



# 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](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 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.

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**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.

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**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

**PLACENTIA PLANNING COMMISSION  
MINUTES  
REGULAR MEETING  
August 12, 2025  
6:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

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**CALL TO ORDER:** Vice Chair Rocke called the meeting to order at 6:40 p.m.

**ROLL CALL:**

PRESENT: Commissioner Evans, Guerrero, Navarro, Smith, Rocke,  
ABSENT: Perez

**STAFF PRESENT:**

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whittaker, Planning Technician Sen Liyanage, Deputy Director of Public Works Gabriel Gabany-Guerrero, Administrative Assistant Margie McCoy

**PLEDGE OF ALLEGIANCE:** Commissioner Navarro

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes  
Placentia Planning Commission Regular Meeting of:  
July 8, 2025**

Recommended Action: Approve  
**(Approved 5-0-0-1 as recommended)**

**Motion by Guerrero second by Evans and carried on a (5-0-0-1) vote to approve the Consent Calendar.**

Ayes: Evans, Guerrero, Navarro, Smith, Rocke  
Noes: None  
Abstain: None  
Absent: Perez

**PUBLIC HEARING:**

1. **Applicant: Yuri Oh, representing Hold Fitness Group, Inc.  
(Hold Studio)**

**Project Location: 1225 E. Imperial Highway**

**USE PERMIT NO. 2025-04. A REQUEST FOR A BOUTIQUE FITNESS STUDIO IN AN EXISTING 2,200 SQUARE-FOOT COMMERCIAL TENANT SPACE LOCATED AT 1225 E. MPERIAL HIGHWAY, WITHIN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT**

Recommended Action: Adopt Resolution recommending City Council approve the project as recommended by Staff

Vice Chair Rocke opened the Public Hearing at 6:40 p.m.

Development Services Director Joseph Lambert introduced Planning Technician Sen Liyanage to present the Staff Report. The proposed studio will have three full-time employees, five part-time employees, and will operate classes during weekdays and weekends. Parking requirements have been met, and the proposed use is consistent with the General Plan and Zoning requirements.

The Applicant was available to answer questions from Commissioners which included questions regarding the studio's proximity to residential areas and the possibility of increased noise. Commissioners were also concerned about the flow of traffic and the need for clearly defined fire exits. The applicant stated that noise would be managed and will include class schedules and breaks to ensure smooth traffic flow onsite. The applicant also confirmed that the studio equipment will be professionally installed to address concerns regarding equipment falling during a potential earthquake.

Vice Chair Rocke closed the Public Hearing at 6:45 p.m.

**Motion by Smith second by Evans and carried on a (5-0-0-1) vote to approve as recommended by Staff.**

Ayes: Evans, Guerrero, Navarro, Smith, Rocke,  
Noes: None  
Abstain: None  
Absent: Perez

**2. Applicant: City of Placentia**

**Project Location: Citywide**

**PUBLIC HEARING (CONTINUED FROM JULY 8, 2025) REGARDING THE CHAPMAN CORRIDOR REVITALIZATION PLAN WHICH INCLUDES THE ADOPTION OF THE CHAPMAN CORRIDOR REVITALIZATION PLAN, THE CHAPMAN CORRIDOR STREETScape MASTER PLAN, GENERAL PLAN AMENDMENT (GPA) 2025-01, ZONE CHANGE (ZCA) 2025-03, AND SPECIFIC PLAN AMENDMENT (SPA) 2025-01 TO ESTABLISH THE CHAPMAN CORRIDOR SPECIFIC PLAN WITH NEW DEVELOPMENT STANDARDS**

Vice Chair Rocke opened the Public Hearing at 6:51 p.m.

Development Services Director Joseph Lambert provided background on the Chapman Corridor Revitalization Plan, including its purpose, vision, and its consistency with the General Plan. The plan includes zoning changes, a new Specific Plan, and infrastructure improvements to enhance mobility and economic growth. The proposed Plan features four districts: Gateway West, Gateway Core, Gateway Neighborhood and Gateway East, with various Land Use designations in each district. The Plan aims to balance development with community needs, ensuring that existing residents and businesses are not negatively impacted.

The following Public Speakers came forward to address the Planning Commission with concerns about the proposed project: Prianca Vail, Terry Monson, Suzanne Palazuelos, Barbara Openshaw, David Drake, Sergio Ruiz, Pat Evert, Noel Andersen, Kathy Hernandez, Richard Salazar, Jacob Tynes, Jana Laborde, Carolyn Woolhouse, Chuck Schiebeck, Blanca Lopez, Danielle Plum, Paul (first name only), Richard Geiger, Steve Reinstein, Elvia Torres, Dawn Lee, Jeremy Rodriguez, Bill Zavala, Frances Yu and Linda Verigne.

Anjali Tapadia, a business owner in Placentia, spoke in support of the Chapman Corridor Plan. A letter of support was received from Elizabeth Hansburg, Cofounder and Director of People for Housing, citing the need for more new housing units, the increased potential for economic growth, streetscape enhancements, improved mobility and safety, as well as revitalized civic spaces.

Public comments opposing the Plan included concerns about traffic, property values, and the potential for high-density development. Residents highlighted the lack of adequate community outreach and the need for more time to gather input before making decisions. Specific concerns include the potential for Eminent Domain, the impact on local businesses, and the adequacy of the traffic study. Residents requested a postponement of the vote to allow for further community engagement and to address their concerns.

Development Services Director Lambert addressed the concerns raised by the public, emphasizing that the Plan does not raise property taxes and is consistent with the General Plan. The Plan includes measures to ensure that existing residents and businesses are protected, and new developments will be conditioned to meet infrastructure requirements. The Staff Report includes a traffic analysis and a memorandum from Fehr & Peers, which supports the Plan's consistency with traffic mobility and safety standards. The Planning Commission was reminded of their role in making recommendations to the City Council, and the importance of considering community input.

Vice Chair Rocke closed the Public Hearing at 8:30 p.m.

Commissioners' comments included acknowledging the community's concerns and reassurances that the Plan does not threaten existing homes or businesses. Also mentioned was the importance of community input on future projects as well as the utilization of Traffic Studies to ensure all projects meet City standards.

**Motion by Smith second by Navarro and carried on a (5-0-0-1) vote to approve as recommended by Staff with an Amendment to change the land use designation of APN 339-033-22 (131 W. Chapman Ave.) within the Chapman Corridor Revitalization Plan to MU (Mixed-Use) in lieu of MFF (Multi-family flex), and to require that hospitality uses with the GW District are permitted only with a valid Use Permit.**

Ayes: Evans, Guerrero, Navarro, Rocke, Smith  
Noes: None  
Abstain: None  
Absent: Perez

Director of Development Services Joe Lambert explained the next steps for forwarding the recommendation to City Council, and that this item will be considered by City Council at a future Public Hearing.

**REGULAR AGENDA:**

**1. Applicant: City of Placentia**

**Project Location: Citywide**

**Study Session Regarding Residential Development Standards**

Commissioners discussed the need for more information regarding internal accessways and trash service requirements for multifamily developments.

Commissioners would like to request diagrams to better evaluate the remaining items for discussion regarding Residential Development Standards at the next regularly scheduled Planning Commission Meeting of September 9, 2025.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**DEVELOPMENT REPORT:**

Planning Manager Andrew Gonzales shared that Chick-fil-A is nearing the end of construction. Grand Opening date will be announced. Director Lambert mentioned Better Buzz is planned for the former Carl's Jr. on Imperial Highway. Toll Brothers development is continuing construction, Hudson development continues, and the Jaxon development is grading and working on block walls. We will have Public Hearing items for both September and October. Director Lambert also thanked the Commission for their patience and thoughtfulness in their service tonight.

**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Vice Chair Rocke adjourned the Regular Meeting of the Planning Commission at 9:45 p.m. to the regular meeting of Tuesday, September 9, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

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Joseph M. Lambert,  
Secretary to the Planning Commission



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: SEPTEMBER 9, 2025

SUBJECT: **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).

### **STRATEGIC PLAN STATEMENT:**

This item is consistent with the City Council approved 5-Year Strategic Goal to:

Support the City Council Strategic Goal to implement Housing Element strategies. The proposed parcel map will facilitate the development of an additional residential lot, which could provide more opportunity for housing and/or accessory dwelling units in the future.

### **REQUEST/BACKGROUND:**

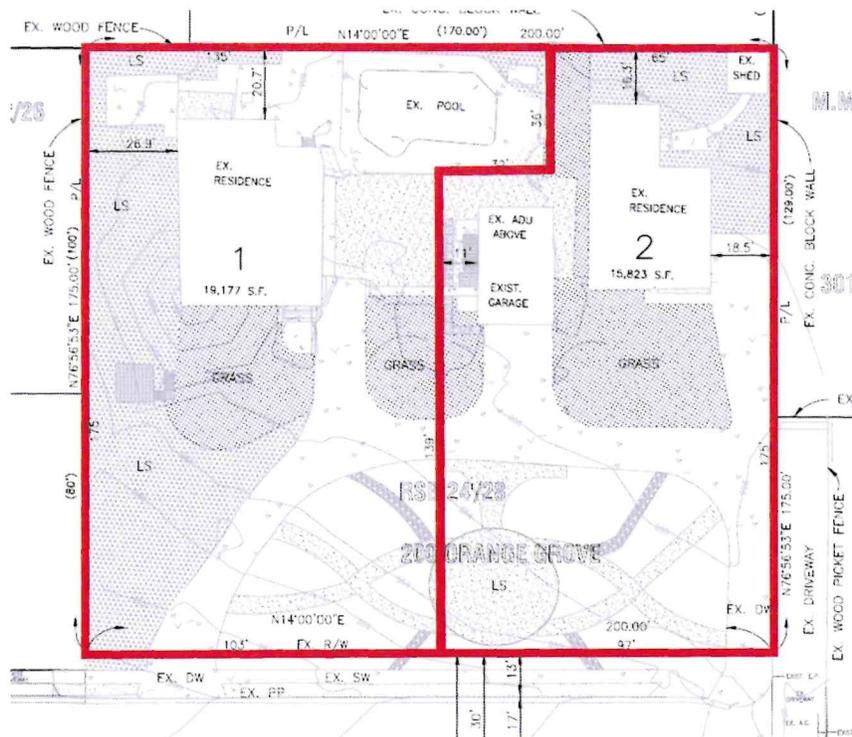
The applicants, William and Cynthia Maddox, are requesting the subdivision of an approximately 0.803-acre parcel into two (2) parcels for a property within the R-1 (Single-Family Residential) Zoning District located at 200 Orange Grove Avenue (Assessor's Parcel Number - APN 339-041-09). The requested subdivision will allow for future sale and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and

Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

**DISCUSSION:**

The subject site is located in the westerly portion of the city, west of N. Bradford Avenue and south of Ruby Drive. The 35,000-square foot parcel is located within the R-1 (Single-Family Residential) Zoning District. The parcel contains three existing structures comprised of (A) primary single-family home, which is an historic structure listed on the 2002 Placentia Historical Resource Survey, (B) a permitted Guest House, and (C) an accessory unit located above the detached garage. The Parcel Map will subdivide the existing 35,000 square foot lot into two (2) lots as follows:

Proposed Parcel No.	Lot Size (square feet)	Minimum Lot Size Required in R-1	Lot Width	Minimum Average Lot Width Required in R-1
1	19,177 sq. ft.	7,000 sq. ft.	- 103 feet (frontage width) - 135 feet (rear lot width)	70 feet
2	15,823 sq. ft.	7,000 sq. ft.	- 97 feet (frontage width) - 65 feet (rear lot width)	70 feet



Proposed “Lot 1” is located on the southerly side of the parcel. The primary residence at 200 Orange Grove Avenue is located on this proposed parcel, as well as the existing pool. An existing six-foot fence runs along the perimeter of the property. “Lot 1” exceeds the minimum R-1 lot size at 19,177-square feet and exceeds the minimum width requirement with a width of 103 feet. The proposed subdivision allows for the existing primary home to meet development standards within the R-1 Zoning District for the residence, including setbacks and lot coverage. The rear portion of “Lot 1” will extend further north than the rest of the lot, to keep the existing swimming pool fully contained on “Lot 1”, with the primary home. There is an existing curb cut and drive approach for proposed “Lot 1”.

Proposed “Lot 2” occupies the northerly portion of the property and meets minimum lot and width size requirements. “Lot 2” will be 15,823 square feet, with an average width of 97 feet. “Lot 2” will contain an existing single-family residence, which was permitted as a guest house many years ago. In addition, there is a detached garage, with an accessory unit above the garage, as well as a small shed in the northwest corner of the property. There is an existing curb cut and drive approach for proposed “Lot 2”.

Both “Lot 1” and “Lot 2” have existing fences or walls surrounding the perimeter, as well as an existing sidewalk along Orange Grove Avenue.

**Subject Site and Surrounding Land Uses:**

The subject site is located within an existing single-family residential district on the western side of N. Bradford Avenue, south of Ruby Drive. The table below shows surrounding existing land uses, zoning, and General Plan designations.

**Surrounding Land Uses:**

Location	Existing Land Use	General Plan Land Use Element Designation	Zoning Designation	Map
<b>Subject Site</b>	Single Family Residence and accessory structures	Low Density Residential	R-1 (Single Family Residential)	
<b>North, South, East &amp; West</b>	Single-Family Residential	Low Density Residential	R-1	

**ZONING COMPLIANCE STANDARDS:**

Lot Standards;

PMC Section 22.16.020 sets forth development standards defining the minimum lot width, lot depth, and lot area for the Low Density Residential (R-1) Zoning District. The R-1 development standards require a minimum lot size of 7,000 square feet for all interior lots and a minimum width of 70 feet. The proposed subdivision meets the minimum and average lot size requirements as previously mentioned. If any development is proposed in the future, all structures must comply with all R-1

development standards whenever future applicant(s) submit development plans via the City's applicable review process.

**CEQA:**

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that TPM 2023-143 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**PUBLIC NOTIFICATION:**

Legal notice was published in the Placentia News Times on August 28, 2025, Public Hearing notices were posted at the Civic Center, and on the City website on August 28, 2025. Public Hearing notices were sent to property owners of record within a 300-foot radius of the subject property. As of September 4, 2025, staff has received no comments in support or in opposition to the request.

**CONCLUSION:**

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing R-1 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution PC 2025-09, recommending approval of TPM 2023-143 to the City of Placentia City Council and making 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 to permit the subdivision of an approximately 0.803 acre lot into two parcels located at 200 Orange Grove Avenue

**Prepared and submitted by:**



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Lesley Whittaker  
Associate Planner

**Reviewed and approved by:**



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Andrew Gonzales  
Planning Manager



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Joseph M. Lambert  
Director of Development Services

**Attachments:**

1. Resolution No. PC 2025-09 recommending City Council approval of TPM 2023-143
  - 1.a. Conditions of Approval
2. Proposed Tentative Parcel Map No. 2023-143
3. Vicinity Map
5. Affidavit of Mailings, Radius Map, and Address List

## RESOLUTION NO. 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 TENTATIVE PARCEL MAP NO. TPM 2023-143 TO PERMIT THE SUBDIVISION OF AN APPROXIMATELY 0.803 ACRE LOT INTO TWO PARCELS LOCATED AT 200 ORANGE GROVE AVENUE (APN 339-041-09).**

### **A. Recitals.**

(i) William and Cynthia Maddox, (“Applicants” hereinafter), property owners of a parcel located at 200 Orange Grove Avenue, heretofore filed an application for approval of Tentative Parcel Map No. TPM 2023-143, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the “Application”.

(ii) On September 9, 2025, the City of Placentia Planning Commission (“Commission”) conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

### **B. Resolution.**

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city as it only involves the subdivision of land for the purposes of the future sales and conveyance of the subject lots. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements

(Attachment "A"), this development complies with all applicable code requirements and development standards of Title 23 of the Placentia Municipal Code (PMC), and Title 22, and all applicable Building Codes and other Regulations of the PMC.

b. Accepting that the Planning Commission recommends approval of TPM 2023-143, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Residential, and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 0.803-acre lot into two parcels located at 200 Orange Grove Avenue (APN 339-041-09) in the R-1 Zoning District, which is a development type that is consistent with the Low-Density Residential land use designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of PMC Chapter 22.80 (Subdivisions of four or less parcels). The proposed development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed TPM is to subdivide a larger parcel into two smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Land Use element under Policy 2.4, "that large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods." The subject site is a 0.803-acre site. The subdivision will allow for the sale and conveyance of the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project, there will be an increase in the developable residential housing parcels, which could lead to the development of further housing inventory. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.803-acre parcel, which has been designed to accommodate single-family units, as well as sufficient parking, landscaping, and open

space. Based on this, the subject site is adequate to accommodate the R-1 Single-Family Residential Zoning Designation.

g. That the design of the subdivision or type of future improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.803-acre lot into two parcels.

h. That the design of the subdivision or the type of future improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. All of the easements will be protected in place.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use located within an urbanized area. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

(a). That, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of TPM 2023-143 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 9<sup>th</sup> day of September 2025.

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FRANK PEREZ, CHAIR

I, Joseph Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 9<sup>th</sup> day of September 2025, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9<sup>th</sup> day of September 2025, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

ATTEST:

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JOSEPH M. LAMBERT  
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

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CITY ATTORNEY

**Attachment A**  
**Special Conditions of Approval for**  
**Tentative Parcel Map No. TPM 2023-143**  
**200 Orange Grove Avenue (APN: 339-041-09)**

**SPECIAL CONDITIONS**

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

**ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE TENTATIVE PARCEL MAP TO CONTINUE IN GOOD STANDING.**

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
3. Approval of TPM 2023-143 and the resulting Final Parcel Map is contingent upon City Council approval.
4. TPM 2023-143 shall expire twenty-four (24) months after City Council approval or conditional approval if a final map is not recorded. Upon written request by the developer the time limit may be extended an additional twelve (12) months by City Council.

5. Prior to recordation of the Parcel Map, all existing walls and fences on Lots 1 and 2 shall conform with the PMC and California Building Code, including pool fencing, to the satisfaction of the Development Services Director.
6. Prior to recordation of the Parcel Map, the owner shall submit an exhibit for Parcels 1 and 2 delineating primary structures on each parcel, to designate which structure(s) are primary residence(s), accessory dwelling units(s), or other structures. The City reserves the right to conduct an inspection of all structures onsite.
7. A final map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
8. "Lot 1" shall require the construction of a two-car garage to meet PMC 23.78.030 (1) prior to the recordation of the Parcel Map. The garage shall meet all development standards of PMC 23.12.
9. TPM 2023-143 and the related Final Parcel Map shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
10. Any modifications to the approved TPM and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
11. Developer and/or property owner agrees to approve the incorporation of the project (both Parcels 1 and 2) into Community Facilities District No. CFD 2014-01 (Public Services) or the successor CFD to CFD 2014-01 pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to the recordation of the map.
12. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to the recordation of the map.
13. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to the recordation of the map.

14. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.

## **ENGINEERING DIVISION**

### **Surveying/Mapping:**

15. The Applicant shall record roadway dedication along Melrose Street, 30 feet from centerline to the eastern property line.
16. Provide a copy of the Title report issued within 6 months of submittal.
17. Provide legal description for subject property to be subdivided.
18. Provide a set of Traverse Calculations for subject property to be subdivided.
19. Show Bearing and distance on all proposed parcel lines.
20. Provide a copy of all Reference maps and documents used to determine existing and proposed parcel lines.
21. Provide record of and label any existing easement or ROW dedication for subject property to be subdivided.

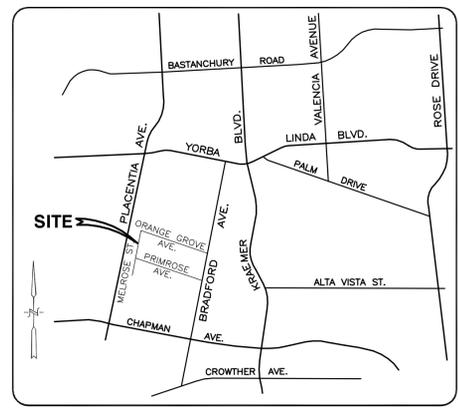
# TENTATIVE PARCEL MAP No. 2023-143

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA.

