSED
FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
MH	MANHOLE	R/W	RIGHT OF WAY
MWS	MODULAR WETLAND SYSTEM	SD	STORM DRAIN
PL	PROPERTY LINE	SL	STREET LIGHT
PMB	PARCEL MAP BOOK		

LEGEND

---	EXISTING PROPERTY/ROW LINE
---	PROPOSED PROPERTY/ROW LINE
---	CENTERLINE
---	EASEMENTS / SETBACKS
---	LOT LINES

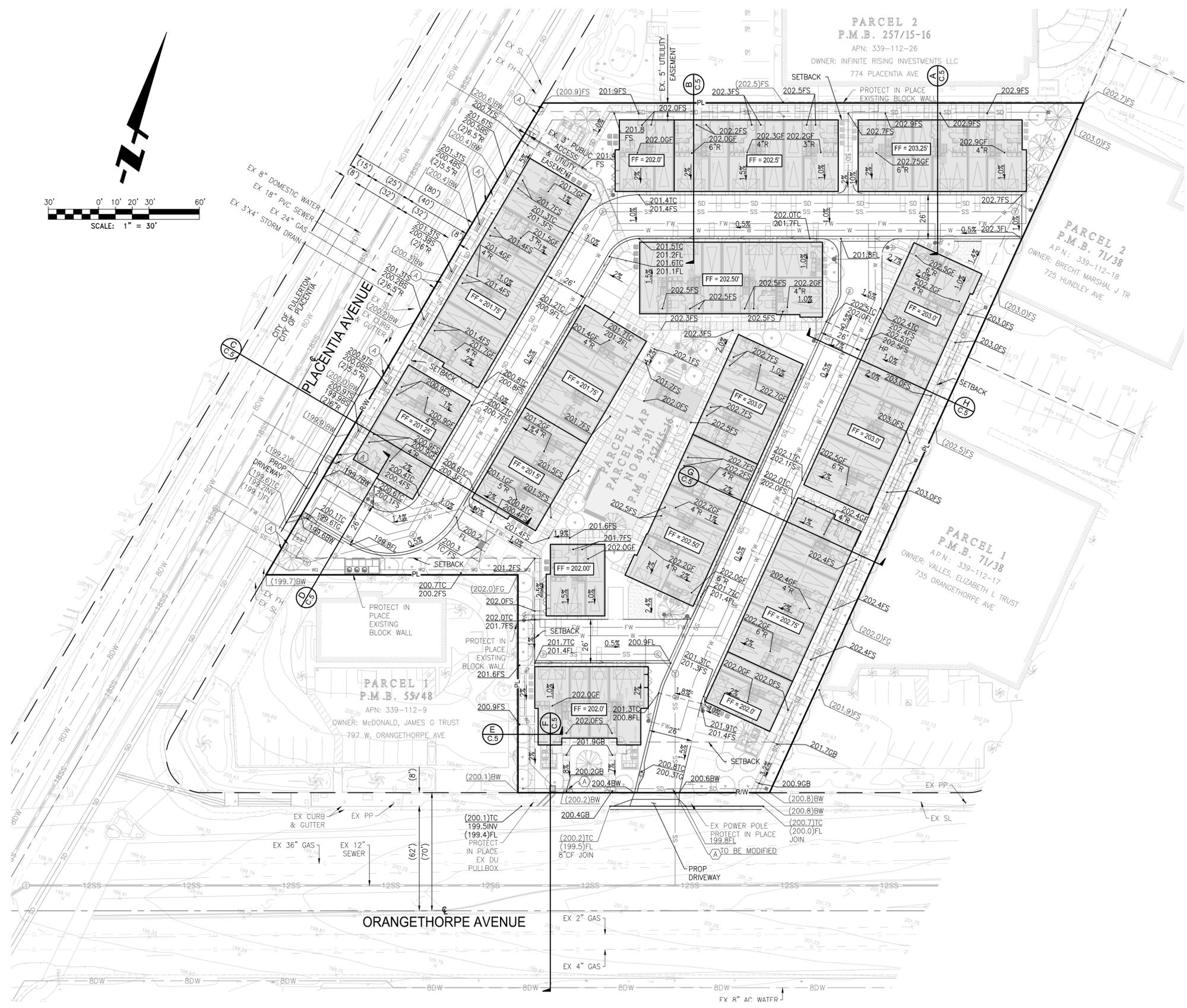
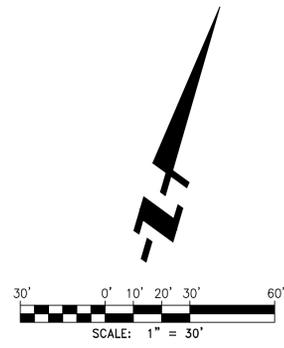
ORANGETHORPE & PLACENTIA
 PLACENTIA, CA

TECHNICAL SITE PLAN

FUSCOE ENGINEERING
 600 Wilshire Blvd, Suite 1470
 Los Angeles, Ca 90017
 213.988.8802 fuscoe.com

C.1
 Scale AS SHOWN
 Job No. 1404-007
 Date 2/18/26

C:\PROJECTS\1404\007\PLANS\ENTIREMENTS\CONCEPTUAL DRAWING PLAN 1404-007-0015.DWG (26-12-2025 11:53:39AM) PLOTTED BY: JHM



ABBREVIATIONS

APN	ACCESSOR PARCEL NUMBER
BW	BACK OF WALK
DU	DRY UTILITY
EX	EXISTING
GF	GARAGE FINISH FLOOR
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FINISHED HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
PMB	PRIVATE MAILBOX
PP	POWER POLE
PROP	PROPOSED
R	RISE
TC	TOP OF CURB
TG	TOP OF GRATE
SL	STREET LIGHT

LEGEND

---	CENTERLINE
---	R/W
---	LOT LINE
---	PROPERTY LINE
---	CITY LIMIT

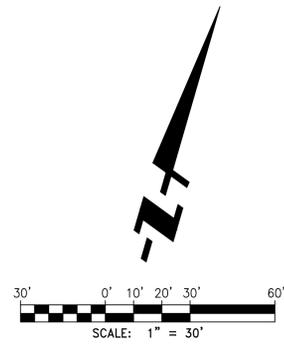
ORANGETHORPE & PLACENTIA
PLACENTIA, CA

CONCEPTUAL GRADING PLAN

FUSCOE
ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, Ca 90017
213.988.8802 fuscoe.com

C.2
Scale AS SHOWN
Job No. 1404-007
Date 2/18/26

C:\PROJECTS\1404\007\PLANS\ENTIREMENTS\CONCEPTUAL GRADING PLAN\1404-007-00002.DWG (02-18-2025 4:11:49PM) Plotted by jhm



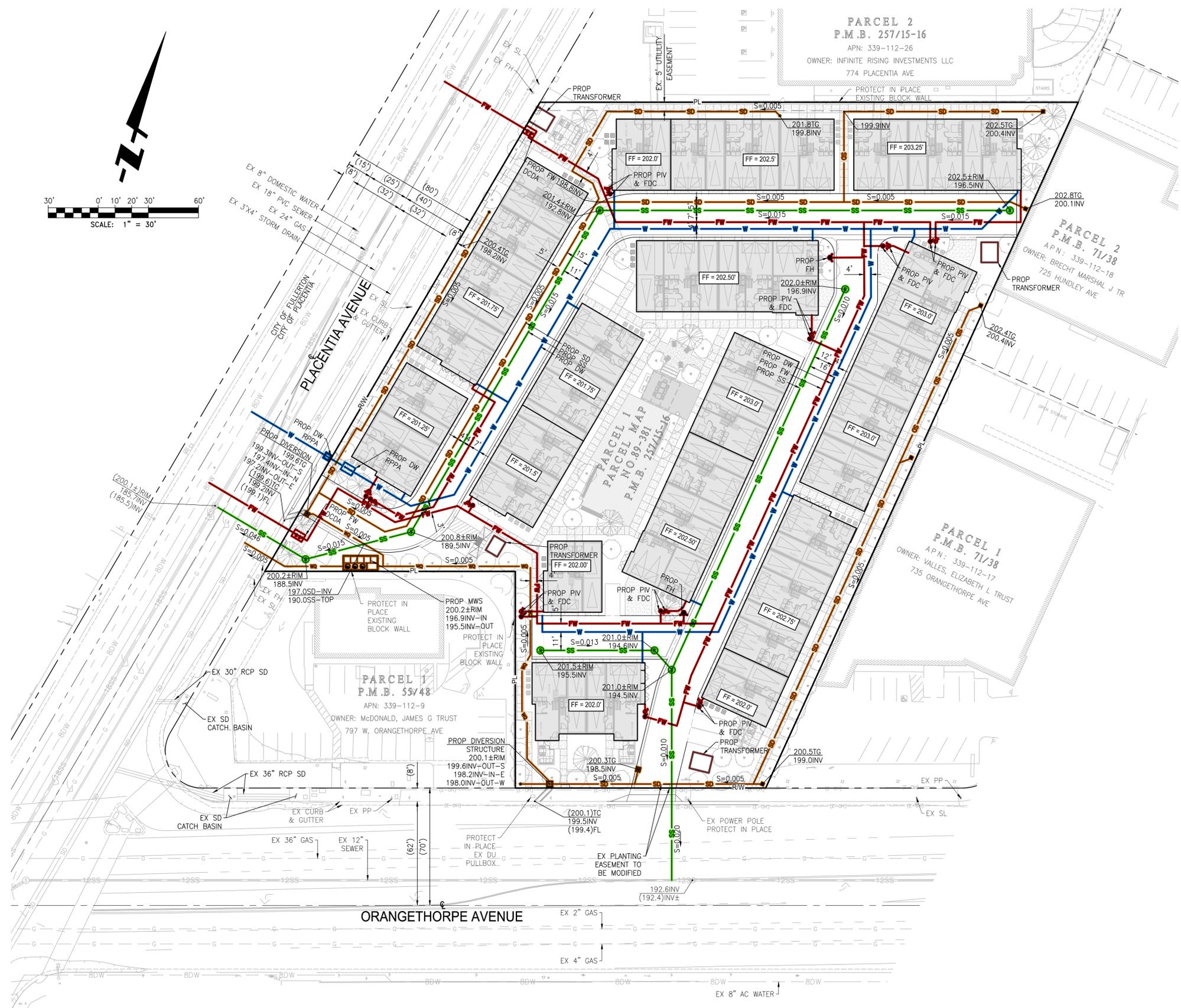
PARCEL 2
P.M.B. 257/15-16
APN: 339-112-26
OWNER: INFINITE RISING INVESTMENTS LLC
774 PLACENTIA AVE

