



Agenda Item No: 1.c

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 18, 2025

Submitted by: Gabriel Guerrero-Gabany

From: Public Works

Subject:

Approval of Final Parcel Map No. 2022-125 pertaining to the Subdivision of an +/- 0.48 Acre Lot into Three Parcels, at 406 North Nevin Lane within SP-7 (Specific Plan 7)

Financial Impact:

Fiscal Impact:

Approximately \$23,646 of Total Development Impact Fee Revenue prior to Construction of three (3) New Single-Family Residences.

Summary:

On November 15, 2022, the City Council approved Tentative Parcel Map No. 2022-125 for the subdivision of one existing parcel into three (3) parcels for the property located at 406 N. Nevin Lane. The subject site is in the eastern portion of the City, north of Alta Vista Street and west of Van Buren Street, near the intersection of Jefferson Street and Alta Vista Street.

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. 2022-125.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Approve Final Parcel Map No. 2022-125, subject to final review and approval by the County Surveyor; and
2. Authorize the City Clerk to sign Final Parcel Map No. 2022-125.

Strategic Plan Statement:

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

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item will specifically create opportunities for the development of more housing in the City consistent with the City's Housing and Land Use Elements.

Discussion:

The subject site is in the eastern portion of the City, north of Alta Vista Street and west of Van Buren Street, near the intersection of Jefferson Street and Alta Vista Street. Access to the

parcel is from both Nevin Lane and Evans Lane. The Parcel Map will subdivide the existing 0.48-acre lot into (3) separate parcels.

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 October 11, 2022, the Planning Commission voted 5-0-2 (two absent) to recommend approval of TPM 2022-125 to the City Council. On November 15, 2022, City Council approved TPM 2022-125 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. 2022-125, as shown and documented on the attached final map.

Fiscal Impact Summary:

Fiscal Impact:

Pursuant to PMC Chapter 5.02 all new development is subject to Citywide Development Impact Fees. The proposed Parcel Map will allow the developer to move forward with the future development, which will result in three (3) new single-family residential properties. The subsequent construction of new residential homes will result in approximately \$23,646 of total Development Impact Fee revenue. It should be noted that future construction will also require payment of user fees such as building plan check and building permit fees.

Attachments

[PARCEL MAP 2022-125.pdf](#)