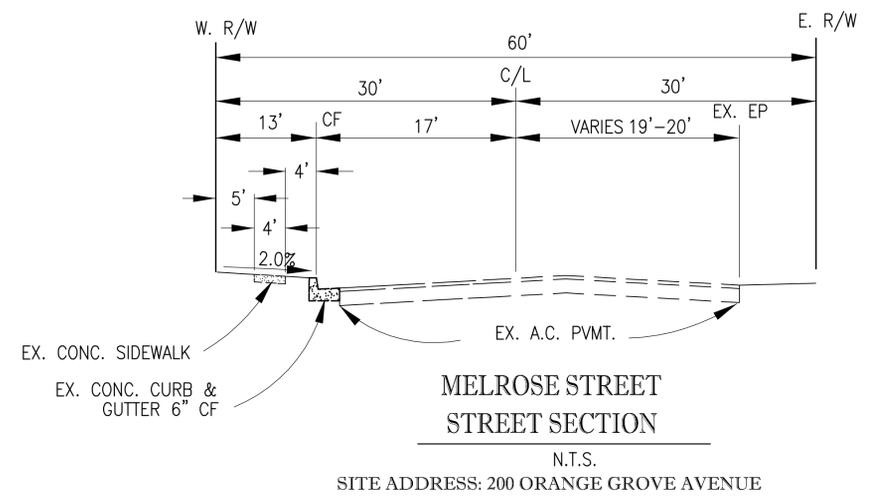
BEING A SUBDIVISION OF A PORTION OF LOT NO. 5 IN BLOCK B OF THE KRAEMER TRACT  
AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGES 87 AND 88 OF MISCELLANEOUS MAPS  
OF LOS ANGELES COUNTY, CALIFORNIA.

2 LOTS 0.803 ACRES (35,000 Sq. Ft.) (NET & GROSS)

JUNE 2025



VICINITY MAP  
N.T.S.



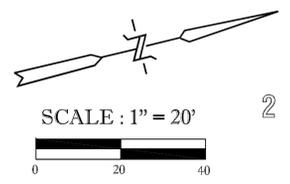
## MELROSE STREET STREET SECTION

N.T.S.

SITE ADDRESS: 200 ORANGE GROVE AVENUE

### LOT SUMMARY

LOT NO. 1 103' FRONTAGE x 175' DEEP, 19,177 SQ. FT.  
LOT NO. 2 97' FRONTAGE x 175' DEEP, 15,823 SQ. FT.



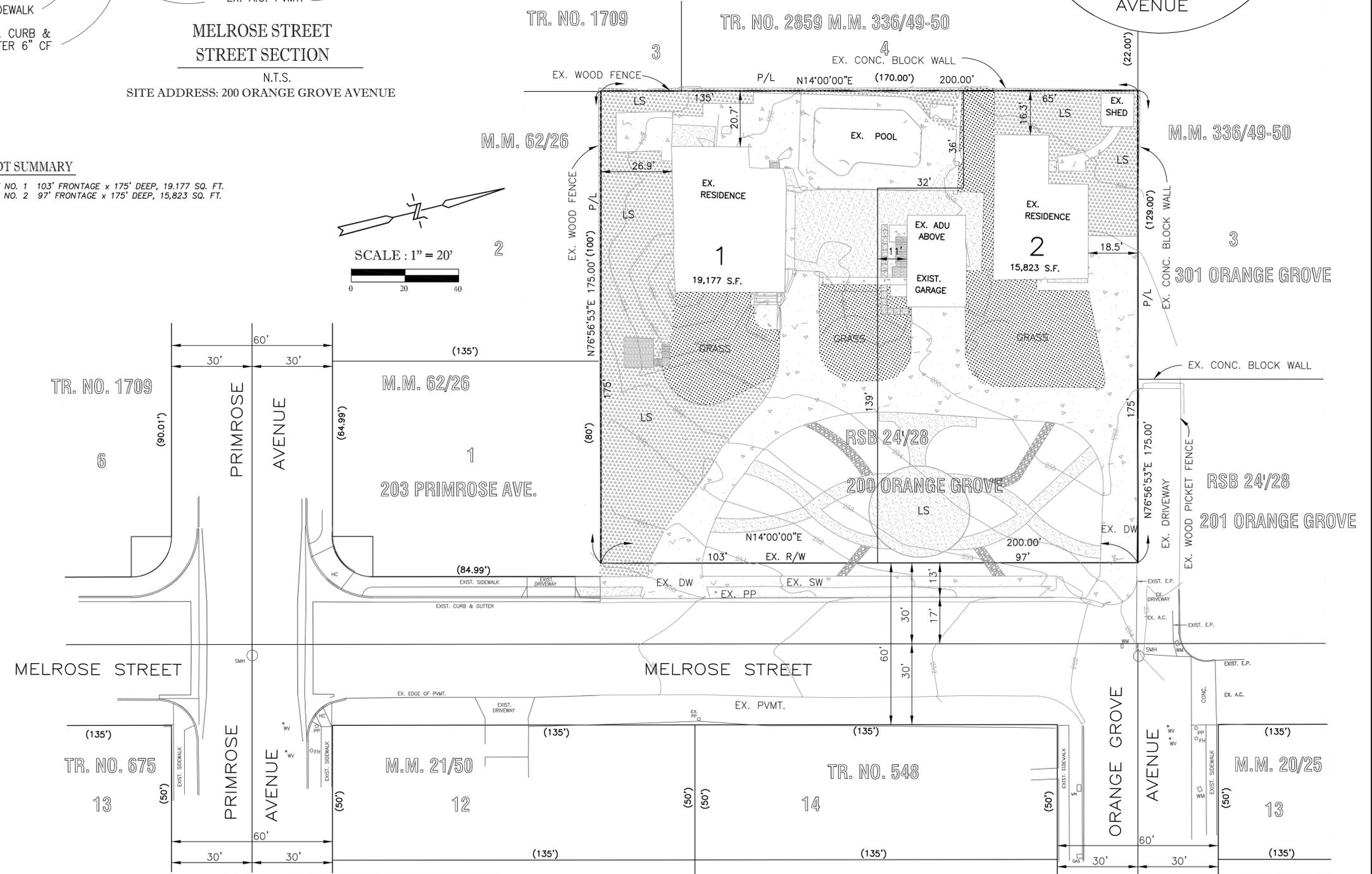
- ### LEGEND
- 1 — PROPOSED LOT NUMBER
  - R/W — RIGHT OF WAY
  - P/L — LANDSCAPE AREA
  - PVMT. — PAVEMENT
  - SW — SIDEWALK
  - DW — DRIVEWAY
  - PP — POWER POLE
  - SMH — SEWER MANHOLE
  - LS — LANDSCAPE AREA
  - (170.00') — EX. LOT DIMENSIONS

### UTILITY PURVEYORS:

- WATER: GOLDEN STATE WATER COMPANY  
1920 W. CORPORATE WAY  
ANAHEIM, CA. 92801
- SEWER: CITY OF PLACENTIA  
DEPARTMENT OF PUBLIC WORKS  
401 E. CHAPMAN AVENUE  
PLACENTIA, CA. 92870
- GAS: SOUTHERN CALIFORNIA GAS CO.  
1919 S. STATE COLLEGE BLVD., SUITE G  
ANAHEIM, CA. 92830
- ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.  
1851 W. VALENCIA DRIVE  
FULLERTON, CA. 92833
- TRASH: REPUBLIC DISPOSAL SERVICES  
1131 N. BLUE GUM STREET
- TELEPHONE: AT&T  
3939 E. CORONADO ST., SECOND FLOOR  
ANAHEIM, CA. 92807
- CABLE TV: TIME-WARNER

### NOTES:

1. Proposed Use: Single Family Residential
2. Development of Lots: Fully Developed Lots.
3. All Existing Structures To Remain At This Time.
4. Flood Zone "X".
5. Assessor's Parcel No. 339-041-09
6. Zoning: R-1 Low Density (7,000 Sq. Ft. Min.).



BENCH MARK: B.M. 2H-12-90  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK  
STAMPED "2H-12-90" SET IN THE SOUTHWESTERLY CORNER OF A 4 FOOT  
BY 5 FOOT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE  
NORTHWESTERLY CORNER OF MADISON AVENUE AND KRAEMER BOULEVARD,  
43 FEET WESTERLY OF THE CENTERLINE OF KRAEMER BOULEVARD AND  
101 FEET NORTHERLY OF THE CENTERLINE OF MADISON AVENUE. MONUMENT IS  
SET LEVEL WITH THE SIDEWALK.

ELEV. 281.70, NAVD88, 2006

NOTE:  
TOPOGRAPHIC SURVEY BY KAD ENGINEERS & SURVEYORS 6/15/2023

### SUBDIVIDER:

William and Cynthia Maddox  
200 Orange Grove Avenue  
Placentia, CA 92870  
Contact: Cindy Maddox 714-335-7651  
lotsolpink4us@gmail.com

### PREPARED BY:

KING CIVIL ENGINEERING CORP  
26702 VALPARISO DRIVE  
MISSION VIEJO, CA 92691  
Contact: Tom King 714-996-7010  
kingcivil@earthlink.net

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS  
OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION  
NO. 2024-143 SHOWN ON THIS MAP, HAVE CONSENTED TO THE  
PREPARATION AND SUBMISSION OF THIS MAP.