ABBREVIATIONS

APN	ACCESSOR PARCEL NUMBER
EX	EXISTING
FF	FINISHED FLOOR
FH	FINISHED HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PMB	PRIVATE MAILBOX
PP	POWER POLE
PROP	PROPOSED
TC	TOP OF CURB
TG	TOP OF GRATE
SL	STREET LIGHT
SD	STORM DRAIN
SS	SANITARY SEWER

LEGEND

	CENTERLINE
	R/W
	LOT LINE
	PROPERTY LINE
	CITY LIMIT
	PROP STORM DRAIN
	PROP SEWER
	PROP DOMESTIC WATER
	PROP FIRE WATER



ORANGETHORPE & PLACENTIA
PLACENTIA, CA

CONCEPTUAL UTILITY PLAN

FUSCOE
ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, Ca 90017
213.988.8802 fuscoe.com

C.3
Scale AS SHOWN
Job No. 1404-007
Date 2/18/26

C:\PROJECTS\1404\1404-007\PLANS\UTILITIES\CONCEPTUAL_UTILITY_PLAN_1404-007-000001.DWG (02-18-2026 11:13:59) PLOT BY: jpm

VESTING TENTATIVE TRACT MAP NO. 19467

COUNTY OF ORANGE, STATE OF CALIFORNIA

PARCEL 2
P.M.B. 257/15-16

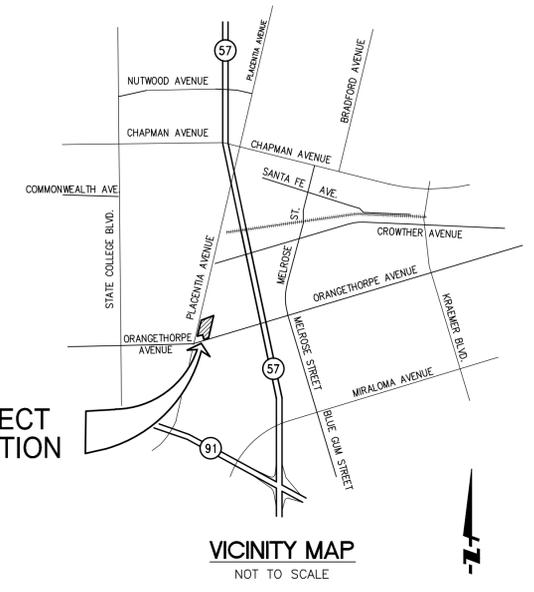
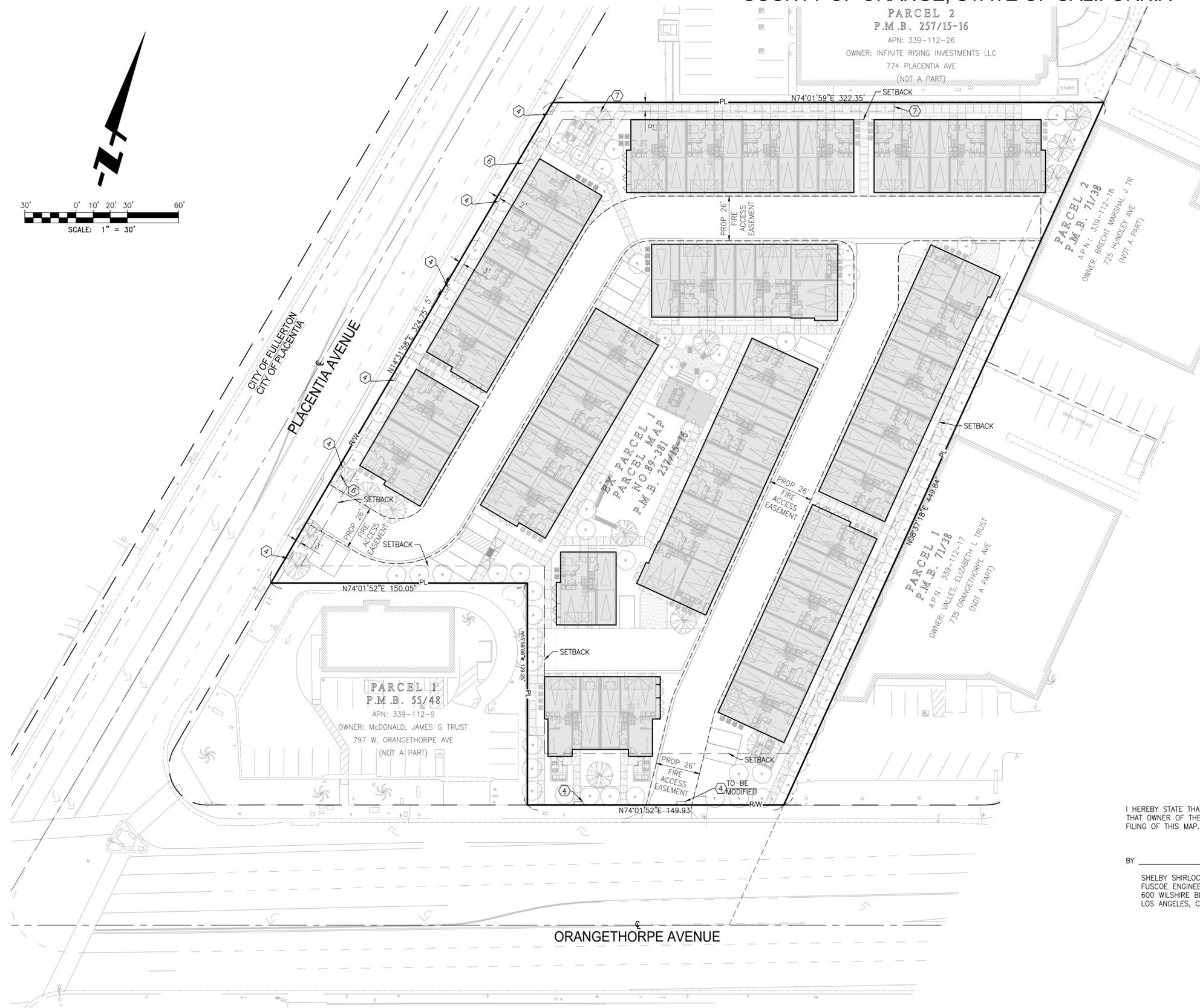
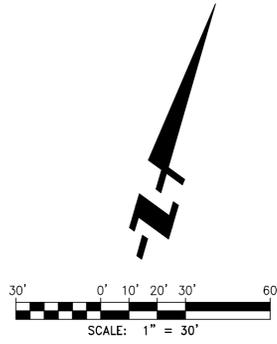
APN: 339-112-26
OWNER: INFINITE RISING INVESTMENTS LLC
774 PLACENTIA AVE
(NOT A PART)

PARCEL 2
P.M.B. 71/38
APN: 339-112-78
OWNER: BRECHT MARSHAL J TR
725 HUNDLEY AVE
(NOT A PART)

PARCEL 1
P.M.B. 71/38
APN: 339-112-17
OWNER: VALLES, ELIZABETH L TRUST
725 ORANGETHORPE AVE
(NOT A PART)

PARCEL 1
P.M.B. 55/48
APN: 339-112-9

OWNER: McDONALD, JAMES G TRUST
797 W. ORANGETHORPE AVE
(NOT A PART)



LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 257, PAGES 15 AND 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT SUMMARY

EXISTING (PARCEL MAP BOOK 257/15-16)
PARCEL 1 118,541 SF/2.72 AC

PROPOSED (VTM XXXX)
LOT 1 118,541/2.72 AC

TITLE EXCEPTIONS

- ④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF PLACENTIA
PURPOSE: TREE PLANTING AND TREE MAINTENANCE
RECORDING DATE: OCTOBER 26, 1972
RECORDING NO: IN BOOK 10394, PAGE 627 OF OFFICIAL RECORDS
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF PLACENTIA
PURPOSE: PUBLIC STREET AND ROAD PURPOSES, PUBLIC UTILITIES, WIRES, CABLES, CONDUITS, STORM SEWERS, SANITARY SEWERS AND WATER PIPE LINES (FOR ANY PURPOSES, POTABLE OR NON-POTABLE, DOMESTIC OR AGRICULTURAL), A RIGHT-OF-WAY AND EASEMENT
RECORDING DATE: OCTOBER 25, 1990
RECORDING NO: AS INSTRUMENT NO. 90-568234 OF OFFICIAL RECORDS
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND AND UTILITY PURPOSES
RECORDING DATE: MAY 26, 1992
RECORDING NO: AS INSTRUMENT NO. 92-349909 OF OFFICIAL RECORDS

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS BLSA AND CCCS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

GRID COORDINATES:

BLSA	CCCS
N=2239164.3938	N=2261350.6705
E=6021324.8174	E=6071417.8093

GRID INVERSE BLSA-CCCS:

N66-06-40.90E	54786.3003 FEET
---------------	-----------------

ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.9999921993

OWNERSHIP STATEMENT

I/WE BEING THE OWNER OF RECORD OR AUTHORITY AGENT FOR THE OWNER OF RECORD OF THE PROPERTY IDENTIFIED HEREON, CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT OWNER OF THE RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

BY _____ DATE _____
SHELBY SHIRLOCK, P.E. RCE NO. C75912
FUSCOE ENGINEERING
600 WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA 90017

