



Agenda Item No: 1.h

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: October 7, 2025

Submitted by: Lesley Whittaker

From: Development Services

Subject:

Tentative Parcel Map No. TPM 2023-143 pertaining to the subdivision of an +/- 0.803 acre lot into two parcels located at 200 Orange Grove Avenue within the R-1 (Single-Family Residential) Zoning District

Financial Impact:

Fiscal Impact:

None.

Summary:

At the Planning Commission meeting held September 9, 2025, the Planning Commission voted 6-0-0-0 to recommend approval of TPM 2023-143 to the City Council. TPM 2023-143 is a request to subdivide one existing parcel into two (2) parcels for property located at 200 Orange Grove Avenue. In accordance with Placentia Municipal Code (PMC) Sections 22.80.060 and 22.80.070, the Planning Commission hereby submits a report of its findings and recommends approval of TPM 2023-143 to the City Council.

Recommendation:

Recommended Action: It is recommended that the City Council:

Adopt Resolution No. R-2025-50, a Resolution of the City Council of the City of Placentia, California, adopting a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000-21177 and §15000 et seq. of Title 14 of the California Code of Regulations) (CEQA) and Approving Tentative Parcel Map No. TPM 2023-143 pertaining to the subdivision of property located at 200 Orange Grove Avenue into two parcels (Assessor's Parcel Number 339-041-09) and making findings in support thereof.

Strategic Plan Statement:

This item is consistent with the City Council approved 5-Year Strategic Goal to achieve: Objective Number 3.10, Implementation of Housing Element Strategies, which seeks to promote community and economic development through the implementation of Housing Element strategies by ensuring orderly land use and the appropriate subdivision of residential parcels.

Discussion:

The subject site is located in the westerly portion of the City, west of N. Bradford Avenue and south of Ruby Drive. The 35,000-square foot parcel is located within the R-1 (Single-Family

Residential) Zoning District. The parcel contains three (3) existing structures comprised of (A) primary single-family home, which is a historic structure listed on the 2002 Placentia Historical Resource Survey, (B) a permitted guest house, and (C) an accessory unit located above the detached garage. The Parcel Map will subdivide the existing 35,000 square foot lot into two (2) lots as follows:

Proposed Parcel No.	Lot Size (square feet)	Minimum Lot Size	Lot Width	Minimum Average Lot Width
1	19,177 sq. ft.	7,000 sq. ft.	- 103 feet (frontage width) - 135 feet (rear lot width)	70 feet
2	15,823 sq. ft.	7,000 sq. ft.	- 97 feet (frontage width) - 65 feet (rear lot width)	70 feet

Fiscal Impact Summary:

There is no fiscal impact associated with this subdivision.

Attachments

1. and 1.A Resolution No. R-2025-50 TPM 2023-143.docx
2. Proposed Tentative Map No. 2023-143.pdf