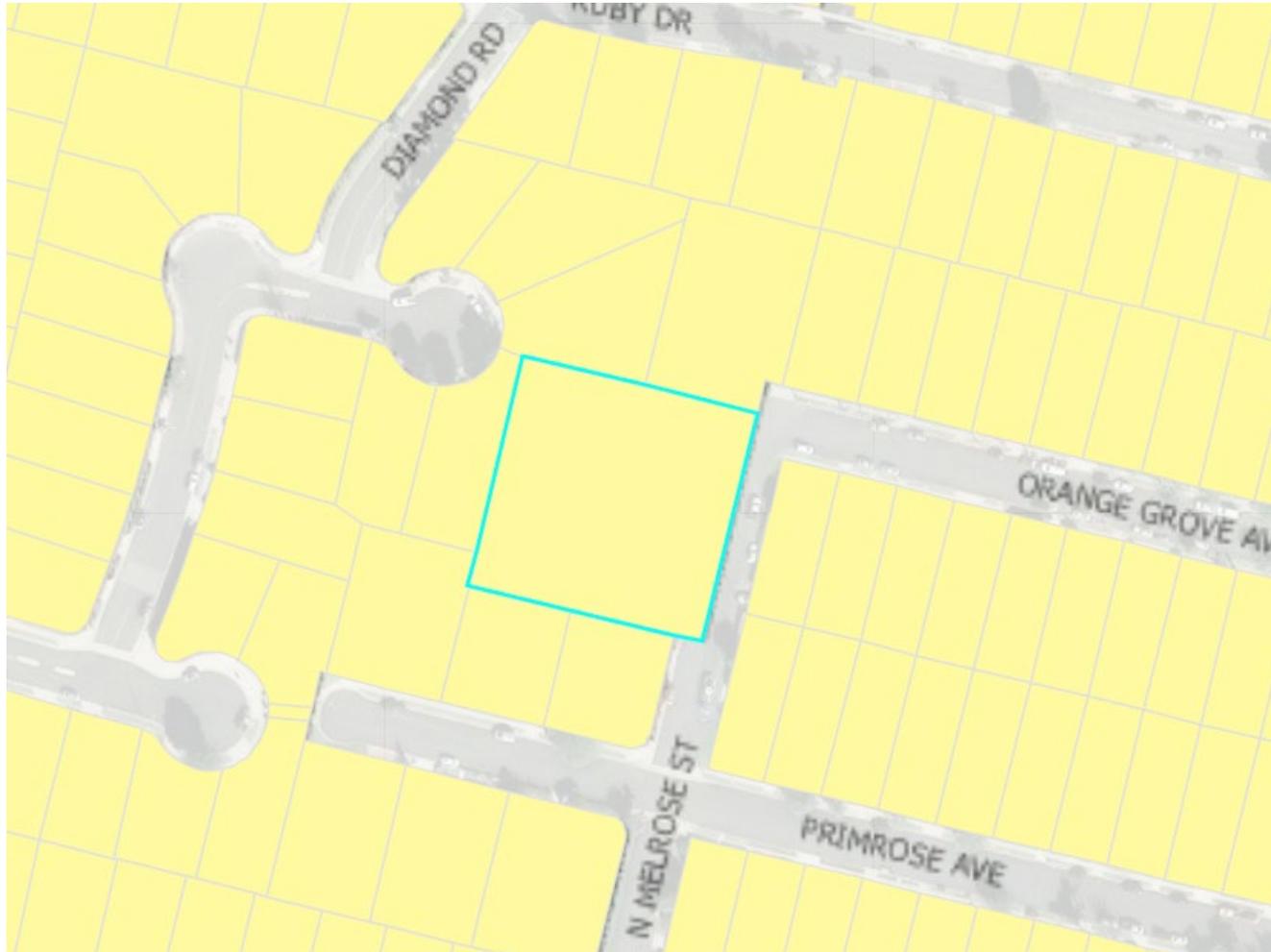
THOMAS A. KING R.C.E. NO. 16916  
DATED THIS 23 DAY OF JUNE 2025





ATTACHMENT 3. VICINITY MAP  
TPM 2023-143; 200 Orange Grove Avenue

ZONING: Single Family Residential (R-1)  
GENERAL PLAN LAND USE DESIGNATION: Low Density Residential



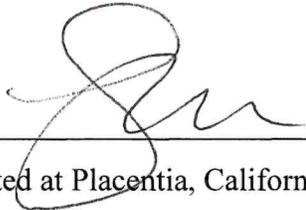
**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA    )  
County of Orange        )    ss

I, Lesley Whittaker say that on the 28<sup>th</sup> day of August 2025, a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailings was done at the City of Placentia City Hall, Planning Division, located at 401 E. Chapman Avenue, Placentia, California

Project Address:     200 Orange Grove Avenue \_\_\_\_\_  
Case No.:            TPM 2023-113 \_\_\_\_\_  
Meeting Date:        September 9, 2025 \_\_\_\_\_

I declare, under penalty of perjury, that the foregoing is true and correct.

  
\_\_\_\_\_

Executed at Placentia, California on this 28<sup>th</sup> day of August, 2025.



*First American Title*™

**HOMEBUILDER SERVICES**

1250 Corona Pointe Court, Suite 200, Corona, CA 92879

Toll Free (877) 659-4502 - Fax (909) 477-6055

**First American Title Insurance Company**, a California corporation,

HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF A VENDOR SERVICE,  
THE ATTACHED LIST CONTAINS THE NAMES AND ADDRESSES OF ALL PERSONS  
TO WHOM ALL PROPERTY IS ASSESSED AS THEY APPEAR ON THE LATEST  
AVAILABLE ASSESSMENT ROLL, OF THE OWNERS OF THE COUNTY OF ORANGE  
WITHIN THE AREA DESCRIBED AND FOR A RADIUS OF 300 FOOT EXTENTION FROM  
THE EXTERIOR BOUNDARIES OF THE PROPERTY LEGALLY DESCRIBED AS:  
200 ORANGE GROVE AVE, PLACENTIA CA 92870