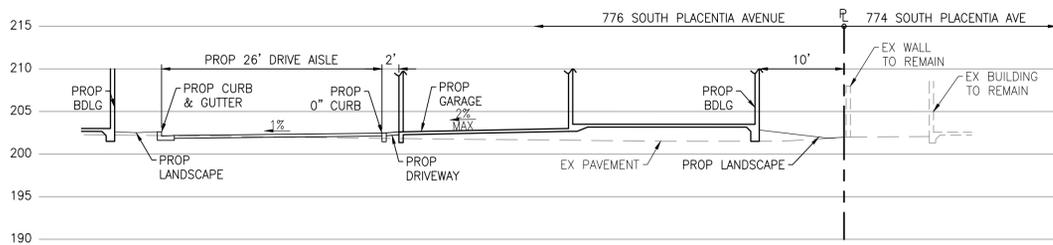
ORANGETHORPE & PLACENTIA
PLACENTIA, CA

TENTATIVE TRACT MAP

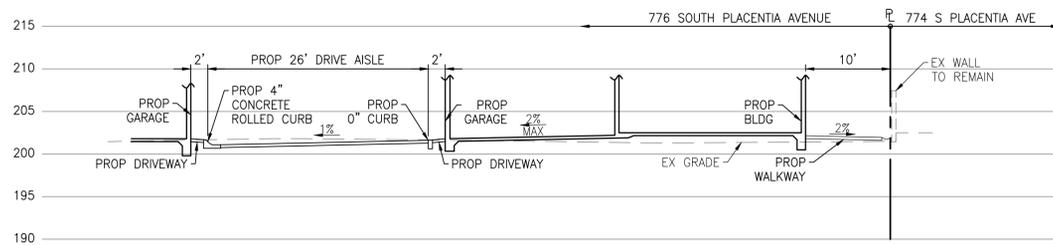
FUSCOE ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, Ca 90017
213.988.8802 fuscoe.com

C.4
Scale AS SHOWN
Job No. 1404-007
Date 2/18/26

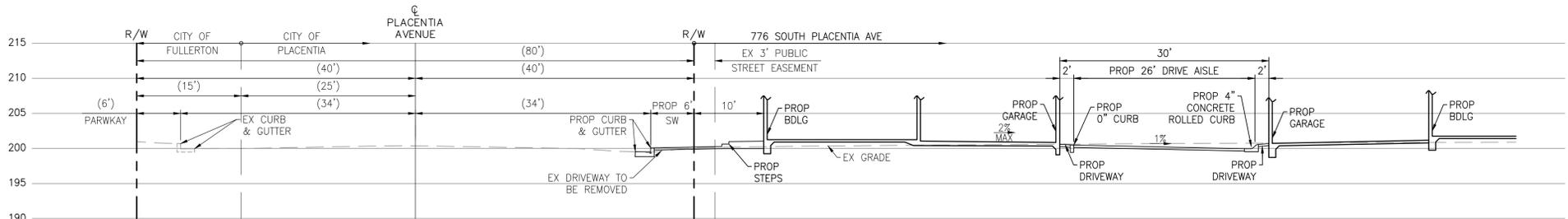
C:\PROJECTS\1404-007\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1404-007-CONGRDING (02-18-2025 14:51:19) Placed by: ym



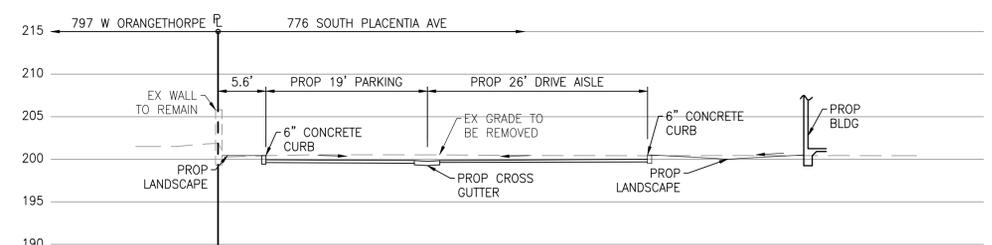
SECTION A-A **A**
SCALE: 1" = 10'
C.5



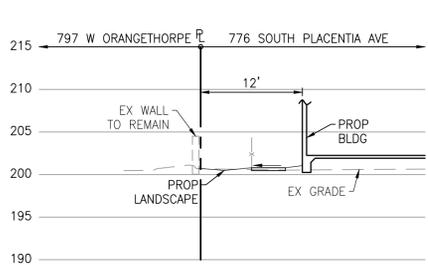
SECTION B-B **B**
SCALE: 1" = 10'
C.5



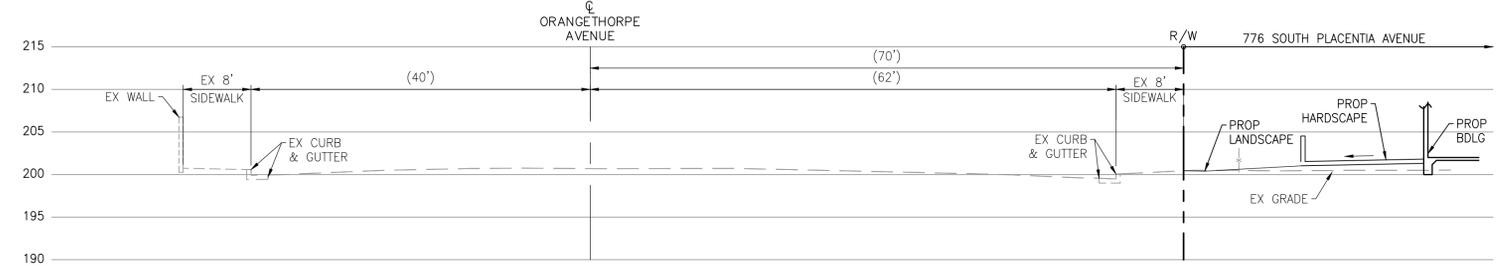
SECTION C-C **C**
SCALE: 1" = 10'
C.5



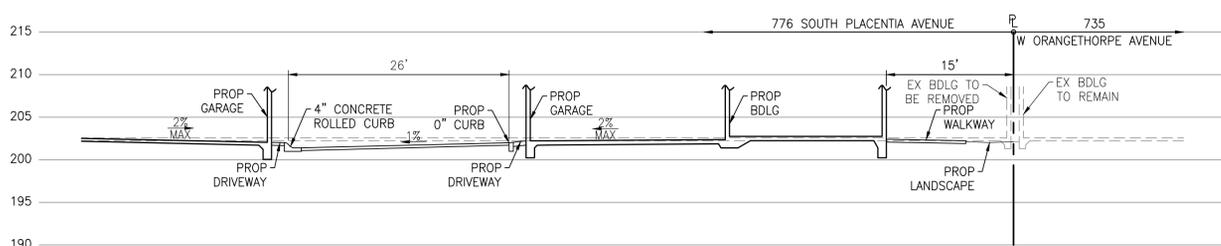
SECTION D-D **D**
SCALE: 1" = 10'
C.5



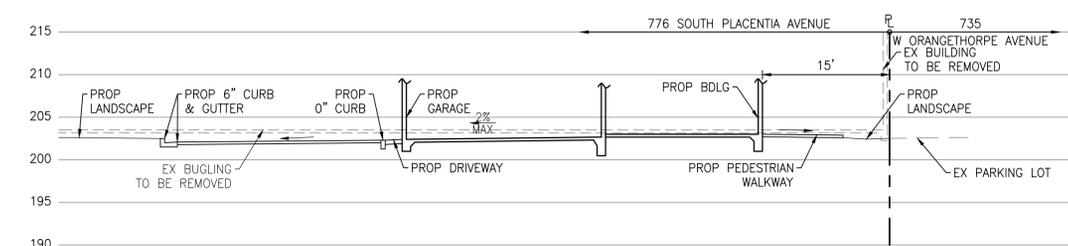
SECTION E-E **E**
SCALE: 1" = 10'
C.5



SECTION F-F **F**
SCALE: 1" = 10'
C.5



SECTION G-G **G**
SCALE: 1" = 10'
C.5



SECTION H-H **H**
SCALE: 1" = 10'
C.5



ORANGETHORPE & PLACENTIA
PLACENTIA, CA

CROSS SECTIONS

FUSCOE
ENGINEERING
600 Wilshire Blvd, Suite 1470
Los Angeles, Ca 90017
213.988.8802 fuscocoe.com

C.5
Scale AS SHOWN
Job No. 1404-007
Date 2/18/26

C:\PROJECTS\1404\1404-007\PLANS\ENTIREMENTS\CONSTRUCTION GRADING PLAN\1404-007-0206C5.WMG (02-18-2025 14:54:18) Plotted by jhm



- PLAZA
- low wall
 - lounge seating
 - shade trees

NEIGHBORHOOD ENTRY

TRANSFORMER

- PASEO
- walkway to front doors
 - enhanced landscape
 - screen trees

CENTRAL GREEN

- see sheet L.2

- PLAZAS
- live-work patios
 - low wall
 - accent trees



- THE LOUNGE
- seating
 - decomposed granite
 - multi-trunk accent tree

- DINING TERRACE
- shade trellis
 - built-in bbq counter
 - accent paving
 - dining tables
 - accent planting

- THE LAWN
- open turf
 - accent trees
 - built-in benches

PROPOSED TREE PALETTE:			
ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTIVE (REGION 3 - SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:			
ACACIA PURPUREA	PURPLE ACACIA Standard	24" BOX	LOW
AGONIS FLEXUOSA	PEPPERMINT WILLOW Standard	36" BOX	LOW
ARBUTUS x MARINA	HYBRID STRAWBERRY Multi-Trunk	24" BOX	MEDIUM
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM Multi-Trunk	36" BOX	MEDIUM
CINNAMOMUM CAMPHORA	CAMPBOR TREE Standard	36" BOX	MEDIUM
JACARANDA ACUTIFOLIA	JACARANDA	36" BOX	MEDIUM
MAGNOLIA G. 'LITTLE GEM'	MAGNOLIA Low Branch	24" BOX	MEDIUM
MELALEUCA QUINQUENERVIA	CAJEPUT TREE Multi-Trunk	24" BOX	MEDIUM
METROSIDEROS EXCELSA	NZ CHRISTMAS TREE Standard	24" BOX	MEDIUM
OLEA 'SWAN HILL'	FRUITLESS OLIVE Multi-Trunk	36" BOX	MEDIUM
PHOENIX DACTYLIFERA 'MEDJOO'	DATE PALM	32" BTH	MEDIUM
PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	LOW
PINUS ELDERICA	AFGHAN PINE Low Branching	24" BOX	LOW
PINUS TORREYANA	TORREY PINE Low Branching	24" BOX	LOW
PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK Standard	36" BOX	LOW
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK Standard	36" BOX	MEDIUM
RHUS LANCEA	AFRICAN SUMAC Standard	24" BOX	LOW
TRISTANIA CONFERTA	BRISBANE BOX Low Branching	24" BOX	MEDIUM
WASHINGTONIA FILIFERA 'HYBRID'	CALIFORNIA FAN PALM	18" BTH	LOW
ACCENT:			
ALOE BAINSEII	TREE ALOW	24" BOX	LOW
BRAHEA ARMATA	MEXICAN BLUE PALM	24" BOX	LOW
CERCIDIUM X 'DESERT MUSEUM'	HYBRID PALO VERDE	24" BOX	LOW
DRACAENA DRACO	DRAGON TREE	36" BOX	LOW
CERCIS CANADENSIS 'FOREST PANSY'	RED BUD Standard	36" BOX	MEDIUM
PODOCARPUS 'ICEE BLUE'	LONG-LEAFED YELLOWWOOD	24" BOX	MEDIUM
STREET TREES:			
NO STREET TREES PROPOSED			

