



Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: April 1, 2025

Submitted by: Andrew Gonzales

From: Development Services

Subject:

Tentative Parcel Map No. TPM 2024-143. A Request to Subdivide a 2.66-acre Parcel at 975 S. Lakeview Avenue (APN 346-341-29) into two Parcels of 1.38 Acres (Parcel 1) and 1.27 Acres (Parcel 2) within the C-M (Commercial Manufacturing) Zoning District

Financial Impact:

Fiscal Impact:

None.

Summary:

At the Planning Commission meeting held on March 11, 2025, the Planning Commission voted 6-0-0-0 to recommend approval of TPM 2024-143 to the City Council. TPM 2024-143 is a request from the applicant, Glen Gwatney, representing Anacal Engineering, to subdivide an existing 2.66-acre parcel into two (2) parcels measuring 1.38-acres (Parcel 1) and 1.27-acres (Parcel 2) for property located within the C-M (Commercial Manufacturing) Zoning District located on property at 975 S. Lakeview 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 finding and recommends approval of TPM 2024-143 to the City Council.

Recommendation:

Recommended Action: It is recommended that the City Council take the following action:

1. Receive the Staff Report, ask any questions of Staff; and
2. Adopt Resolution R-2025-08, a Resolution of the City Council of the City of Placentia, to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines, and approve TPM 2024-143 to permit the subdivision of an existing 2.66-acre parcel into two (2) parcels measuring 1.38-acres (Parcel 1) and 1.27-acres (Parcel 2) for property located within the C-M (Commercial Manufacturing) Zoning District located on property at 975 S. Lakeview Avenue (Assessor's Parcel Number 346-341-29 & 346-341-30).

Strategic Plan Statement:

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

Tentative Parcel Map No. 2024-143 aligns with 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:

Discussion:

The subject site is located in the southeastern portion of the City of Placentia, near the border with City 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. Mira Loma Avenue.

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The proposed Parcel Map will adjust the property line separating the two existing lots but will not create additional parcels or modify the existing land uses. 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.

ZONING COMPLIANCE STANDARDS:

Lot Standards

Section 22.16.030 of the Placentia Municipal Code (PMC) establishes the development standards for properties within the C-M (Commercial Manufacturing) Zoning District, including minimum requirements for lot width, lot depth, and lot area. Per the C-M zoning regulations, all lots must have a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet to ensure adequate space for industrial and commercial operations. The proposed subdivision not only meets but exceeds these minimum development standards, ensuring compliance with zoning regulations while maintaining the functionality and viability of both parcels for existing and future use.

CEQA

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the

City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that TPM 2024-143 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing C-M (Commercial Manufacturing) Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff and the Planning Commission recommends that the City Council make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines, and adopt Resolution R-2025-08, approving TPM 2024-143 and making the findings to permit the subdivision of a 2.66-acre parcel into two parcels of 1.38 acres (Parcel 1) and 1.27 acres (Parcel 2) within the C-M (Commercial Manufacturing) Zoning District at 975 S. Lakeview Avenue.

Fiscal Impact Summary:

Fiscal Impact:

No fiscal impact is anticipated with the approval of the Tentative Parcel Map, as the proposed subdivision involves adjusting property lines to better align with existing on-site improvements. The map does not authorize or result in any new development.

Attachments

1. [Resolution R-2025-08 - TPM 2024-143.docx](#)
2. [TPM 2024-143 MAP.pdf](#)
3. [PC Staff Report SIGNED.pdf](#)