Agenda Item No: 1.g

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: April 21, 2026

Submitted by: Andrew Gonzales

From: Development Services

Subject:

CONSIDERATION OF VESTING TENTATIVE TRACT MAP NO. 19467 FOR THE SUBDIVISION OF A 2.72-ACRE PROPERTY TO CREATE 75 RESIDENTIAL CONDOMINIUM UNITS, INCLUDING FIVE LIVE-WORK UNITS, LOCATED AT 777 W. ORANGETHORPE AVENUE AND 776 S. PLACENTIA AVENUE (APN 339-112-27)

Financial Impact:

Fiscal Impact:

$1,657,634 Development Impact Fees

Summary:

Placentia Municipal Code (PMC) Section 22.72.002 requires a Tract Map for all subdivisions of five (5) or more parcels, and PMC Section 22.72.060(c) requires the Planning Commission to recommend approval, conditional approval, or denial of a subdivision map to the City Council. At its meeting held on March 10, 2026, the Planning Commission voted 4-1-1 (Navarro, no; Rocke, absent) to recommend approval of Vesting Tentative Tract Map No. VTTM 19467 to the City Council. At the same meeting, the Planning Commission also reviewed and approved Development Plan Review No. DPR 2025-03 to permit the development of eleven (11) three-story, townhome-style buildings consisting of 75 residential condominium units, including five (5) live-work units, on a previously developed 2.72-acre site located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue.

In accordance with PMC Section 23.75.010(A), DPR 2025-03 does not require City Council approval and is therefore not part of the City Council's consideration. However, pursuant to PMC Section 22.72.070, City Council approval is required for Tentative Tract Maps, including those Vesting Maps.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Find that Vesting Tentative Tract Map No. VTTM 19467 is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (AB 130 – Infill Housing Development Projects); and
2. Adopt Resolution No. R-2026-17, A Resolution of the City Council 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 approving 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).

Strategic Plan Statement:
This item is consistent with the City Council's adopted Strategic Goal No. 1 (Fiscal Sustainability), Goal No. 3 (Infrastructure, Facilities & Public Spaces), and Goal No. 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.

Discussion:
Subject Site and Surrounding Land Uses
The subject property is located at the northeast corner of S. Placentia Avenue and W. Orangethorpe Avenue and is currently developed with a vacant automobile dealership building and associated surface parking areas. The site has remained vacant since 2018 and is situated within an established urban corridor characterized by a mix of commercial, industrial, office, and residential land uses. Surrounding uses include commercial and service-oriented uses to the south, industrial and office uses to the east and north, and additional industrial and commercial uses within the City of Fullerton to the west. The proposed project involves the redevelopment of the site with a 75-unit residential townhome condominium development, including five (5) live-work units, which is consistent with the evolving land use pattern of the surrounding area.

Applicable Code Sections – Placentia Municipal Code
Pursuant to PMC Section 22.72.002, a Tentative Tract Map is required for subdivisions consisting of five (5) or more parcels. PMC Section 22.72.060(c) requires the Planning Commission to review such applications at a noticed public hearing and provide a recommendation to the City Council. In accordance with PMC Section 22.72.070, final approval authority for Tentative Tract Maps rests with the City Council. Accordingly, Vesting Tentative Tract Map No. 19467 is before the City Council for consideration following a recommendation of approval by the Planning Commission.

Subdivision (VTTM) Analysis

The proposed Vesting Tentative Tract Map No. 19467 establishes a condominium subdivision for the purpose of creating 75 residential ownership units. The subdivision is structured as a single underlying parcel with individual airspace condominium units and associated common areas, including private streets, open space areas, and shared infrastructure. The proposed map does not alter the exterior boundary of the property or create separate fee-simple lots; rather, it establishes a legal framework for individual ownership of residential units within a common interest development. The subdivision is consistent with the requirements of Title 22 of the Placentia Municipal Code and is compatible with the proposed residential development approved under Development Plan Review No. DPR 2025-03.

Zoning and Specific Plan Consistency
The project site is located within Specific Plan No. 5 (SP-5), which establishes permitted land uses and development standards for the property. The proposed residential townhome development is consistent with the applicable SP-5 standards, including density, building height, setbacks, and parking requirements. The project provides a density of approximately 27.6 dwelling units per acre, which falls within the permitted range of 15 to 95 dwelling units per acre established under Zoning Code Amendment No. 2024-01. The proposed building height, site layout, and development intensity comply with the applicable provisions of SP-5 and the Placentia Municipal Code. No General Plan Amendment or Specific Plan Amendment is required for the proposed development.

General Plan Consistency
The proposed project is consistent with the goals and policies of the City's General Plan, including the Land Use, Housing, Mobility, and Economic Development Elements. The project redevelops a previously developed and underutilized site with a residential townhome community that provides ownership housing opportunities, including multiple two and three-bedroom units suitable for larger households. The development supports infill development objectives, promotes efficient use of existing infrastructure, and contributes to the City's overall housing supply. Additionally, the inclusion of live-work units supports small-scale economic activity along a major corridor.

Planning Commission Action
At its meeting held on March 10, 2026, the Planning Commission considered Development Plan Review No. DPR 2025-03 and Vesting Tentative Tract Map No. 19467. Following consideration of the staff report and public testimony, the Planning Commission adopted Resolution No. PC-2026-04 approving DPR 2025-03 and adopted Resolution No. PC-2026-05 recommending that the City Council approve Vesting Tentative Tract Map No. 19467. The Planning Commission voted to recommend approval of the VTTM was 4-1-1 (Navarro, no; Rocke, absent).

Environmental Determination
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). The project is located on a previously developed site within an urbanized area and meets all applicable criteria for the exemption. Accordingly, no further environmental review is required.

Conclusion
The proposed subdivision was reviewed by the Planning Division, Building & Safety Division, Public Works Department, Police Department, and Fire and Life Safety Department. Based on

this review, recommended conditions of approval and standard development requirements have been incorporated into the draft resolution for City Council consideration. These conditions are intended to ensure compliance with applicable municipal regulations and to address site design, infrastructure, and operational considerations associated with the development. It should be noted that the Planning Commission adopted Resolution No. PC-2026-04 related to Development Plan Review No. DPR 2025-03 on March 10, 2026. This Resolution also includes conditions of approval to ensure compliance with applicable municipal regulations and to further address site design, infrastructure, and operational considerations associated with the development.

Attachments

1._Resolution_R-2026-17_VTTM_19467.docx
2. PC Resolution No. 2026-04.pdf
3. VTTM 19467 Subdivision Map & Project Plans.pdf
4. PC Staff Report 777 Placentia TH.pdf