



## City of Placentia – Pending Development Project List

April 3, 2018

| Project Address                         | Project Case No./Plan Check #                                  | Project Description  | Applicant   | Project Submittal | Planning Commission Date                     | Project Status                              |
|---|--|--|---|-------------------|--|---|
| 1945 E. Veterans Way                    | DPR 2016-01;<br>VAR 2016-02;<br>GPA 2016-01;<br>ZCA 2016-01    | 50-unit multi-family apartment structure for homeless and/or disabled Veterans.  | Mercy Housing                                       | 2016              | Approved by City Council on 1/17/17          | Approved by City Council                    |
| 818 W. Orangethorpe Avenue              | Use Permit 2017-04/ PC #17-414                                 | +/- 2,000 SF 7-Eleven (24)- hr convenience store that includes the off sale of beer/ wine.                                 | Tate Associates Inc. / Douglas Fenn                 | 3/15/2017         | 8/8/2017 Approved by Planning Commission     | In Building Plan Check                      |
| 110-132 E. Bradford Avenue              | DPR 2017-01;<br>VTM 18118; DA 2017-01; MND 2017-04; PC #18-260 | 215 unit 5-story apartment complex with roof top amenities and 6-story parking garage on a 2.95 acre lot.                  | The Placentia TOD Project Owner LLC c/o Ed Galigher | 5/24/2017         | 8/8/2017 Approved by City Council on 10/3/17 | Building plan check submitted               |
| 1454 N. Kraemer Blvd.                   | PC #17-287   | Tenant improvement for new restaurant (The Original Pancake House)   | Blue Sands Management                               | 8/23/17           | N/A  | Building Permits Issued/ Under Construction |
| SEC of Rose Drive and Alta Vista Street | ZCA 2017-09;<br>DPR 2017-03;<br>UP 2017-09;<br>VTTM 2017-186   | 10,000-square foot commercial retail building and 54, single family detached residential homes located on a 8.37 acre lot. | SC Development, LLC, c/o M. Paul Conzelman          | 8/29/2017         | TBD  | Incomplete                                  |
| 1872 N. Placentia Avenue                | Use Permit 2012-05 (Modification)                              | An approximately 2,580 square foot expansion of the existing Crunch Fitness into the adjacent tenant space.                | Crunch Fitness/ Richard Tanaka                      | 9/13/2017         | TBD  | Entitlement Review                          |

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|--|--|--|--|-----------------------|---------------------------------|---|
| 1188 E. Yorba Linda Blvd.  | PC #17-383   | Tenant improvement for new restaurant (Coffee Bean & Tea Leaf)   | Coffee Bean & Tea Leaf/ ABC Capital Holdings | 11/21/17              | N/A                             | Permits Issued for interior tenant improvements |
| 801 N. Kraemer Blvd.   | Use Permit 2017-10                                       | Request to allow for a 614 Square foot addition to an existing kiosk at an existing gas station. The kiosk is to operate 24 hours a day.   | D-Edge Inc./ Jin Lee                         | 12/14/2017            | 2/13/2018                       | Entitlement Review                              |
| 455 S. Van Buren Street  | ZC 2018-01;<br>GPA 2018-01;<br>DPR 2018-01;<br>TTM 18154 | Development of 110, three-story townhome units on an approximately 5.7-acre site. Zoning of parcel to change from Manufacturing (M(O)) to High-Density Residential (R-3).  | Olson Urban Housing, LLC                     | 1/11/2018             | TBD                             | Incomplete                                      |
| 850 N. Rose Drive  | UP2018-01  | A request to permit a 5,445 sq. Ft. Martial arts studio in the Ralph's shopping center.  | N+M Joshi, LLC                               | 2/12/18               | 4/10/2018                       | Entitlement Review                              |
| 1820 N. Placentia Ave.   | UP 2018-02   | Tenant improvement for a new +/- 18,000 sq. ft. grocery store (Grocery Outlet)   | Grocery Outlet Bargain Market                | 1/29/18               | N/A                             | In Building Plan Check                          |
| 1474 N. Kraemer Blvd. (SEC of Kraemer Blvd. and Yorba Linda Blvd.) | DPR 2018-02;<br>UP 2018-03                               | To permit the development of an approximately 7,500 sq. ft., multi-tenant retail commercial building within an existing shopping center located on an approximately 4.6-acre site located at the southeast corner of Kraemer Blvd. and Yorba Linda Blvd. | Blue Sands Management                        | 3/6/2018              | TBD                             | Entitlement Review                              |

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|--|--|--|---|-----------------------|---------------------------------|------------------------|
| 160 Yorba Linda Boulevard                | PC #18-235                               | Tenant improvement for existing Bank of America  | Bank Of America<br>Judy Yam               | 3/6/2018              | N/A                             | In Building Plan Check |
| SWC of Orchard Drive and Highland Avenue | DPR 2018-03;<br>UP 2018-04;<br>TTM 18129 | To permit the development of an of four, three-story, multi-family buildings consisting of 16 residential townhomes located on a 1.24-acre unimproved vacant lot | HQT Homes                                 | 3/13/2018             | TBD                             | Entitlement Review     |
| 505 W. Crowther                          | DPR 2018-04;<br>TTM (TBD)                | A 5-story, 418 Unit apartment building surrounding a 7-story parking structure on a 4.4 acre site.   | Placentia Realty Partners LLC (Blackwood) | 3/20/2018             | TBD                             | Entitlement Review     |
| 1808-1882 N. Placentia Ave.              | DPR 2018-05                              | Architectural Façade rehabilitation for entire Sierra Vista Plaza  | Easton Pacific                            | 4/2/2018              | TBD                             | Entitlement Review     |

## BUILDING ACTIVITY REPORT MARCH 2018

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| PERMIT TYPE                   | # of PERMITS ISSUED |
|-------------------------------|---------------------|
| RESIDENTIAL ALTERATION        | 69                  |
| SOLAR                         | 15                  |
| COMMERCIAL TENANT IMPROVEMENT | 3                   |
| SIGN                          | 2                   |
| ROOF                          | 24                  |
|                               |                     |
| TOTAL                         | 113                 |

| PLAN CHECK TYPE               | # of PLANS SUBMITTED |
|-------------------------------|----------------------|
| COMMERICAL TENANT IMPROVEMENT | 4                    |
| RESIDENTIAL ALTERATIONS       | 3                    |
| SOLAR                         | 17                   |
| SIGNS                         | 0                    |
| B & Z                         | 7                    |
| HOME OCCUPATION PERMITS       | 10                   |
|                               |                      |
| TOTAL                         | 41                   |