



# Placentia Planning Commission Agenda

Regular Meeting  
February 11, 2025  
6:30 p.m.

City Council Chambers  
401 E. Chapman Avenue, Placentia, CA

**Frank Perez**  
Chair

**Matthew Rocke**  
Vice Chair

**Brandon Evans**  
Commissioner

**Juan Guerrero**  
Commissioner

**Thomas Ingalls**  
Commissioner

**Juan Navarro**  
Commissioner

## Procedures for Addressing the Commission

*Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.*

*The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.*

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

## Special Accommodations

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.  
(28 CFR 35.102.35.104 ADA Title II)*

*Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at [www.placentia.org](http://www.placentia.org) under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.*

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**

**Website: [www.placentia.org](http://www.placentia.org)**

*In compliance with California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.*

*Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.*

**REGULAR MEETING**  
6:30 p.m. – City Council Chambers

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**CALL TO ORDER:**

**ROLL CALL:**

Commissioner Evans  
Commissioner Guerrero  
Commissioner Ingalls  
Commissioner Navarro  
Vice Chair Rocke  
Chair Perez

**PLEDGE OF ALLEGIANCE:**

**ORAL COMMUNICATIONS:**

Welcome Commissioner Guerrero

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

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**CONSENT CALENDAR:**

1. **Planning Commission Regular Meeting Minutes – November 12, 2024**

**RECOMMENDATION:** Approve

**PUBLIC HEARING:**

1. **Applicant:** Gilad Ganish, on behalf of Orangethorpe Investment Partners, LLC

**Project Location:** 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27)

**Request:** ZONING CODE AMENDMENT NO. 2024-01 AMENDING CHAPTER 23.105, SPECIFIC PLAN NO. 5, SECTION 23.105.050, PERMITTED USES FOR PARCELS 9 AND 11, BY MODIFYING THE MINIMUM RESIDENTIAL DENSITY OF PARCEL NO. 9 FROM 65 DWELLING UNITS PER ACRE TO 15 DWELLING UNITS PER ACRE ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27)

## **RECOMMENDATION**

It is recommended that the Planning Commission take the following actions:

- 1) Open Public Hearing, concerning Zoning Code Amendment No. ZCA 2024-01; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2025-01, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code Amendment No. 2024-01, making findings of approval for amending Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11", by reducing the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

## **REGULAR AGENDA:**

1. **Applicant:** City of Placentia

**Project Location:** Citywide

## **STUDY SESSION REGARDING RESIDENTIAL DEVELOPMENT STANDARDS**

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Discuss the Residential Development Standards Survey Data
2. Provide staff direction as appropriate

## **DEVELOPMENT REPORT:**

## **DIRECTOR'S REPORT:**

## **PLANNING COMMISSION REQUESTS**

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

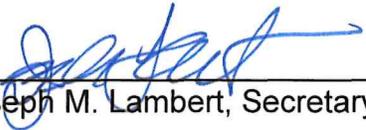
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## **ADJOURNMENT**

The Planning Commissioners ADJOURN to the next regular meeting on March 11, 2025, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

**CERTIFICATION OF POSTING**

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the February 11, 2025, Regular Meeting of the Planning Commission of the City of Placentia was posted on February 6, 2025.

  
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Joseph M. Lambert, Secretary