APN: 339-041-09

Dated: JULY 9, 2025

Prepared By: Debbie Garcia

1001 Galaxy Way, Suite # 315

Concord, CA 94520

Phone: 925-201-6607, Cell 209-918-5542

*First American Title Company*

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

*First American Title Insurance Company*

By:  Chief Executive Officer

Attest:   
Ruben Castro - Vice President - Southern California Regional Director

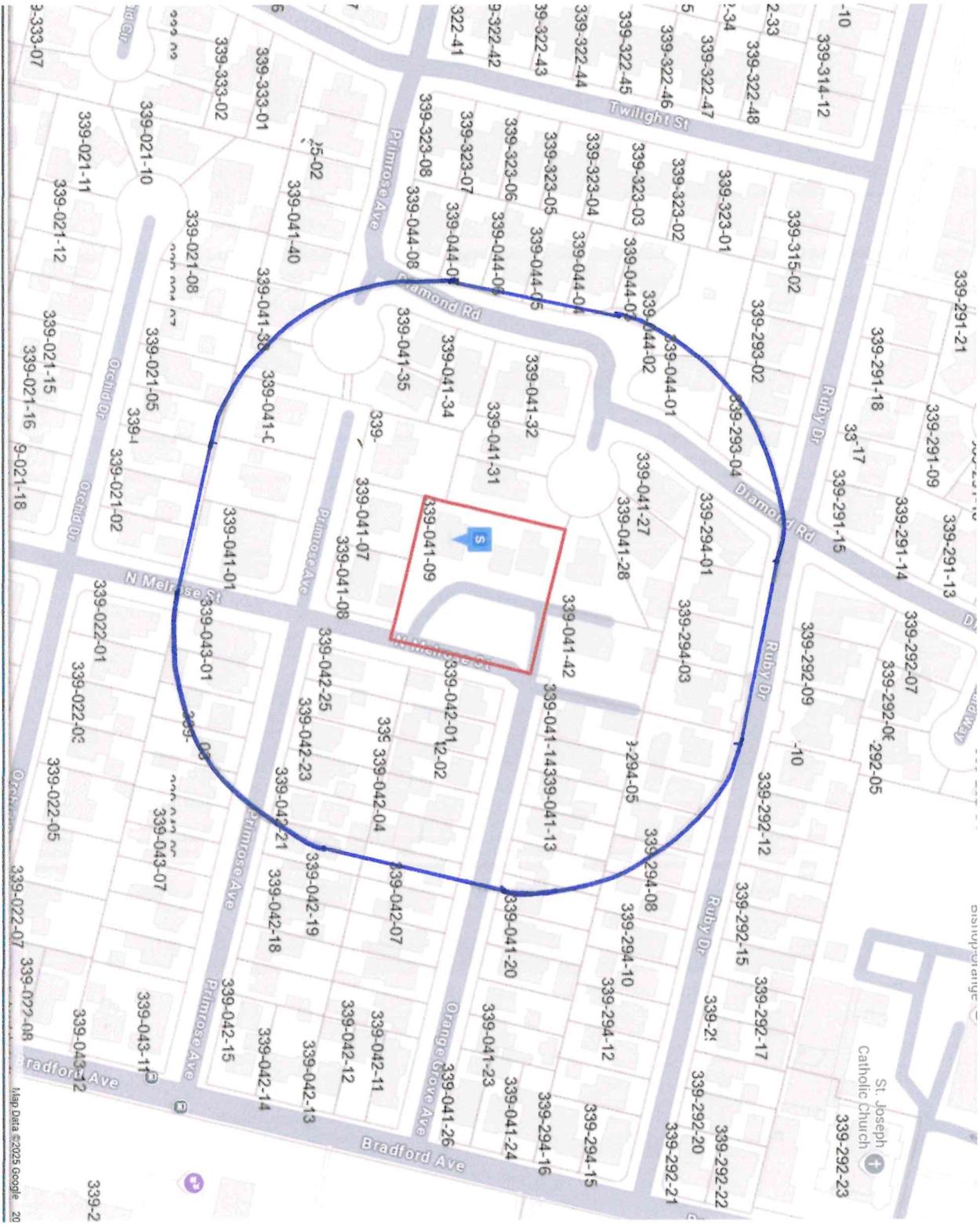


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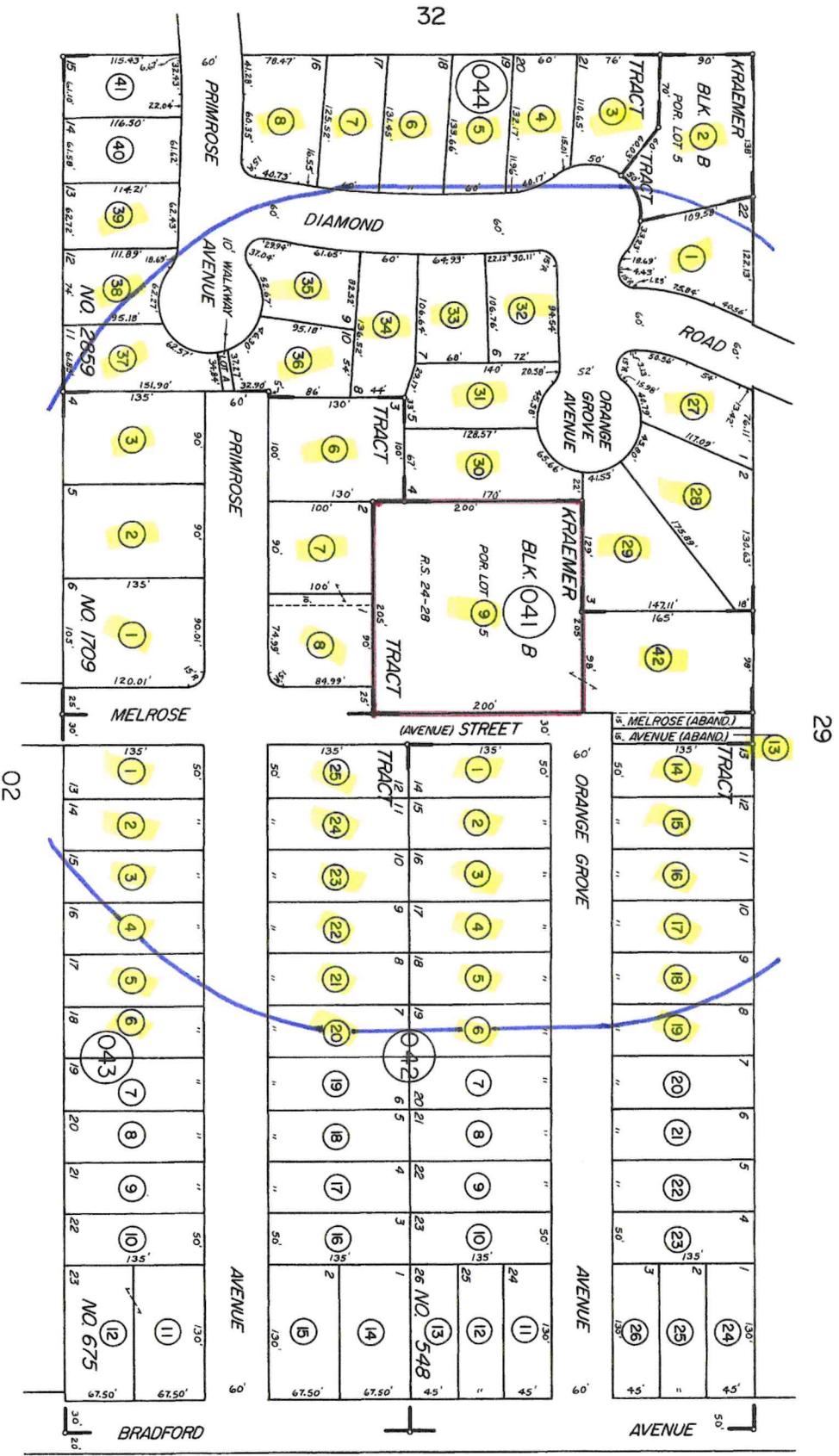
APN	OWNER	ADDRESS	CITY	STATE	ZIP
339-021-01	Dennis & Sandra Wormley	1262 1st St	Los Osos	CA	93402-1104
339-021-02	David & Kathryn Whitaker	309 Orchid Dr	Placentia	CA	92870-4948
339-021-03	Daniel & Justine Kilpatrick	315 Orchid Dr	Placentia	CA	92870-4948
339-021-04	The Christina M Massari LivTr	321 Orchid Dr	Placentia	CA	92870-4948
339-021-05	Jesus & Elizabeth Ortiz	327 Orchid Dr	Placentia	CA	92870-4948
339-021-06	Fuming Tao & Fuzhen Shi	3069 Bonnyview Cir	Corona	CA	92882-6076
339-022-01	Michael & Sandra Brown	207 S Kroeger St	Anaheim	CA	92805-4014
339-022-02	Emerald & Fulgenio Pabatang	221 Orchid Dr	Placentia	CA	92870-4946
339-041-01	Jackie Guerrero	202 Primrose Ave	Placentia	CA	92870-4853
339-041-02	Maselino & Sili Pese	212 Primrose Ave	Placentia	CA	92870-4853
339-041-03	Jazmin Ruiz & Chelsey Crofts	220 Primrose Ave	Placentia	CA	92870-4853
339-041-06	Steven & Marilyn Anderson	221 Primrose Ave	Placentia	CA	92870-4854
339-041-07	James & Karen Murphy	215 Primrose Ave	Placentia	CA	92870-4854
339-041-08	Carol Pullen	203 Primrose Ave	Placentia	CA	92870-4854
339-041-09	William Maddox Jr & Cynthia Ma	200 Orange Grove A	Placentia	CA	92870-4849
339-041-13	Sandra Borger	147 Orange Grove A	Placentia	CA	92870-4848
339-041-14	Linda Larsen	147 Orange Grove A	Placentia	CA	92870-4848
339-041-15	Francisco & Luz Ruvalcaba	145 Orange Grove A	Placentia	CA	92870-4848
339-041-16	Raymond & Crystal Tovar	131 Orange Grove A	Placentia	CA	92870-4848
339-041-17	Raul Rodriguez & Jennifer Cun	129 Orange Grove A	Placentia	CA	92870-4848
339-041-18	David & Cheri Drake	127 Orange Grove A	Placentia	CA	92870-4848
339-041-19	Rebecca Sproal & Sproal LivTr	18802 Haven Ln	Yorba Lin	CA	92886-2631
339-041-27	Renan & Blanca Paniagua	313 Orange Grove A	Placentia	CA	92870-4809
339-041-28	Robert Miller & Linda Nguyen	307 Orange Grove A	Placentia	CA	92870-4809
339-041-29	Jay & Christina Cotsenmoyer	301 Orange Grove A	Placentia	CA	92870-4809
339-041-30	Ronald & Cecilia Lupei	302 Orange Grove A	Placentia	CA	92870-4808
339-041-31	Pham, David Khuong Tr	5222 San Milano Av	Las Vegas	NV	89141-0454
339-041-32	Aldo Ceballos & Gladys Lozano	524 Diamond Rd	Placentia	CA	92870-4801
339-041-33	Piyush & Mina Shah	17285 Orangewood	Yorba Lin	CA	92886-4861
339-041-34	Third Lime Llc	391 Corporate Terra	Corona	CA	92879-6028
339-041-35	The Raymond C Munson LivTr	407 Primrose Ave	Placentia	CA	92870-4814
339-041-36	John & Pascale Co	401 Primrose Ave	Placentia	CA	92870-4814
339-041-37	Kyung Hoon Chung LivTr	402 Primrose Ave	Placentia	CA	92870-4813
339-041-38	Dean & Julie Yamanaka	5051 Malaga Dr	La Palma	CA	90623-2232
339-041-39	Leslie Flores	414 Primrose Ave	Placentia	CA	92870-4813
339-042-01	Charles Smith	148 Orange Grove A	Placentia	CA	92870-4847
339-042-02	Natasha Zagoren	144 Orange Grove A	Placentia	CA	92870-4847
339-042-03	David & Cecilia Pina	140 Orange Grove A	Placentia	CA	92870-4847
339-042-04	Joseph & Fareedeh Wilson	18032 Lemon Dr # C	Yorba Lin	CA	92886-3386
339-042-05	Sergio & Patricia Espinoza	132 Orange Grove A	Placentia	CA	92870-4847
339-042-06	Diane Wendell & The Wendell F	14546 Fairvilla Dr	La Mirada	CA	90638-2907
339-042-20	Rebecca Sproal & Sproal LivTr	18802 Haven Ln	Yorba Lin	CA	92886-2631
339-042-21	Rebecca Sproal & Sproal LivTr	18802 Haven Ln	Yorba Lin	CA	92886-2631
339-042-22	The Guillermina Torre Sandoval	137 Primrose Ave	Placentia	CA	92870-4852

339-042-23	Lonnie Miller	141 Primrose Ave	Placentia	CA	92870-4852
339-042-24	James & Linda Nay	143 Primrose Ave	Placentia	CA	92870-4852
339-042-25	Gary Brucks	5365 E Suncrest Rd	Anaheim	CA	92807-3727
339-043-01	Matthew & Deborah Rupard	148 Primrose Ave	Placentia	CA	92870-4851
339-043-02	Aini Tjauw	Po Box 10693	Fullerton	CA	92838-6693
339-043-03	Eric & Karen Smith	140 Primrose Ave	Placentia	CA	92870-4851
339-043-04	Susan Schearer	136 Primrose Ave	Placentia	CA	92870-4851
339-043-05	Patricia Cline & The Cline FamT	132 Primrose Ave	Placentia	CA	92870-4851
339-043-06	Ivan & Iris Lopez	128 Primrose Ave	Placentia	CA	92870-4851
339-044-01	Bernardo & Carmelita Napoles	401 Orange Grove A	Placentia	CA	92870-4810
339-044-02	Golden State Water Company	630 E Foothill Blvd	San Dimas	CA	91773-1207
339-044-03	Crisoforo & Angelica Cisneros	531 Diamond Rd	Placentia	CA	92870-4802
339-044-04	Tai & Nhu Nguyen	525 Diamond Rd	Placentia	CA	92870-4802
339-044-05	Tae & Hannah Kim	519 Diamond Rd	Placentia	CA	92870-4802
339-044-06	Jesus & Luz Rivera	Po Box 489	Placentia	CA	92871-0489
339-044-07	John & Patricia Williams	507 Diamond Rd	Placentia	CA	92870-4802
339-044-08	Rafael & Cynthia Pena	201 Dartmouth Way	Placentia	CA	92870-5109
339-293-02	Cesar Medina & Rocio Flores	416 Ruby Dr	Placentia	CA	92870-4824
339-293-03	Jose & Sofia Carrera	410 Ruby Dr	Placentia	CA	92870-4824
339-293-04	Ngoc & Ngoc Nguyen	5739 Encinita Ave	Temple C	CA	91780-2418
339-294-01	Laborde, Peter Tr	19852 Riverview Dr	Yorba Lin	CA	92886-6044
339-294-02	Brandon & Allyn Diaz	314 Ruby Dr	Placentia	CA	92870-4822
339-294-03	Sandra Augenstein Revocable T	308 Ruby Dr	Placentia	CA	92870-4822
339-294-04	Daniel & Yolanda Faucher	302 Ruby Dr	Placentia	CA	92870-4822
339-294-05	Sharon & Jeffrey Kratt	146 Ruby Dr	Placentia	CA	92870-4820
339-294-06	Daniel & Jennifer Park	26190 Jonah Way	Murrieta	CA	92563-4919
339-294-07	Basil Alexander	138 Ruby Dr	Placentia	CA	92870-4820
339-294-08	Kristofer Stapleton	2601 Sherwood Ave	Fullerton	CA	92821
339-294-09	The Michael Antgony Giurbino F	730 E Las Palmas D	Fullerton	CA	92835-1210
Utility	Irvine Unified School District	5050 Barranca Pkw	Irvine	CA	92604
Utility	Irvine Ranch Water District	15600 Sand Canyon	Irvine	CA	92618
Utility	Southern California Edison	14155 Bake Parkwa	Irvine	CA	92618
Utility	Southern California Gas Co.	1 Liberty	Also Viejo	CA	92656
Utility	Cox Communication	29947 Avenida De L	Rancho S	CA	92688
Utility	AT&T	3939 E Coronado S	Anaheim	CA	92608
Utility	Waste Management	1001 Fannin Suite 4	Houston	TX	77002
Utility	Saddleback Valley Unified Scho	25631 Peter A Hart	Mission V	CA	92691
Utility	Tustin Unified School District	300 S C St	Tustin	CA	92780

7 1/4" = 300'



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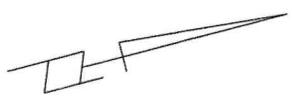