PROPOSED SHRUB PALETTE:			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS:			
IRRIGATION HYDROZONE 1: LOW WATER CONSERVING PLANTING AREA:			
ECHEVERIA GLAUCA	HENS & CHICKS	1 GAL	LOW
ECHEVERIA PEACOCKII	PEACOCK ECHEVERIA	5 GAL	LOW
AEONIUM ARBOREUM 'SCHWARZKOPF'	AEONIUM	5 GAL	LOW
AGAVE AMERICANA	CENTURY PLANT	15 GAL	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
DASYLIRION WHEELERI	DESERT SPOON	15 GAL	LOW
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW
KALANCHOE BEHARENSIS	FELT PLANT	15 GAL	LOW
MUHLENBURGIA CAPILLARIS	PINK MUHLY	5 GAL	LOW
SENECIO MANDRALISCAE	SENECIO	1 GAL	LOW
WESTRINGIA FLORIBUNDA	COAST ROSEMARY	5 GAL	LOW
IRRIGATION HYDROZONE 2: MEDIUM / LOW TRANSITION PLANTING AREAS:			
AEONIUM 'URBICUM' 'SALAD BOWL'	AEONIUM	5 GAL	LOW
ALOE BAINSEII	TREE ALOE	24" BOX	LOW
ALOE STRIATA	CORAL ALOE	5 GAL	LOW
ARBUTUS 'COMPACTA'	DWARF STRAWBERRY	5 GAL	LOW
BOUGAINVILLEA ROSENKA	SHRUB BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
CAREX DIVULSA	BERKELEY SEDGE	5 GAL	MEDIUM
CHONDRPETALUYM 'ELEPHANTINUM'	LARGE CAPE RUSH	5 GAL	LOW
DIANELLA REVOLUTA	LITTLE REV	5 GAL	LOW
DRACAENA DRACO	DRAGON TREE	24" BOX	LOW
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	SPINY-HEADED MAT RUSH	5 GAL	MEDIUM
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL	LOW
SALVIA CLEVELANDII	CA BLUE SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
IRRIGATION HYDROZONE 3: MEDIUM / LOW ENHANCED SHRUBS:			
AGAVE ATTENUATA 'NOVA'	FOXTAIL AGAVE	15 GAL	LOW
ALYOGYNE HUEGELII	BLUE HIBISCUS	15 GAL	LOW
ASPARAGUS DENSIPLORUS 'MYERSII'	MYER ASPARAGUS	5 GAL	LOW
BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	MEDIUM
CARISSA M. 'HORIZONTALIS'	NATAL PLUM	5 GAL	MEDIUM
CRASSULA OVATA	JADE PLANT	15 GAL	LOW
FURCRACEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	15 GAL	LOW
PHORMIUM HYBRIDS	NEW ZEALAND FLAX	5 GAL	LOW
PITTOSPORUM C. 'COMPACTUM'	PITTOSPORUM	5 GAL	MEDIUM
PITTOSPORUM T. 'GOLF BALL'	'GOLF BALL' KOHUHU	5 GAL	MEDIUM
PRUNUS ILICIFOLIA SPP. LYONII	CATALINA CHERRY	24" BOX	VERY LOW
ORGANIC MULCHES:			
3" THICK SHREDDED BARK MULCH (SHRUB AREAS - ALL HYDROZONES)			

LIMITED USE AREA (Line of Sight) NOTE:
 ALL TREE BRANCHES TO BE TRIMMED TO 8' HIGH ABOVE FINISH GRADE.
 ALL SHRUBS WITHIN LIMITED USE AREA TO BE MAINTAINED AT 24" HIGH MAXIMUM.

WATER EFFICIENT LANDSCAPING NOTE:
 THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
 1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF PLACENTIA LANDSCAPE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
 2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.



IRRIGATION HYDROZONES:

	HYDRO-ZONE 1 - NORTH/EAST FACING - 7,622 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 2 - SOUTH/WEST FACING - 13,220 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 3 - COURTYARD NORTH/EAST - 664 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
	HYDRO-ZONE 4 - COURTYARD SOUTH/WEST - 726 S.F. IRRIGATION TECHNIQUE TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
TOTAL LANDSCAPE AREA: 22,232 S.F.	

IRRIGATION EQUIPMENT SCHEDULE:

IRRIGATION UTILITIES

	WATER METER	1.5" DEDICATED LANDSCAPE WATER METER. SEE CIVIL ENGINEER PLANS.
	FEBCO 825Y	1.5" BACKFLOW PREVENTION UNIT - TO BE LOCATED IN UTILITY ROOM. FINAL LOCATION TO BE COORDINATED WITH OWNERS REPRESENTATIVE.
	WILKINS KING BROS.	GATE VALVE - BLOCKED TRUE UNION PVC - 2" & SMALLER
	HUNTER	HQ33-LRC 3/4" QUICK COUPLER VALVE with LOCKING RUBBER CAP. INSTALLED AT 75' o.c. MAX. SPACING THROUGHOUT THE SITE.
	HUNTER	PGV-ASV SERIES - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE with ACCU-SYNC ADJUSTABLE PRESSURE REGULATING DIAL - SIZE AS SHOWN ON PLAN.
	RAINBIRD	1" MASTER VALVE - PESB SERIES VALVE
	DATA INDUSTRIAL	1" IR-100 SERIES FLOW SENSOR

IRRIGATION CONTROLLER

	RAINBIRD	ESP-LXM1F WALL MOUNT CONTROLLER with FLOW SENSING and RAINBIRD WEATHER SMART ET MANAGER and NECESSARY ACCESSORIES. WEATHER REACH SIGNAL PROVIDER 1-(877)-351-6588. ALLOW TWO EXTRA AVAILABLE STATIONS MIN. INCLUDING MASTER VALVE and FLOW STATION. INSTALL IN POWDER COATED LOCKING METAL CABINET: LXM1.
NO SYMBOL	RAINBIRD	WR2-RC WIRELESS RAIN SENSOR. INSTALL per MANUFACTURER'S SPECIFICATIONS.
	POWER for CONTROLLER	120 VOLT ELECTRICAL PROVIDED BY ELECTRICIAN. FIELD VERIFY ACTUAL LOCATION.

SUB-SURFACE IRRIGATION

	HUNTER	ICZ-FS-101/151-AS-ADJ REMOTE CONTROL DRIP ZONE KIT with FILTER and ACCU-SENSE ADJUSTABLE PRESSURE REGULATOR. (INSTALL WITHOUT FLOW CONTROL AT LOW FLOW CONDITIONS.)
	HUNTER	PLD-ESD-06-12 SUB-SURFACE DRIPLINE TUBING 0.6 GPH EMITTERS at 12" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED 4" MINIMUM BELOW FINISHED SOIL GRADE w/ 9" WIRE STAKES FIVE (4) FEET ON CENTER. VERIFY THE LAYOUT AND 12" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM per MANUFACTURER'S SPECIFICATIONS.
	HUNTER	USE HUNTER FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPPERLINE TUBING. WITH 17MM INSERT FITTINGS. IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
	HUNTER	DRIPPERLINE AUTOMATIC LINE FLUSH VALVE. - PROVIDE SCH 40 OR SCH 80 SOLVENT-WELD BALL VALVE FOR FLUSH OFF OF PCV EXHAUST MANIFOLD PIPE(SIZE PER PLAN). INSTALL FLUSH VALVE INSIDE 6" ROUND VALVE BOX. ONE AT THE END OF ANY TECHLINE CV LATERAL or PVC EXHAUST HEADER. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN TECHLINE-CV LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.
	HUNTER	PLD-ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED with COMBINATION TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIPPERLINE LATERALS WITHIN THE ELEVATED AREA.
	AS APPROVED	NON-PRESSURE LATERAL SCH. 40 SUPPLY LATERAL with NECESSARY FITTINGS. NOTE EXHAUST LATERALS NOT SHOWN.
	AS APPROVED	DRIPPERLINE LAYOUT NOTE: NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN for GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.
	HUNTER	TREE DRIPPER RING: PLD-10-12 SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS at 8" ON CENTER CONCENTRIC RING SPACING- ALL TUBING SHALL BE INSTALLED 4" MINIMUM BELOW FINISHED SOIL GRADE w/ 9" WIRE STAKES FIVE (5) FEET ON CENTER. VERIFY THE LAYOUT AND 12" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. SEE DETAIL.

IRRIGATION PIPING

	AS APPROVED	NON-PRESSURE LATERAL SCH. 40 FOR SIZES 3/4" - 2" W/ PVC SCH. 40 FITTINGS - BURY MIN. 12" BELOW GRADE (SIZE AS NOTED ON PLAN).
	AS APPROVED	1 1/2" PRESSURE MAINLINE SCH. 40 PVC. IN PLANTER AREA FOR SIZES 3/4" - 1 1/2". - BURY MIN. 18" BELOW GRADE (SIZE AS NOTED ON PLAN).
	AS APPROVED	PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED - EXTEND 12" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE.

