



Agenda Item No: 1.h

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: February 3, 2026

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:

APPROVAL OF FINAL PARCEL MAP NO. 2024-143 PERTAINING TO THE SUBDIVISION OF A 2.66 ACRE LOT INTO TWO PARCELS LOCATED AT 975 S. LAKEVIEW AVENUE WITHIN THE C-M (COMMERCIAL MANUFACTURING) ZONING DISTRICT

Financial Impact:

Fiscal Impact:

None.

Summary:

On April 1, 2025, City Council approved Tentative Parcel Map No. 2024-143 for the subdivision of one existing parcel into two (2) parcels for property located at 975 S. Lakeview Avenue. The subject site is located in the southeastern portion of the City of Placentia, near the border of Anaheim. The Parcel Map will subdivide the existing 2.66-acre lot into two (2) separate lots.

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the Placentia Municipal Code (PMC). The recommended actions will accept Final Parcel Map No. 2024-143.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Approve Final Parcel Map No. 2024-143, subject to final review and approval by the County Surveyor; and
2. Authorize the City Clerk to sign Final Parcel Map No. 2024-143.

Strategic Plan Statement:

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

The City's Strategic Plan Objective 1.4 of protecting and preserving economic development nodes by ensuring clear property delineation, regulatory compliance, and efficient site management. By properly defining boundaries around the fueling tanks, the adjustment supports the continued viability of a revenue-generating commercial property, enhances land use clarity, and facilitates long-term investment potential. This contributes to the stability and orderliness of the area, ultimately maximizing revenue opportunities for the City.

Discussion:

The subject site is located in the southeastern portion of the City of Placentia, near the border of Anaheim. It is a developed lot that includes a gas station and a warehouse with an associated administrative office to the north. The property is situated west of S. Lakeview Avenue and north of E. Mira Loma Avenue within the C-M (Commercial Manufacturing) Zoning District. The parcels are currently designated as numbered lots, with multiple access points from both S. Lakeview Avenue and E. Miraloma Avenue.

The Final Map will subdivide the existing 2.66-acre lot into two (2) separate lots. The proposed lot sizes exceed the minimum lot size and width requirements established under the C-M (Commercial Manufacturing) Zoning District, ensuring compliance with zoning regulations. The site is located in an established industrial area, surrounded by a variety of industrial and commercial uses, and is adjacent to the City of Anaheim. The lot line will be centrally positioned within the property and will not negatively impact onsite circulation, access, or parking configurations for existing uses. This subdivision will maintain the functionality, compliance, and operational efficiency of both parcels while supporting orderly development within the industrial zone.

Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four (4) or fewer parcels and PMC Section 22.80.060(c) requires the Planning Commission to take action to recommend to the City Council conditional approval or denial of a proposed subdivision map. On March 11, 2025, the Planning Commission voted 6-0-0, to recommend approval of Tentative Parcel Map 2024-143. On April 1, 2025, City Council approved Tentative Parcel Map No. 2024-143 for the subject subdivision.

All conditions imposed upon the subject parcel map have been met pursuant to Section 66473.5 of the California Government Code. The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. The recommended actions will accept Final Parcel Map No. 2024-143, as shown and documented on the attached final map.

Fiscal Impact Summary:

No fiscal impact is anticipated with the approval of the Parcel Map, as the proposed subdivision involves adjusting property lines to better align with existing on-site improvements.

Attachments

[PM2024-143_final.pdf](#)