32

29

26

1" = 100'



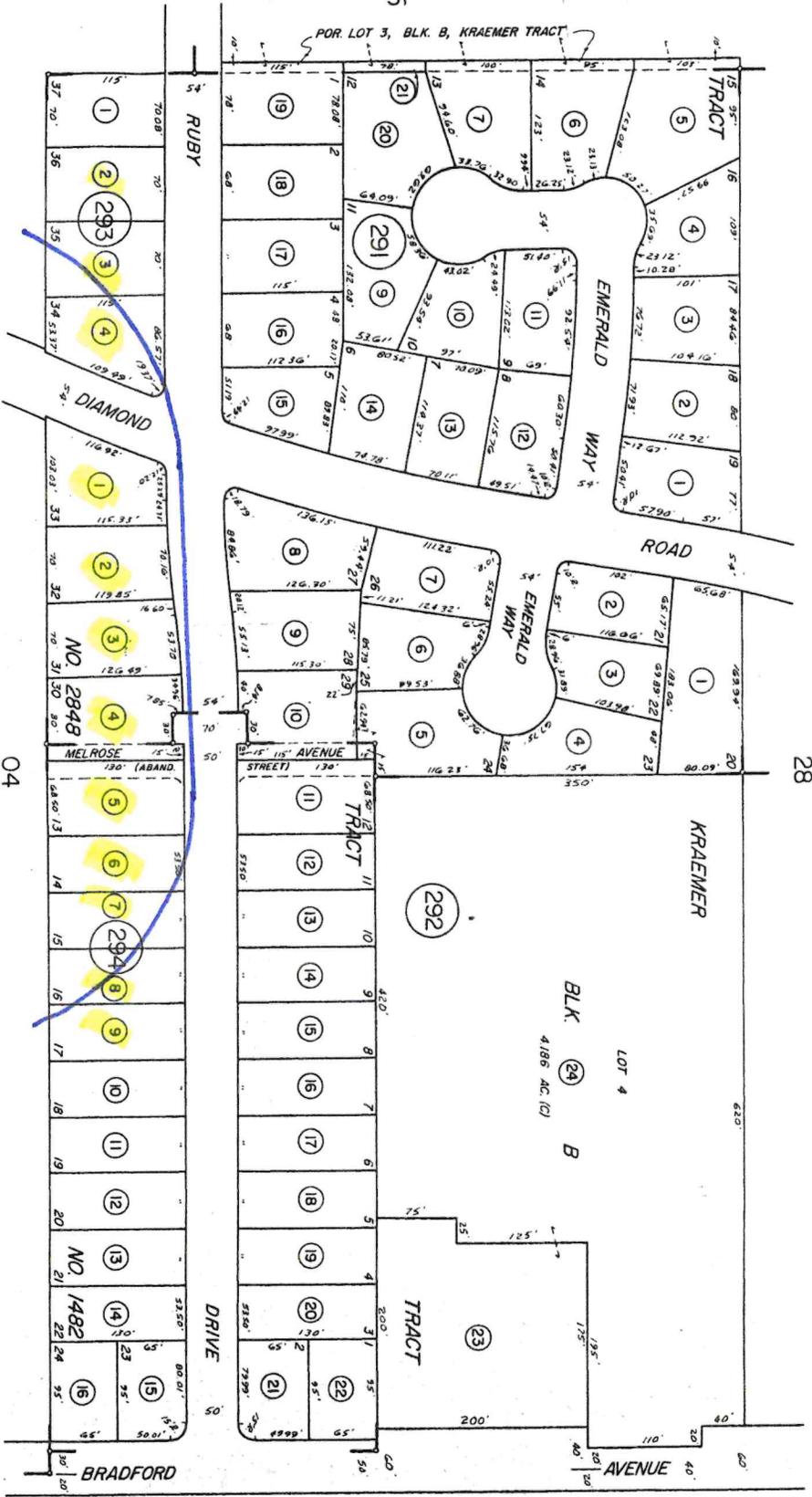
MARCH 1974

KRAEMER TRACT  
 TRACT NO. 548  
 M.M. 21-50  
 TRACT NO. 1709  
 TRACT NO. 2859  
 L.A. 1-111, 112  
 M.M. 20-25  
 M.M. 21-50  
 M.M. 62-26  
 M.M. 336-49, 50

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES.  
 ASSESSOR'S MAP BOOK 339 PAGE 04 COUNTY OF ORANGE



1" = 100'



MARCH 1978

KRAEMER TRACT  
TRACT NO. 1482  
TRACT NO. 2848

L.A. 1-111, 112  
M.M. 43-20  
M.M. 84-24, 25

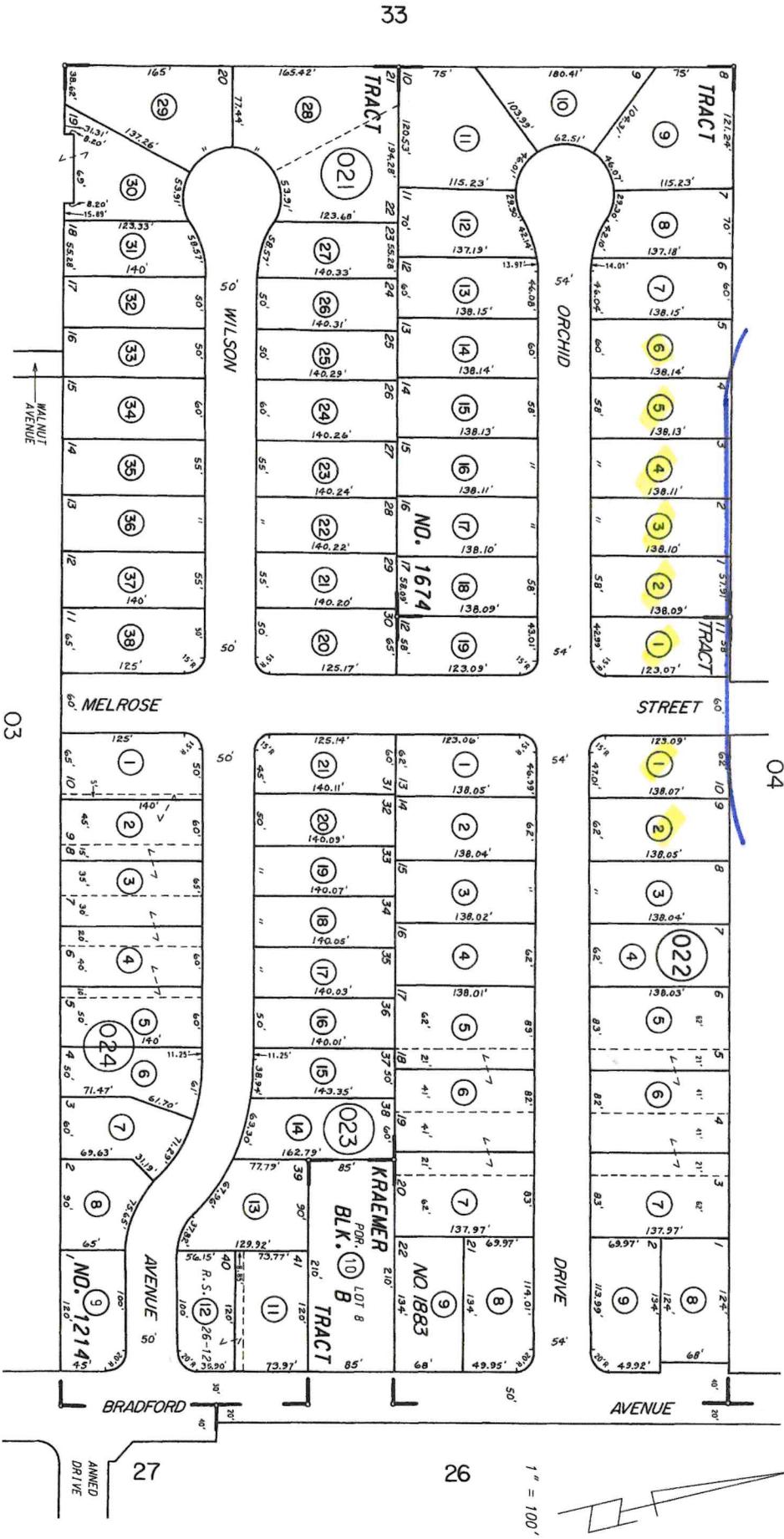
NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 359 PAGE 29  
COUNTY OF ORANGE



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339-02



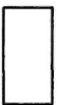
MARCH 1974

KRAEMER TRACT  
TRACT NO. 1214  
TRACT NO. 1674  
TRACT NO. 1883

L.A. 1-111, 112  
M.M. 40-6  
M.M. 54-4, 5  
M.M. 53-17, 18

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 339 PAGE 02  
COUNTY OF ORANGE





# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: SEPTEMBER 9, 2025

SUBJECT: **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.

### **REQUEST:**

The applicant, Brian Claprod, representing Esther's Taco House, is requesting 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. The restaurant Esther's Taco House is located in the Cobblestone Shopping Center, within the C-1 Zoning District. All alcohol sales, dispensing, and consumption activities are intended to be confined only within the restaurant, pursuant to Alcohol Beverage Control (ABC) regulations.

### **STRATEGIC PLAN STATEMENT:**

This item is consistent with the City Council approved 5-Year Strategic Goal to:

- Protect and preserve existing economic development and property nodes throughout the City to maximize revenue opportunities, as stated in Objective No. 1.4. Allowing the business to sell beer, wine, and distilled spirits supports economic development by enhancing the establishment's competitiveness and maximizing revenue opportunities for both the operator and the City.

**PROJECT BACKGROUND AND DESCRIPTION:**

The subject property is located at 2001 E. Orangethorpe Avenue, Units D–G, within the C-1 Zoning District. Esther's Taco House is a family-owned and managed Mexican restaurant operated by the applicant, Brian Claprod. The family opened the first Esther's Taco House in Downey in 1957 and expanded to a second location in Long Beach in 1972. Following the passing of Esther, the family decided to relocate the business closer to home, closing the original locations and establishing Esther's Taco House in Placentia in 1998.

The restaurant currently employs 31 individuals. While alcoholic beverage sales represent a small percentage of overall sales, the applicant is requesting a liquor license as an added service and convenience for customers, as well as an integral part of the dining experience. Although the restaurant is a permitted use under PMC Section 23.33.030, the sale of alcoholic beverages (on- and off-site) requires a Use Permit pursuant to PMC Section 23.33.040. Because the existing Use Permit authorizes a Type 41 license, modification is required to allow for the requested license type.

