



Placentia Planning Commission Agenda

Regular Meeting
September 9, 2025

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Juan Guerrero
Commissioner

Juan Navarro
Commissioner

David Smith
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 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.

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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Guerrero
Commissioner Navarro
Commissioner Smith
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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.

CONSENT CALENDAR:

1. **Planning Commission Regular Meeting Minutes – August 12, 2025**

RECOMMENDATION: Approve

PUBLIC HEARINGS:

1. **Applicant: William and Cynthia Maddox**

Project Location: 200 Orange Grove Avenue

**Request: TENTATIVE PARCEL MAP NO. TPM 2023-143
PERTAINING TO THE SUBDIVISION OF AN +/- 0.803
ACRE LOT INTO TWO PARCELS LOCATED AT 200
ORANGE GROVE AVENUE WITHIN THE R-1 (SINGLE-
FAMILY RESIDENTIAL) ZONING DISTRICT.**

RECOMMENDATION:

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

1. Open the Public Hearing concerning TPM 2023-143; and
2. Receive the Staff Report, consider all public testimony; and
3. Close the public hearing; and

4. Adopt Resolution PC-2025-09, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines and approval of TPM 2023-143 to permit the subdivision of an approximately 0.803-acre parcel into two (2) parcels for a property within R-1 (Single-Family Residential) located at 200 Orange Grove Avenue (Assessor’s Parcel Number 339-041-09).

2. **Applicant:** Brian Claprood, representing Esther’s Taco House

Project Location: 2001 E. Orangethorpe Avenue

Request: USE PERMIT NO. UP 1997-14 MODIFICATION TO PERMIT AN EXISTING RESTAURANT TO CHANGE FROM A TYPE 41 ABC LICENSE TO A TYPE 47 LICENSE, ALLOWING FOR THE ONSITE SALES AND CONSUMPTION OF BEER AND WINE, AND DISTILLED SPIRITS ON THE PREMISES. THE RESTAURANT ESTHER’S TACO HOUSE IS LOCATED AT 2001 E. ORANGETHORPE AVENUE, UNITS D-G, WITHIN THE C-1 ZONING DISTRICT.

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit Modification No. UP 97-14 MOD; and,
2. Receive the staff report and consider all public testimony; and,
3. Close the public hearing; and,
4. Adopt Resolution PC-2025-11, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines; and approving Use Permit Modification No. UP MOD 97-14 to permit an existing restaurant to change from a Type 41 ABC license to a Type 47 ABC license, allowing for the onsite sales and consumption of beer, wine, and distilled spirits on the premises located at 2001 E. Orangethorpe Ave., Units D-G, in the Neighborhood Commercial (C-1) Zoning District.

REGULAR AGENDA:

1. **Applicant:** CITY OF PLACENTIA

Project Location: CITYWIDE

**STUDY SESSION REGARDING RESIDENTIAL DEVELOPMENT STANDARDS
(CONTINUED FROM AUGUST 12, 2025)**

RECOMMENDATION:

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

1. Discuss the updated Residential Development Standards Survey data; and
2. Provide staff direction as appropriate.

OLD BUSINESS:

NEW BUSINESS:

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.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on October 14, 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 September 9, 2025, Regular Meeting of the Planning Commission of the City of Placentia was posted on September 4, 2025.



Joseph M. Lambert, Secretary