IRRIGATION MISCELLANEOUS EQUIPMENT

NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	SPEARS	DS-400 PRE-FILLED WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS
NO SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS

RAIN BIRD

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET _r)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	Project Type	Residential	Estimated Total Water Use (ETWU) ¹		
49.7						0.55		
Hydrozone # / Planting Description ²				ETAF (PP/E)	Landscape Area (Sq. Ft.)	ETAF x Area		
Regular Landscape Areas								
Hydrozone 1 - North/East Facing	0.4	Drip	0.81	0.49	5400	2667		
Hydrozone 2 - South/West Facing	0.4	Drip	0.81	0.49	9125	4506		
Hydrozone 3 - Courtyard North/East	0.3	Drip	0.81	0.37	1792	664		
Hydrozone 4 - Courtyard South/West	0.3	Drip	0.81	0.37	1856	685		
					Totals	18167	8522	262589
					ETWU Total		262589	
					Maximum Allowed Water Allowance (MAWA) ³		307889	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	8522							
Total Area	18167							
Average ETAF	0.47							
All Landscape Areas								
Total ETAF x Area	8522							
Total Area	18167							
Average ETAF	0.47							

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	12' HT THEME POLE	PEDESTRIAN WALKWAYS/ENTRY DRIVE FIXTURE WILL NOT PRODUCE OFF-SITE GLARE
	12' HT POLE	COURTYARDS
	STREET LIGHT	STREETSCAPE STREET LIGHTS PER CITY STANDARDS AND APPROVED PLAN, AS NEEDED PER THE CITY STANDARDS AND THE APPROVED STREET IMPROVEMENT PLANS
	42" HT LIGHT BOLLARD	PEDESTRIAN WALKWAYS
	BUILDING MOUNTED SCONCE	TO BE SELECTED BY ARCHITECT
	CEILING LIGHT	METAL TRELLIS STRUCTURES / ARCHITECTURE. FIXTURE WILL NOT PRODUCE OFF-SITE GLARE

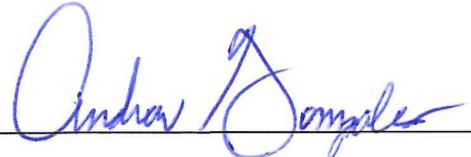
AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA)
County of Orange) ss

I, ANDREW GONZALES say that on the 26th day of February 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: 777 W. Orangethorpe Avenue & 776 S. Placentia Avenue
Case No.: DPR 2025-03 & VTTM 19467
Meeting Date: March 10, 2026

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



Executed at Placentia, California on this 26th day of February, 2026.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the **Council Chambers** of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, March 10, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following items:

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

PROJECT LOCATION: 777 W. Orangethorpe Avenue & 776 S. Placentia Avenue (adjacent to the northeast corner of W. Orangethorpe Avenue and S. Placentia Avenue) APN 339-112-27

CASE NOS.: Development Plan Review No. DPR 2025-03 and Vesting Tentative Tract Map No. VTTM 19467

REQUEST: DPR: To permit the demolition of all onsite structures associated with a former car dealership use and to permit the development of 11 three-story, townhome-style buildings consisting of 75 residential condominium units, including five live-work units, on a previously 2.72-acre developed site. The project also includes two open plaza areas totaling 3,000 square feet, along with enhanced landscaping and hardscape improvements. **VTTM:** A request to subdivide the property for the purpose of creating 75 residential condominium units.

Environmental Determination (CEQA) The proposed development is statutorily exempt pursuant to Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects).

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: February 26, 2026
MAILED: February 26, 2026
POSTED: February 26, 2026

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the **Council Chambers** of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, March 10, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following items:

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

PROJECT LOCATION: 777 W. Orangethorpe Avenue & 776 S. Placentia Avenue (adjacent to the northeast corner of W. Orangethorpe Avenue and S. Placentia Avenue) APN 339-112-27

CASE NOS.: Development Plan Review No. DPR 2025-03 and Vesting Tentative Tract Map No. VTTM 19467

REQUEST: DPR: To permit the demolition of all onsite structures associated with a former car dealership use and to permit the development of 11 three-story, townhome-style buildings consisting of 75 residential condominium units, including five live-work units, on a previously 2.72-acre developed site. The project also includes two open plaza areas totaling 3,000 square feet, along with enhanced landscaping and hardscape improvements. **VTTM:** A request to subdivide the property for the purpose of creating 75 residential condominium units.

Environmental Determination (CEQA) The proposed development is statutorily exempt pursuant to Public Resources Code § 21080.66 (AB 130 – Infill Housing Development Projects).

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: February 26, 2026
MAILED: February 26, 2026
POSTED: February 26, 2026

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



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!

AVISO OFICIAL AFECTANDO SU PROPIEDAD

FAVOR DE LEER!

ELDEN ELECTRICAL EXHIBITION
715 HUNDLEY WAY
Placentia, CA 92870

COAST AIRBRUSH
751 DUNN WAY
Placentia, CA 92870

T.C. SPECIALTIES, INC.
460 INDUSTRIAL WAY
Placentia, CA 92870

INDUSTRIAL METAL PRINTING
821 W CROWTHER
Placentia, CA 92870

HEDRICK-MCDONALD
PROPERTIES
797 W ORANGETHORPE AVE
Placentia, CA 92870

KLK LAW GROUP LLP
701 W KIMBERLY AVE SUITE 250
Placentia, CA 92870

JACK IN THE BOX #3203
797 W ORANGETHORPE AVE
Placentia, CA 92870

BIMBO BAKERIES USA INC
500 S PLACENTIA AVE
Placentia, CA 92870

QUALITY INN PLACENTIA
710 W KIMBERLY AVE
Placentia, CA 92870

CALI RAISED MOTORSPORTS INC.
735 W ORANGETHORPE AVE.
Placentia, CA 92870

LINDE GAS & EQUIPMENT INC.
617 W ORANGETHORPE AVE
Placentia, CA 92870

ROSSI/JACKSON INC
708 DUNN WAY
Placentia, CA 92870

CONTRERAS METAL POLISHING
461 INDUSTRIAL WAY
Placentia, CA 92870

DBR CUSTOM UPHOLSTERY
817 W CROWTHER
Placentia, CA 92870

HARRISON TAX SERVICE
711 W KIMBERLY AVE #275
Placentia, CA 92870

LANGUAGE SYSTEMS
750 S PLACENTIA AVE
Placentia, CA 92870

MR'S K'S MINI MART
615 W ORANGETHORPE AVE.
Placentia, CA 92870

MITECH
702 DUNN WAY
Placentia, CA 92870

RESIDENCE INN BY MARRIOTT-
PLAC
700 W KIMBERLY AVE
Placentia, CA 92870

TES COVERS
735 W ORANGETHORPE AVE.
Placentia, CA 92870

STOCKER & COLLINS LLC
751 DUNN WAY
Placentia, CA 92870

HAZ PARTY RENTALS
455 INDUSTRIAL WAY
Placentia, CA 92870

PACIFIC ARCHITECTURAL
WOODWORKING
466 INDUSTRIAL WAY
Placentia, CA 92870

LABEL SPECIALTIES INC.
704 DUNN WAY
Placentia, CA 92870

TAXSHIELD INC.
711 W KIMBERLY AVE #170
Placentia, CA 92870

APLUS RECRUITING
701 KIMBERLY AVE #110
Placentia, CA 92870

THE BRUERY LLC
715 DUNN WAY
Placentia, CA 92870

LUMEN 21, INC.
711 KIMBERLY AVE. #110
Placentia, CA 92870

SPRINGHILL SUITES BY
MARRIOTT
380 S PLACENTIA AVE
Placentia, CA 92870

SPEED WAGON AUTO REPAIR
710 HUNDLEY WAY
Placentia, CA 92870

D & M AUTO
625 W ORANGETHORPE AVE
Placentia, CA 92870

AUTO NETWORK GROUP INC
625 W ORANGETHORPE AVE
Placentia, CA 92870

GMS AUTO
609 W ORANGETHORPE AVE.
Placentia, CA 92870

BEST 4 LESS - PLACENTIA 2
480 S PLACENTIA AVE
Placentia, CA 92870

MAXIMUM SPEED PERFORMANCE
PARTS
829 W CROWTHER
Placentia, CA 92870

OC DRIVELINE AND GEAR INC
471 INDUSTRIAL WAY
Placentia, CA 92870

MUFFLER MAN
475 INDUSTRIAL WAY
Placentia, CA 92870

BRONSTON PERFORMANCE
ENGINES
702 DUNN WAY
Placentia, CA 92870

INTERFACE REHAB INC.
774 S. PLACENTIA AVE #200
Placentia, CA 92870

TWINS CHIROPRACTIC
600 S PLACENTIA AVE #600
Placentia, CA 92870

HENRY SCHEIN PPT, INC.
620 S PLACENTIA AVE
Placentia, CA 92870

HPR INC
620 S PLACENTIA AVE
Placentia, CA 92870

CONCENTRA HEALTH SERVICES
INC
640 S PLACENTIA AVE
Placentia, CA 92870

Orange County Transportation Authority
(OCTA)
c/o Dan Phu, Director of Planning
550 South Main Street
Orange, CA 92868

AT&T
c/o Dan Vozenilek
Lead Internal Affairs
1452 Edinger Avenue
Tustin, CA 92780

Southern California Edison
c/o Michael Saragoza, Planning Specialist
1851 West Valencia Drive
Fullerton, CA 92833

Regional Water Quality Control Board
c/o Terry Reeder, Senior Engineering
Geologist
3737 Main Street, Suite 500
Riverside, CA 92501

Placentia-Yorba Linda USD - Maintenance
and Facilities
c/o Shelly Winters
1301 East Orangethorpe Avenue
Placentia, CA 92870

Rebecca Davis
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Placentia-Yorba Linda Unified School
District
1301 E. Orangethorpe Avenue
Placentia, CA 92870-5302

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

Charter/Spectrum Communications
c/o Jefferey Childers
560 S. Promenade Avenue, Unit 102
Corona, CA 92879

Golden State Water Company
c/o Ken Vecchiarelli
2283 Via Burton
Anaheim, CA 92806