The current hours of operation are as indicated on the table below:

<b>Operating Hours</b>	
Monday	4:00PM – 9:00PM
Tuesday - Sunday	11:00AM – 9:00PM

The approximately 3,600-square foot restaurant has an open floor plan, accommodating a combination of seating tables and booths, including reserved handicap seating. The restaurant has a main front entrance, and five other exit locations for guests and/or employees. All dining and alcohol sales shall be contained within the restaurant.

**Applicable Code Section – Placentia Municipal Code**

The subject property is currently in the C-1 (Neighborhood Commercial) Zoning District. The project will be required to comply with all development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-1 Zoning District Zoning District. Pursuant to PMC Section 23.33.040, any establishment that want to obtain or make changes to an alcohol license is required to submit for a UP or modification of the UP to be reviewed and evaluated at a noticed public hearing before the Planning Commission.

**Subject Site and Surrounding Land Uses**

The existing restaurant is located on the north side of East Orangethorpe Avenue, within the C-1 Zoning District. The table below shows surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

**Surrounding Land Uses:**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Subject Site</b>	Esther's Taco House	Commercial	C-1, (O-1) (Neighborhood Commercial – Oil Combining Districts)
<b>North</b>	Existing Cobblestone Shopping Center	Commercial	C-1, O-1
<b>South (across E. Orangethorpe Ave)</b>	Multifamily Residential	High Density Residential	R-3 (High Density Residential)
<b>West (across S. Highland Ave.)</b>	Multifamily Residential	Medium Density Residential	R-G, (O) (Medium Density Residential – Oil Combining Districts)
<b>East (across Lakeview Ave</b>	Single Family Residential	N/A	N/A

**ZONING COMPLIANCE ANALYSIS**

**Site Development Standards**

The project is located within the C-1 Zoning District. The existing restaurant has no immediate plans for future modifications of interior or Building envelope.

**EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE**

Currently, there are twelve (12) businesses with a Type 47 ABC license in the entire city. There is one restaurant within a one-half mile radius of the subject site that also has a Type 47 license, which is located within the same shopping center as Esther's Taco House.

## **ISSUES ANALYSIS:**

### **General Plan Consistency**

The request to permit the onsite sale and consumption of beer, wine, and distilled spirits in conjunction with the operation of an existing approximately 3,600 square-foot dine-in restaurant and only within the establishment, is consistent with the policies, programs, and goals of the General Plan. More specifically, it is a goal of the General Plan Land Use Element under Policy LU – 1.3, to “Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services.” The proposed request will provide an additional service to customers and facilitate greater patronage to the Neighborhood Commercial District. This proposal is also consistent with the Economic Development Element Goal ED – 1, to “Maintain a healthy, balanced budget by diversifying and increasing the city’s revenue sources,” as there will be a steady revenue stream and additional patronage from the complementary sale of alcohol with the current restaurant.

### **PMC Consistency**

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the C-1 Zoning District. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the PMC.

### **Land Use Compatibility**

The project will be compatible with the land uses of the surrounding area because the request to change the existing Type 41 license, which allows for the onsite consumption of beer and wine to a Type 47 license which allows for the onsite sale and consumption of beer, wine, and distilled spirits in conjunction with an existing restaurant brings an additional service to an established commercial district containing primarily complementary commercial uses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Conditions of Approval and Standard Development Requirements.

### **Other Departments Concerns and Requirements**

The Divisions of Planning and Building, as well as the Placentia Police and Placentia Fire and Life Safety Departments have reviewed the application, with no major concerns raised regarding the project proposal. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security to correspond with the restrictions of ABC. The Planning Division has also identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft Resolution for consideration by the Planning Commission (Attachment 1). With the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties. It should also be noted that the original conditions of approval of UP 97-14 remain in effect unless inconsistent with the additional conditions.

**CEQA:**

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 97-14 MOD is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility, adding a complementary use.

**PUBLIC NOTIFICATION:**

Legal notice was published in the Placentia News Times, posted at City Hall, and notices were sent to property owners of record within a 300-foot radius of the subject property on August 28, 2025. As of September 2, 2025, staff has received no comments in support or opposition of the request.

**CONCLUSION:**

The proposed request is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request to permit an existing restaurant to modify the existing Use Permit 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 in conjunction with the operation of an existing 3,600 square-foot dine-in restaurant, located at 2001 E. Orangethorpe Ave., Units D-G in the C-1 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

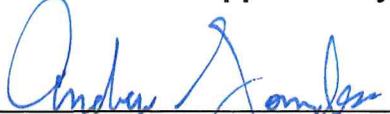
**RECOMMENDATION:**

The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2025-11 recommending approval of UP 97-14 MOD.

**Prepared and submitted by:**

  
\_\_\_\_\_  
Lesley Whittaker  
Associate Planner

**Reviewed and approved by:**

  
\_\_\_\_\_  
Andrew Gonzales  
Planning Manager

  
\_\_\_\_\_  
Joseph M. Lambert  
Director of Development Services

Attachments:

1. Resolution No. 2025-11
  - a. Attachment "A" Conditions of Approval
2. Project Plans Dated and Received June 30, 2025
3. Statement of Use Submitted by the Applicant Dated and Received June 30, 2025
4. Vicinity Map and Zoning Map
5. Radius Map and Mailing Notice Affidavit

**RESOLUTION NO. 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 LICENSE, ALLOWING FOR THE ONSITE SALES AND CONSUMPTION OF BEER AND WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH AN EXISTING 3,600 SQUARE-FOOT RESTAURANT, LOCATED AT 2001 E. ORANGETHORPE AVE., UNITS D-G, IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT.**

**A. Recitals.**

**WHEREAS**, Brian Claprod representing Esther’s Taco House (“Applicant” hereinafter), located at 2001 E. Orangethorpe Ave., Units D-G, filed an application for approval of Use Permit No. UP 1997-14 Modification, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit Modification request is referred to as the “Application”;

**WHEREAS**, on September 9, 2025, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 97-14 MOD; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**B. Resolution.**

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Placentia as follows:

**SECTION NO. 1:** Based on the evidence presented and the findings set forth, UP 97-14 MOD is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

**SECTION NO. 2:** Based upon the evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed request for the 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 in conjunction with the operation of an existing 3,600 square-foot restaurant will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the Neighborhood Commercial (C-1) Zoning District and (3) it is not anticipated that the proposed request will generate any negative impacts onto adjacent properties and businesses. All primary activities shall be conducted only within the restaurant, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed request for the 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 in conjunction with the operation of an existing 3,600 square-foot restaurant is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the UP MOD approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 97-14 MOD to ensure compliance with the Placentia Municipal Code (PMC).

**SECTION NO. 3:** Based upon the environmental review of the project, the Planning Commission finds that UP 97-14 MOD is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

**SECTION NO. 4:** The Planning Commission hereby directs that, upon approval of UP 97-14 MOD, a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

**SECTION NO. 5:** Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 97-14 MOD.

**SECTION NO. 6:** The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.



**Attachment A**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Use Permit 97-14 Modification**  
**2001 E. Orangethorpe Ave., Units D-G**

**SPECIAL CONDITIONS**

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

**ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH TO CONTINUE IN GOOD STANDING TO PERMIT THE MODIFICATION OF AN EXISTING USE PERMIT TO ALLOW THE ONSITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRIT (TYPE 47 ABC LICENSE) IN CONJUNCTION WITH THE OPERATION OF AN EXISTING 3,600-SQUARE-FOOT RESTAURANT LOCATED AT 2001 E. ORANGETHORPE AVENUE, UNIT D-G.**

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Use Permit 97-14 Modification is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit 97-14 Modification shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify

the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit No. UP 97-14 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval. Any proposed changes to the floor plan and/or any proposed expansion of the restaurant shall require UP Modification.
6. Any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use, shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand or intensify the present use, may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.
9. All permanent and temporary signage shall comply with all applicable provisions of the Placentia Municipal Code (PMC).
10. All commercial trash and waste bins shall be kept inside decorative trash enclosures. The dimensions and access gates of all trash enclosures shall comply with City standard and refuse company standard requirements at the time building permits are issued. All trash and waste enclosure gates shall remain closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
11. The applicant, current business owner, and/or property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant, current business owner, and/or property owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint

finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.

12. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
13. This Use Permit and all subsequent modifications may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
14. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
15. To prevent noise spillage, the doors shall be kept closed except as patrons enter and exit. The doors shall not be propped open during business hours.
16. All conditions of the Department of Alcoholic Beverage Control (ABC) shall be applicable.
17. This approval UP 97-14 MOD does not include authorization for live entertainment. Live entertainment will require a Modification of the Use Permit and an entrainment permit pursuant to Title 6 of the Placentia Municipal Code (PMC). No live entertainment, i.e. dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc., including amplified music, shall be permitted on the premises or outside dining area.
18. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.
19. The use shall comply with the following:
  - a. Prior to any changes to the permitted days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the permitted days and hours of operation:

<b>Operating Hours</b>	
Monday-Sunday	11:00 am to 9:00 pm

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

## **POLICE DEPARTMENT:**

### **General Operations**

- 20. An admission charge or a cover charge for general admittance is not allowed. An admission charge includes a cover charge as well as any mandatory charge for admittance to any portion of the establishment regardless of whether goods or services are provided once admittance is gained.
- 21. Hours of operation shall not be past 9:00 pm.
- 22. Persons who appear obviously intoxicated shall not be admitted into the establishment.
- 23. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the premises.
- 24. The noise level outside of the establishment shall not exceed the city's noise ordinance.
- 25. The establishment shall retain full control of all events within the subject premises and use of independent outside promoters is prohibited.

### **Alcohol Service**

- 26. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
  - a. Valid driver's license
  - b. Valid State identification card
  - c. Valid passport
  - d. Current military identification
  - e. U.S. Government immigrant identification card

27. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the banquet hall in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the banquet hall, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other device capable of readily identifying the document as valid or invalid.
28. Persons under 21 years of age shall be served drinks utilizing separate types of glassware to distinguish alcoholic drinks from non-alcoholic drinks. Additionally, there shall be a unique method to readily identify persons who may be served an alcoholic drink such as a wristband or hand stamp.
29. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
30. There shall be no promotions, games or contests to encourage drinking alcoholic beverages.
31. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall display their unique identification (i.e., wrist band) to the server.
32. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
33. Except for wine bottles, there shall be no "bottle service," which includes but is not limited to service which provides to any patron any bottle of an intoxicating liquor, with the exception of beer and wine, in any bottle with a capacity in excess of five (5) ounces.
34. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
35. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
36. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons at the banquet hall and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control RBS course (Responsible Beverage Service). Upon request, said file shall be made available for review to representatives of the Police Department. New employees will have 60 days from date of employment to obtain RBS certification.

