



Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 15, 2025

Submitted by: Jesus Avila

From: Public Works

Subject:

Approval of Final Tract Map No. 19300 for the Subdivision of an Approximate 4.954-Acre Site with 140 Residential Townhome Condominium Units Located on Four Parcels at 440 N. Jefferson Street.

Financial Impact:

Fiscal Impact:

Approximately \$2,600,000 in Development Impact Fees.

Summary:

On December 3, 2024, the City Council approved Vesting Tentative Tract Map (VTTM) No. VTTM 19300 for the subdivision of an approximate 4.954-Acre site with 140 Townhomes. The subject site is in the southerly portion of the City, east of Jefferson Street, south of Orangethorpe Ave, near the intersection of Jefferson Street and Orangethorpe Ave. The Tract Map will subdivide the existing 4.954-Acre lot into four (4) separate parcels with a remainder parcel located at 440 N. Jefferson.

All conditions imposed on subject tract 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 Tract Map No. 19300.

Recommendation:

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

1. Approve Final Tract Map No. 19300, subject to final review and approval by the County Surveyor; and
2. Accept the offers of easement dedication for emergency access, and accept the easement dedications for Public Roadway and Utility Improvements; and
3. Authorize the Mayor and City Clerk to execute a Subdivision Improvement Agreement, in a form approved by the City Attorney for public improvements associated with Final Tract Map 19300; and
4. Authorize the City Clerk to sign Final Tract Map No. 19300.

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:

Placentia Municipal Code (PMC) Section 22.72.060 requires the Planning Commission to take action to recommend to the City Council conditional approval or denial of a proposed subdivision map. On November 12, 2024, the Planning Commission voted 3-1-3-0, to recommend approval of Vesting Tentative Tract Map No. VTTM 19300.

All conditions imposed upon the subject tract have been met pursuant to Section 66473.5 of the California Government Code, including the provisions for the design and improvements of the proposed subdivision. 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 Tract Map No. 19300 and all the easement dedications for emergency access and the Public Roadway and Utility improvements, as shown and documented on the final map.

Fiscal Impact Summary:

Approval of the Final Tract Map to subdivide the property for 140 residential townhome condominium units will generate approximately \$2,600,000 in Development Impact Fees.

Attachments

[Final Map.pdf](#)

[Subdivision Improvement Agreement_signed.pdf](#)