Lot 318
c/o Letty Gali, Director
536 Dartmouth Drive
Placentia, CA 92870

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

Chase Preciado
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Yorba Linda Water District
c/o Annie Alexander
1717 East Miraloma Ave,
Placentia, CA 92870

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

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

South Coast Air Quality Management
District
c/o Lisa Tanaka-O'Malley
21865 Copley Drive
Diamond Bar, CA 91765

Republic Services
Peter Beseda, General Manager
1235 North Blue Gum St.
Anaheim, CA 92806

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

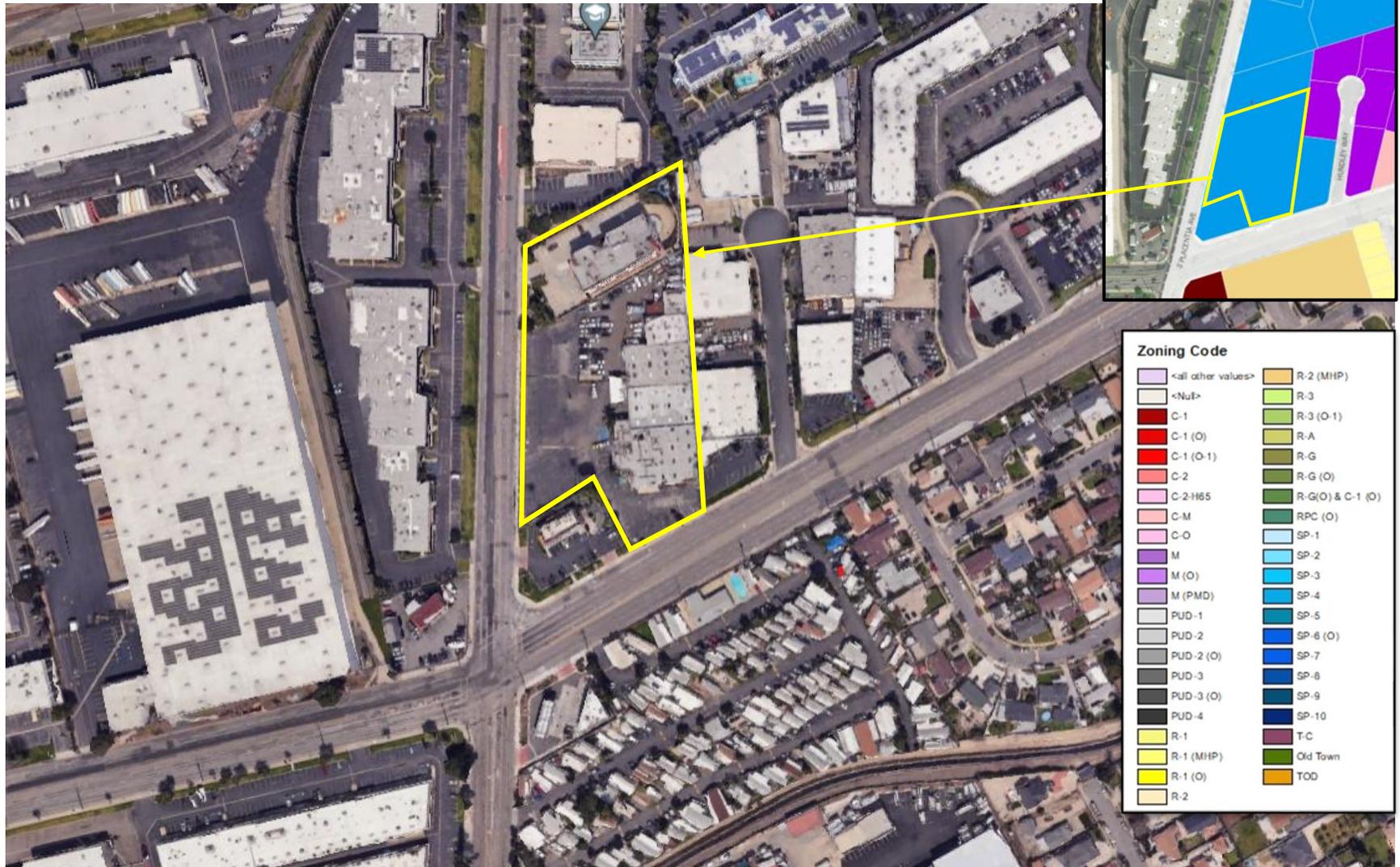
Leslie Reider
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



VICINITY MAP

DPR 2025-03 & VTTM 19467

776 S. Placentia Ave. & 777 W. Orangethorpe Ave.





Along W. Orangethorpe Avenue facing northeast



Along S. Placentia Avenue facing southeast



Along S. Placentia Avenue facing east



S. Placentia Avenue & W. Orangethorpe Avenue intersection facing northeast



Along S. Placentia Avenue facing east



Standing on the public sidewalk adjacent to the northwest portion of the subject property



Standing on the public sidewalk facing north along S. Placentia Avenue



Standing on the public sidewalk facing west along W. Orangethorpe Avenue



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: SENULA LIYANAGE, PLANNING TECHNICIAN

DATE: MARCH 10, 2026

SUBJECT: **REVOCATION OF SHORT-TERM RENTAL LICENSE FOR STR 2020-10 & STR 2020-11 (APPEAL)**

PROJECT DESCRIPTION:

Appeal of the decision of the Director of Development Services to revoke Short-Term Rental permits STR 2020-10 and STR 2020-11 and associated business licenses for property located at 607 Encinitas Way, Units A & C.

RECOMMENDATION:

Staff recommends 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.

SUMMARY:

The revocation of the Short-Term Rental permits and associated business licenses was issued pursuant to Placentia Municipal Code (PMC) Section 6.45.160(a) based on documented violations of Chapter 6.45, including delinquent Transient Occupancy Tax (TOT) payments and failure to maintain compliance with Short-Term Rental operational requirements.

BACKGROUND:

Short-Term Residential Rentals (STRs) within the City of Placentia are regulated pursuant to Placentia Municipal Code (PMC) Chapter 6.45, which establishes requirements for registration, business licensing, and the collection and remittance of Transient Occupancy Tax (TOT). Violations of Chapter 6.45 may result in enforcement actions, including revocation of Short-Term Rental permits and associated business licenses.

Short-Term Rental Permits STR 2020-10 and STR 2020-11 were issued for Units A and C located at 607 Encinitas Way, owned by Celenia and Alexander Perez. The permits

authorized the operation of two short-term rental units subject to compliance with the provisions of the Placentia Municipal Code.

On January 21, 2026, the Director of Development Services issued a formal revocation of Short-Term Rental Permits STR 2020-10 and STR 2020-11 and the associated business licenses pursuant to PMC Section 6.45.160(a), based on documented violations including but not limited to delinquent Transient Occupancy Tax payments and failure to comply with Chapter 6.45 requirements since at least 2020. On January 30, 2026, the operators submitted a formal appeal requesting Planning Commission review of the Director's decision to revoke.

DISCUSSION:

Short-Term Rental Permits STR 2020-10 and STR 2020-11 for 607 Encinitas Way Units A and C were revoked due to a documented history of violations of the Placentia Municipal Code. Pursuant to PMC Section 6.45.160(a), a Short-Term Rental permit and associated business license may be revoked if the Director of Development Services determines that the licensee has failed to comply with the requirements of Chapter 6.45. Specifically, revocation may occur upon three violations of Chapter 6.45 pertaining to any combination of premises owned by the owner or managed by the owner's managing agency or agent within any 12 month period.

City records reflect a history of enforcement beginning in 2020, including violations related to Short-Term Rental registration requirements, business licensing, and the submission of required Transient Occupancy Tax (TOT) forms and payments. Despite repeated notices and administrative citations, the required documentation and payments were not provided timely or consistently.

Date	Violation Type	Description	Action Taken
3/12/2020	STR Registration	Failure to register Unit A as a Short-Term Rental	Administrative Citation – \$100*
3/12/2020	STR Registration	Failure to register Unit C as a Short-Term Rental	Administrative Citation – \$100*
3/12/2020	STR Registration / Business License	Failure to register STR units and obtain required business licenses	Notice of Violation Issued
8/11/2021	Business License	Failure to obtain required business license	Notice of Violation Issued
8/31/2021	Business License	Failure to obtain required business license	Administrative Citation – \$100
1/24/2022	Transient Occupancy Tax (TOT)	Failure to submit TOT for multiple quarters (2020–2021)	Notice of Violation Issued
2/14/2022	Transient Occupancy Tax (TOT)	Failure to submit required TOT forms	Administrative Citation – \$100
3/1/2022	Transient Occupancy Tax (TOT)	Failure to submit required TOT forms	Administrative Citation – \$200
3/29/2022	Transient Occupancy Tax (TOT)	Failure to submit required TOT forms	Administrative Citation – \$500
6/26/2024	Transient Occupancy Tax (TOT)	Failure to submit TOT forms (2021–2024)	Administrative Citation – \$1,000
8/15/2024	Transient Occupancy Tax (TOT)	Failure to submit TOT forms (2021–2024)	Administrative Citation – \$1,000

* Citations issued in 2020 were later dismissed per direction of City staff.

The table above shows numerous violations which occurred over multiple years and involved repeated failures to comply with Short-Term Rental operational requirements, including payment of Transient Occupancy Tax obligations. As shown in the table footnote, the three citations issued in 2020 were later dismissed at the direction of the Director of Development Services. That decision several years ago was made in an attempt to give the STR operator a “clean slate” and ample opportunity to fully come into compliance with the City Code. Notwithstanding a waiver of 2020 violations, additional violations listed in 2021, 2022 and 2024 provide the City more than adequate grounds for revocation. See Attachment 1 for more details.

Regarding the payment of Transient Occupancy Tax (TOT) owed, the Development Services Director and Finance Director have made multiple attempts to work with the STR operator to create a payment plan for all TOT owed. As noted in Attachment 2, the City was willing to allow the missing TOT payments to be paid back within a one-year time period or similar arrangement. All of staff’s attempts to secure a reasonable payment schedule for TOT owed failed. The e-attached e-mail correspondence clearly documents that non-compliance will eventually lead to revocation.

Based on the documented enforcement history and continued noncompliance after repeated communication with the operator, the Director of Development Services determined that revocation of the Short-Term Rental permits and associated business licenses was warranted pursuant to PMC Section 6.45.160(a). As previously mentioned, the operators submitted a formal appeal requesting Planning Commission review of the Director’s decision to revoke

Pursuant to the PMC, the Planning Commission shall consider the application, suspension or revocation of the STR permit(s). The decision of the Planning Commission shall be final, absent an appeal of the decision to the City Council. It should be noted that although the Planning Commission has jurisdiction and duty to consider appeal of the revocation of STR permit(s), Planning Commission cannot waive, delay, amend or cancel any Transient Occupancy Tax (TOT) payment obligations owed to the City.

CONCLUSION:

Staff finds that sufficient evidence supports 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. The documented violations, enforcement history, and failure to maintain compliance with Chapter 6.45 requirements provide adequate grounds for revocation pursuant to PMC Section 6.45.160(a), especially after staff made repeated attempts to secure a reasonable payment schedule for TOT owed. For these reasons, staff recommends that the Planning Commission deny the appeal and uphold the revocation of Short-Term Rental Permits STR 2020-10 and STR 2020-11.

Prepared by:



Senula Liyanage
Planning Technician

Reviewed and approved by:



Joseph Lambert
Director of Development Services

Attachments:

1. Code Violation History
2. E-Mail Correspondence
3. Letter of Revocation
4. Letter of Appeal from Applicant

Property location: 607A and 607 Encinitas wy.
Property owners : Celenia and Alexander Perez

Violations: 6.45.030 – Registration required for STR / 6.04.030 – Business license required /
6.45.080 – Transient Occupancy Tax

Chronological history of enforcement:

- 03/12/20- A \$100.00 administrative citation issued to Celenia perez for failing to register 607A as a STR after being warned by City Staff of the requirements.
- 03/12/20- A \$100.00 administrative citation issued to Celenia perez for failing to register 607C as a STR after being warned by City Staff of the requirements.
- 03/12/20 – Notice of violation issued to Alezander Perez for registration required for STR and business license required for units A and C.
- 08/11/21- Notice of violation notice issued Alexander Perez for business license required.
- 08/31/21- A \$100.00 administrative citation issued to Alexander Perez for failing to obtain a business license for the STR.
- 01/24/22 - Notice of violation issued to Celenia Perez for failing to submit TOT for several quarters' year 2020 and 2021.
- 02/14/22 – A \$100.00 administrative citation issued to Celenia Perez for failing to submit required TOT forms
- 03/01/22- A \$ 200.00 administrative citation issued to Celenia Perez for failing to submit required TOT forms
- 03/29/22- A \$ 500.00 administrative citation issued to Celenia Perez for failing to submit required TOT forms
- 06/26/24- A \$ 1000.00 administrative citation issued to Celenia Perez for failing to submit required TOT forms for years 2021-2024.
- 08/15/24- A \$ 1000.00 administrative citation issued to Celenia Perez for failing to submit required TOT forms for years 2021-2024.

Note : Citations issued in 2020 to Celenia Perez were dismissed per the direction of City Staff.

From: [Joseph Lambert](#)
To: ["Alexander Perez"](#)
Cc: ["celenia.perez@vadorsalinc.com"](#); [Jerry Griggs](#); [Daniel Pivaroff](#); [Monica Mariscal](#); [Kristi J. Smith](#)
Subject: RE: 607 Encinitas Way TOT
Date: Tuesday, January 6, 2026 9:43:00 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
Importance: High

Good morning Alexander,

This correspondence shall serve as a reminder that the City of Placentia is demanding the total amount due in Transient Occupancy Tax (\$17,797.83) to be paid no later than January 9, 2026. Alternatively, a payment plan for the aforementioned owed amount may be agreed upon by the same date, January 9, 2026. The City is not offering additional extensions. Again, failure to pay \$17,797.83 by January 9, 2026, **AND/OR** failure come to an agreement on a payment plan by January 9, 2026, **will** cause the City **not to** waive nor dismiss the outstanding citations, fees, and penalties owed in addition to the Transient Occupancy Tax owed. Also, Code Enforcement will continue to cite you for Transient Occupancy Tax owed if the aforementioned deadline is not met. If there are further violations, you will be cited and fined.

Your Short-Term Rental permits will also be revoked if the owed Transient Occupancy Tax is not paid and/or a payment plan is not agreed to by January 9, 2026. If your Short-Term Rental permit(s) are revoked, the City currently has a moratorium (prohibition) on issuing additional Short-Term Rental permits so there is a chance the property(ies) could no longer be used as a short-term rental again. If the permit(s) are revoked, you will not be making any short-term rental income, and you will still be responsible to pay 100% of the Transient Occupancy Tax owed

I want to be clear that although a revoked Short-Term Rental permit can potentially be appealed, the \$17,797.83 owed Transient Occupancy Tax is not appealable. Meaning that if your permits are revoked and you appeal, only the Short-Term Rental permit(s) revocation would be considered, the owed Transient Occupancy Tax would not be under consideration during an appeal. In short, you will likely end up owing the \$17,797.83 owed Transient Occupancy Tax no matter what. If your permits are revoked, the City will still seek the \$17,797.83 owed Transient Occupancy Tax as well as any other owed Transient Occupancy Tax beyond that amount, even if an appeal is filed.

Since City Hall is closed every Friday, I suggest you correspond with Mr. Jerry Griggs no later than January 8, 2026.

Thank you,

Joe Lambert | Director of Development Services | Development Services Department
City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
phone: (714) 993-8234 | fax: (714) 961-0283 | e-mail: jlambert@placentia.org

From: Joseph Lambert
Sent: Tuesday, November 25, 2025 8:32 PM
To: 'Alexander Perez' <alexander.perez@vadorsalinc.com>
Cc: celenia.perez@vadorsalinc.com; Jerry Griggs <jgriggs@placentia.org>; Daniel Pivaroff <dpivaroff@placentia.org>; Monica Mariscal <mmariscal@placentia.org>
Subject: RE: 607 Encinitas Way TOT
Importance: High

Alexander,

The City of Placentia is demanding the total amount due in Transient Occupancy Tax (\$17,797.83) to be paid no later than January 9, 2026. Alternatively, a payment plan for the aforementioned owed amount may be agreed upon by the same date, January 9, 2026. Since offers have been made by the City for several months, the City is not offering additional extensions.

Failure to pay \$17,797.83 by January 9, 2026, **AND/OR** failure to come to an agreement on a payment plan by January 9, 2026, **will** cause the City **not to** waive nor dismiss the outstanding citations, fees, and penalties owed in addition to the Transient Occupancy Tax owed. Also, Code Enforcement will continue to cite you for Transient Occupancy Tax owed if the aforementioned deadline is not met. Your Short-Term Rental permits will also be revoked if the owed Transient Occupancy Tax is not paid and/or a payment plan is not agreed to. If your Short-Term Rental permit(s) are revoked, the City currently has a moratorium (prohibition) on issuing additional Short-Term Rental permits so there is a chance the property(ies) could no longer be used as a short-term rental again. Again, there is **no possibility** of an extension past January 9, 2026, to pay outstanding Transient Occupancy Tax or to come to an agreement on a payment plan.

Thank you,

Joe Lambert | Director of Development Services | Development Services Department
City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
phone: (714) 993-8234 | fax: (714) 961-0283 | e-mail: jlambert@placentia.org

From: Alexander Perez <alexander.perez@vadorsalinc.com>

Sent: Monday, November 17, 2025 9:47 AM

To: Joseph Lambert <jlambert@placentia.org>

Cc: celenia.perez@vadorsalinc.com; Jerry Griggs <jgriggs@placentia.org>; Daniel Pivaroff <dpivaroff@placentia.org>; Monica Mariscal <mmariscal@placentia.org>

Subject: Re: 607 Encinitas Way TOT

EMAIL FROM EXTERNAL SOURCE

Don't reply, click on a link or open an attachment unless you recognize the sender and know the content to be safe. If you believe this email to be unsafe, please use the [Report Phish](#) button in Outlook and notify the IT department.

Joseph and team,

Thank you for the additional time provided. We have been managing this situation internally to determine the most viable path forward for us. As the total Transient Occupancy Tax amount is substantial, our priority is to avoid placing an undue financial burden on our business.

To begin addressing the outstanding requirements, we will start processing all the

quarterly periods for which TOT forms are owed and will submit the corresponding documentation.

Regarding the remaining disputed financial amount, we respectfully request additional time to manage this aspect as thoroughly and responsibly as possible. We are actively exploring all potential avenues and alternatives to best meet this obligation.

We appreciate your understanding and consideration as we work to finalize our position and proposed resolution.

Below you will find the breakdown of the quarters that are outstanding. Please let me know if you have any questions.

Year	Quarter	Unit	Amount	Taxes
2021	Q4	A	\$ -	\$ -
2021	Q4	C	\$ 6,844.66	\$ 684.47
2022	Q1	A	\$ -	\$ -
2022	Q1	C	\$ 7,606.84	\$ 760.68
2022	Q3	A	\$10,112.84	\$1,011.28
2022	Q3	C	\$ 8,570.28	\$ 857.03
2022	Q4	A	\$ 8,713.49	\$ 871.35
2022	Q4	C	\$ 7,595.20	\$ 759.52
2023	Q1-Q3	A	\$16,686.03	\$1,668.60
2023	Q1-Q3	C	\$19,020.99	\$1,902.10
			Total:	\$8,515.03

Regards,

Alexander J Perez

714-454-8734



On Wed, Nov 12, 2025 at 6:01 PM Joseph Lambert <jlambert@placentia.org> wrote:

Hello Celenia and Alexander,

The City of Placentia is requesting an answer to the offer made to you by Mr. Jerry Griggs on October 2, 2025. Please respond no later than 5pm Pacific Time November 17, 2025. Please confirm if you would like to proceed with the payment plan by 5pm Pacific on November 17, 2025, so we may finalize an agreement and please provide the missing forms or statements as well. If you propose an alternative payment plan, please do so no later than November 17, 2025.

If you propose an alternative payment plan, it is still subject to the review and approval of Jerry before being accepted by the City.

Failure to respond by that date/time **AND/OR** failure to come to an agreement on a payment plan in a timely manner **will** result in the City demanding the total amount due in Transient Occupancy Tax (\$17,797.83) to be paid immediately. In addition, if you fail to respond by that date/time, the City **will not** waive or dismiss the outstanding citations, fees, and penalties owed in addition to the Transient Occupancy Tax owed. You **will** also be in imminent danger of your Short-Term Rental permits being rescinded if the owed Transient Occupancy Tax is not paid and a payment plan is not agreed to. If rescinded, the City currently has a moratorium (prohibition) on issuing additional Short-Term Rental permits so there is a chance the property could never be legally used as a short-term rental if the current permits are rescinded.

Thank you,

Joe Lambert | Director of Development Services | Development Services Department
City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
phone: (714) 993-8234 | fax: (714) 961-0283 | e-mail: jlambert@placentia.org

From: Joseph Lambert

Sent: Tuesday, November 4, 2025 9:22 PM

To: alexander.perez@vadorsalinc.com; celenia.perez@vadorsalinc.com

Cc: Jerry Griggs <jgriggs@placentia.org>; Daniel Pivaroff <dpivaroff@placentia.org>; Monica Mariscal <mmariscal@placentia.org>

Subject: RE: 607 Encinitas Way TOT

Importance: High

Good evening, Celenia and Alexander,

The City of Placentia is requesting an answer to the offer made to you by Mr. Jerry Griggs on October 2, 2025. Please respond by 5pm Pacific Time on November 6, 2025. Failure to respond by that date/time will result in the City demanding the total amount due in Transient Occupancy Tax (\$17,797.83) to be paid immediately. In addition, if you fail to respond by that date/time, the City will not waive or dismiss the outstanding citations, fees, and penalties owed in addition to the Transient Occupancy Tax owed. You will also

be in imminent danger of your Short-Term Rental permits being rescinded if the owed Transient Occupancy Tax is not paid and a payment plan is not agreed to. If rescinded, the City currently has a moratorium (prohibition) on issuing additional Short-Term Rental permits so there is a chance the property could never be legally used as a short-term rental if the current permits are rescinded.

Please confirm if you would like to proceed with the payment plan by 5pm Pacific on November 6, 2025, so we may finalize an agreement and please provide the missing forms or statements as well.

Thank you,

Joe Lambert | Director of Development Services | Development Services Department
City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
phone: (714) 993-8234 | fax: (714) 961-0283 | e-mail: jlambert@placentia.org

From: Jerry Griggs <jgriggs@placentia.org>

Sent: Thursday, October 2, 2025 12:27 PM

To: alexander.perez@vadorsalinc.com; celenia.perez@vadorsalinc.com

Cc: Joseph Lambert <jlambert@placentia.org>; Monica Mariscal <mmariscal@placentia.org>

Subject: 607 Encinitas Way TOT

Hello Celenia and Alexander,

Per our review, the total amount due in Transient Occupancy Tax is \$17,797.83. The City can offer a six-month payment plan for this balance.

In addition, the City has agreed to waive or dismiss the outstanding citations, fees, and penalties, provided you remain current on the payment agreement. Please note we are still working on the garnishment details and will provide that as soon as possible.

The proposed payment schedule is as follows:

Month 1: \$2,966.31

Month 2: \$2,966.31

Month 3: \$2,966.31

Month 4: \$2,966.31

Month 5: \$2,966.31

Month 6: \$2,966.28

Please also note that the following periods require either (a) backup documentation or (b) a signed statement that no operations occurred during these periods. Any signed statement must be made under penalty of perjury and may be subject to future audit. If going with option (b), I can draft the statement for you to sign or you can submit one created by you, but in the wording it must include that the periods are subject to future audit and that your statement is under penalty of perjury.

We are missing TOT forms for both Unit A and Unit C for the following periods:

2021 Q4

2022 Q1

2022 Q3

2022 Q4

2023 Q1 through Q3

Please confirm if you would like to proceed with the payment plan so we may finalize an agreement and please provide the missing forms or statements as well.

Thank you,

Jerry Griggs | Director of Finance

City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870

Phone: 714-993-8229 | Email: jgriggs@placentia.org



Download the iPlacentia Mobile App:



Follow Us: 

CONFIDENTIALITY NOTICE

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain information that is confidential. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone at (714) 993-8264 or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Thank you.

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

January 21, 2026

Celenia Perez
5175 Jerry Tarkanian Way
Unit #13108
Las Vegas, NV 89148

CASE: SHORT TERM RENTAL Nos. STR 2020-10 & STR 2020-11;
607 ENCINITAS WAY, UNITS A & C

SUBJECT: Revocation of Short-Term Rental License for STR 2020-10 & STR
2020-11

Dear Ms. Perez,

This written correspondence serves to formally communicate that the Short-Term Rental (STR) permits and associated business licenses for STR 2020-10 and STR 2020-11 (607 Encinitas Way, Units A & C) have been revoked and terminated pursuant to Placentia Municipal Code (PMC) §6.45.160(a), effective January 26, 2026.

Upon careful evaluation of all information related to the operation of STR 2020-10 and STR 2020-11, including a prolonged history of delinquent Transient Occupancy Tax (TOT) payments, repeated notices from City staff, and the failure to resolve outstanding TOT obligations despite multiple opportunities to do so, the Director of Development Services has determined that revocation of both STR permits and business licenses is warranted.

In accordance with PMC Section §6.45.160(a), Revocation of Short-Term Rental Permit and Business License, the permit and business license for a short-term residential rental may be revoked by the City if the Director of Development Services finds, after notice to the licensee and the opportunity to be heard, that the licensee or his or her agent or employee has violated, or failed to fulfill, the requirements of this chapter or this code. The timely and complete payment of all Transient Occupancy Tax owed is a requirement of Chapter 6.45 of the PMC.

To avoid further code enforcement action and/or legal proceedings, the property owner and operator shall:

- Cease and desist all business operations related to STR 2020-10 and STR 2020-11 as of January 26, 2026; and
- Remove all advertising for the short-term rentals from any written or online platform no later than January 26, 2026; and
- Remain responsible for payment of all outstanding Transient Occupancy Tax, citations, penalties, interest, and any associated enforcement costs, which are separate and independent from this revocation action.

Failure to comply will result in additional fines in accordance with PMC Section §6.45.170, Administrative Citation. Per PMC Section §6.45.160 (b) you have the right to appeal the decision of the Director of Development Services. You may file an appeal within ten (10) days following this decision to the Planning Commission. Should the Planning Commission affirm the decision to revoke your license and permit, you may appeal to the City Council in accordance with Chapter 23.87 of the Placentia Municipal Code. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. A filing fee shall accompany all appeals pursuant to the latest adopted City of Placentia fee schedule to be considered timely.

Sincerely,



Joseph M. Lambert
Director of Development Services

cc: Jerry Griggs, Finance Director
Kristi Smith, Assistant City Attorney
Dan Pivaroff, Code Enforcement Supervisor
Case File

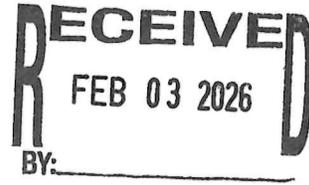
FORMAL APPEAL OF REVOCATION

STR 2020-10 & STR 2020-11

607 Encinitas Way, Units A & C

City of Placentia

Date: 1/30/2026



To:

City of Placentia

Development Services Department

401 E. Chapman Ave.

Placentia, CA 92870

Attn: Joseph Lambert, Director of Development Services

RE: FORMAL APPEAL OF REVOCATION OF SHORT-TERM RENTAL PERMITS

STR 2020-10 and STR 2020-11 – 607 Encinitas Way, Units A & C

Dear Sir or Madam

This letter shall serve as our formal and official appeal of the City of Placentia’s decision to revoke the Short-Term Rental permits and business licenses identified as STR 2020-10 and STR 2020-11 for the property located at 607 Encinitas Way, Units A & C, Placentia, CA, as stated in the City’s determination letter dated January 21, 2026.

We hereby exercise our right to appeal pursuant to the Placentia Municipal Code, including PMC Section 6.45.160(b) and any other applicable provisions of law.

BASIS FOR APPEAL:

1. Procedural unfairness and lack of due process in the City’s handling of this matter.
2. Reliance on incorrect information provided by City staff regarding how Transient Occupancy Tax (TOT) should be reported and paid.
3. Good faith payments recently made in the amount of approximately \$8,000. There are no other past-due TOT amounts except those resulting from the City’s incorrect guidance.

4. Improper and coercive conduct by City officials, including statements discouraging contact with elected officials.
5. Interference with our right to meet with Councilmember Thomas Hummer (District 1).
6. Failure of Councilmember Hummer's office to follow up after indicating he would review the matter.
7. Retaliatory and harassing enforcement actions, including approximately 10 parking citations issued to guests.
8. Improper garnishment of funds from a bank account that did not belong to us, causing financial harm.
9. Misrepresentation regarding Code Enforcement fines, which were already waived in 2022.
10. Disproportionate and extreme penalty in revoking the permits while good-faith efforts to resolve the matter were ongoing.

POSITION OF THE APPELLANTS

We want to be absolutely clear:

- We are not refusing to pay what is fair and legitimately owed.
- We are not willing to pay the full amount being demanded, as a substantial portion exists solely due to the City's own errors.
- We are willing to negotiate a fair and reasonable settlement amount and enter into a payment plan.

REQUEST FOR RELIEF

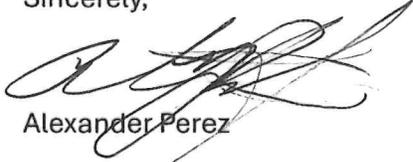
We respectfully request that:

1. The revocation of STR permits STR 2020-10 and STR 2020-11 be stayed and reversed.
2. This matter be set for a formal appeal hearing.
3. The City engage in a good-faith resolution process rather than punitive enforcement.

RESERVATION OF RIGHTS:

We have retained legal counsel and expressly reserve all rights, claims, and remedies, including but not limited to civil rights, due process, and abuse of discretion claims.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alexander Perez', written over the printed name.

Alexander Perez

Celenia Perez

Owners – 607 Encinitas Way

Placentia, CA 92870