## Security Issues

37. Except in case of emergency, the establishment shall not permit its patrons to enter or exit the premises through any entrance/exit other than the primary entrance/exit. Steps shall be taken to discourage unauthorized exiting such as special locking which are fire department approved for required exiting.
38. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.
39. The police department may, based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses, require security personnel. Security personnel shall be licensed either as contract security person per Business & Professions Code Section 7580 or proprietary security person per Business & Professions Code Section 7574.
40. Security personnel required by the police department shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
41. Prior to utilizing a contract security guard company, the establishment shall verify the security company has a current City of Placentia business license.

# Cobblestone Village

2001-2099 Orangethorpe Ave  
Placentia, CA 92870





## History of Esther's Taco House:

Esther's Taco House is a full-service restaurant serving the surrounding community and visiting public patrons Sunday thru Saturday since January 16, 1998. Our hours of operation are as follows:

Mon 4:00pm-9:00pm

Tues-Sat 11:00am-9:00pm

Sun 11:00am-9:00pm

We are currently employing 31 people.

While alcoholic beverage sales will generate a small percentage of the overall sales, the investment in a liquor license is requested as a service and convenience to the customers as an integral part of the dining experience.

Esther's Taco House has proven to be extremely desirable to the public by providing area residents, visitors and workers with an extraordinary food style at a reasonable price for the past 27 years. The inclusion of a license for incidental alcohol sales with food will allow patrons the same service that they would experience at other local restaurants. This liquor license will allow us to hand craft specialty cocktails that will pair well with our entrees and enhance the dining experience here at Esther's Taco House. Who wouldn't love to have a delicious margarita to go with their tacos, or a bloody mary on a Sunday morning to have with their huevos rancheros?

We'll continue to be a valuable member of the community and will work hard to help the neighborhood achieve their development goal and continually improve the character of the neighborhood.

As a staple restaurant in the community, Esther's Taco House has an excellent reputation with the Placentia police and fire departments whom we serve on a weekly basis. Our establishment is not one that comes up as a nuisance and has an excellent reputation for supporting the community and for the way we handle our operations.

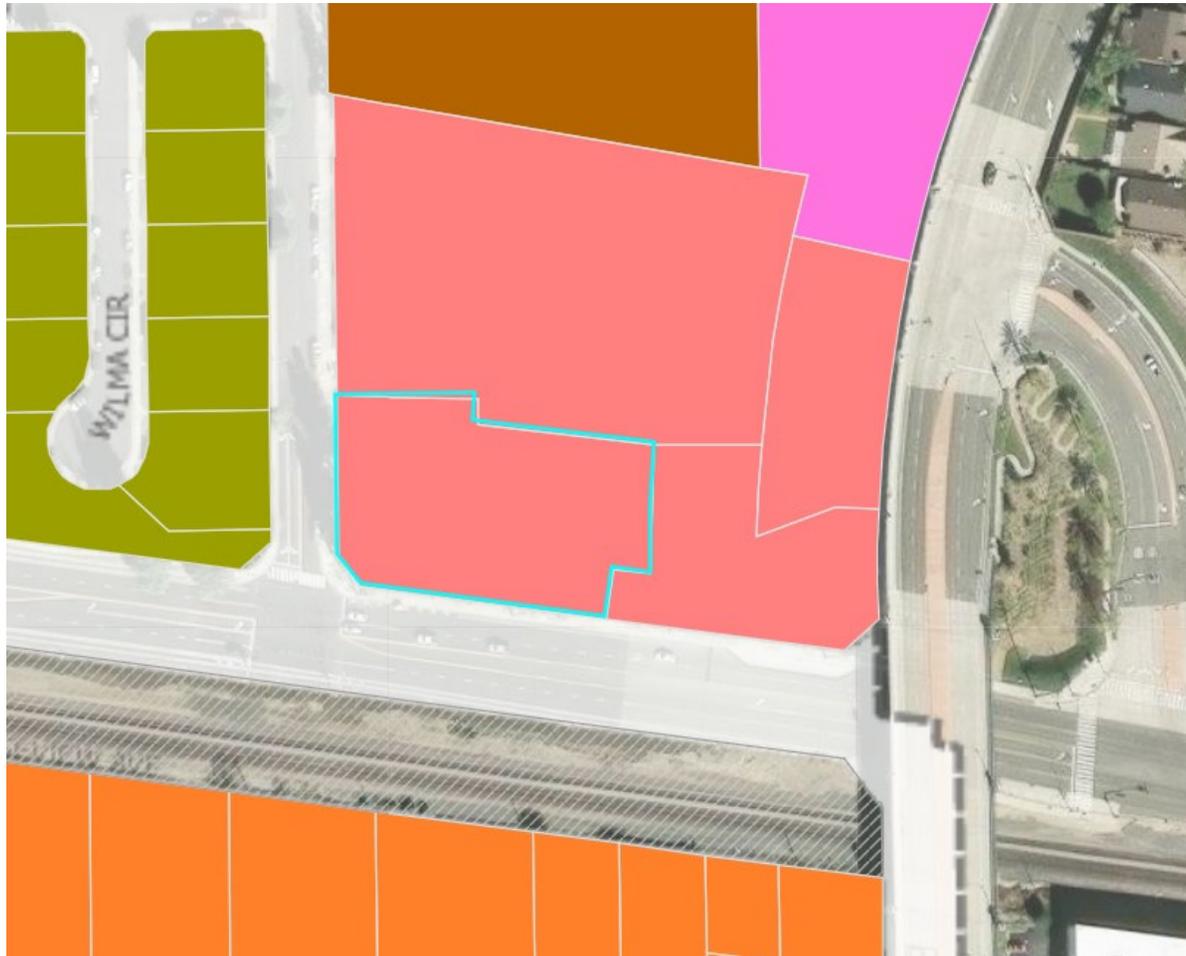
I respectfully request that the City of Placentia and the California Department of Alcoholic Beverage Control finds that Public Necessity and Convenience would be served by the issuance of a liquor license to the requested premises.

If you have any further questions or require any additional information, please do not hesitate to contact me.



ATTACHMENT 4. VICINITY MAP  
UP MOD 97-17; 2001 E. Orangethorpe Avenue, Units D-G

ZONING: Neighborhood Commercial (C-1), Combining Oil District (O-1)  
GENERAL PLAN LAND USE DESIGNATION: Commercial



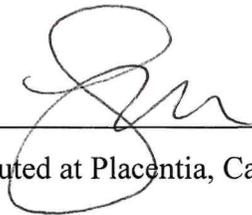
**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

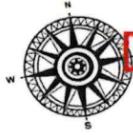
STATE OF CALIFORNIA    )  
County of Orange         )    ss

I, Lesley Whittaker say that on the 28<sup>th</sup> day of August 2025, a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailings was done at the City of Placentia City Hall, Planning Division, located at 401 E. Chapman Avenue, Placentia, California

Project Address:        2001 E. Orangethorpe Ave, Units D-G \_\_\_\_\_  
Case No.:                UP MOD 97-14 \_\_\_\_\_  
Meeting Date:           September 9, 2025 \_\_\_\_\_

I declare, under penalty of perjury, that the foregoing is true and correct.

  
\_\_\_\_\_  
Executed at Placentia, California on this 28<sup>th</sup> day of August, 2025.



**Donna's Radius Maps**

684 S. Gentry Lane

Anaheim, Ca 92807

714-921-2921

ddradiusmaps@sbcglobal.net

**OWNERSHIP LIST**

**CERTIFICATION FORM**

Attached to this certification form is a list of all owners within a 300'-foot radius of the subject property as obtained from the latest Orange County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

2001 E Orangethorpe Ave

Placentia CA 92870

APN #343-361-14

Signed:

Donna Scales Dated 7-01-25  
Donna Scales  
Donna's Radius Maps

343-351-60 CITY OF ANAHEIM PO BOX 3222 ANAHEIM CA 92803	1	343-361-09 HOA LLC PO BOX 11659 NEWPORT BEACH CA 92658	2	343-361-13,14,15 COBBLESTONE 1993 1667 LINCOLN AVE ORANGE CA 92865	3-5
343-361-26 201 LAKEVIEW LLC 201 1206 E 17TH ST #101 SANTA ANA CA 92701	6	343-361-27 MAIKEL FARAGALLA 43180 BUSINESS PARK DR #203 TEMECULA CA 92590	7	343-692-01 DNG MANAGEMENT 798 BULL CREEK RD MARS HILL NC 28754	8
343-692-02 WILLIAM RANNEY PO BOX 17055 ANAHEIM CA 92817	9	343-692-03,05,06 DNG MANAGEMENT 798 BULL CREEK RD MARS HILL NC 28754	10-12	343-692-04,07,08 SURENDRA C SHAH 12727 NOTTINGHAM ST CERRITOS CA 90703	13-15
343-692-18 COVINGTREE ASSOC 1369 RIVERSIDE DR FULLERTON CA 92831	16	346-241-02 OC FLOOD CONTROL 300 N FLOWER ST 6TH FL SANTA ANA CA 92703	17	346-331-03 & 02 CITY OF PLACENTIA 401 E CHAPMAN AVE PLACENTIA CA 92870	18 & 24
346-331-19 PLACENTIA VETERANS VILLAGE 1256 MARKET ST SAN FRANCISCO CA 94102	19	346-331-27 CHERYL SILVA 1826 E VERDE PL ANAHEIM CA 92805	20	346-331-29 RODRIGUEZ SANCHEZ 1138 S SHAWNEE DR SANTA ANA CA 92704	21
346-331-33 TIG 8 3 HUGHES IRVINE CA 92618	22	346-331-35 LANDSEA HOMES OF CALIF 7525 IRVINE CENTER DR #200 IRVINE CA 92618	23		

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YORBA LINDA TRACT  
TRACT NO. 9938  
TRACT NO. 18129

M.M. 5-17 TO INCL.  
M.M. 427-49 TO 50 INCL.  
M.M. 993-8 TO 11 INCL.

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

DONNA'S RADIUS MAPS  
DATE: 7-1-25  
684 S GENTRY LANE  
ANAHEIM CA 92807  
(714) 921-2921

NOTE



# City of Placentia

Development Services Department

## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** DEVELOPMENT SERVICES DEPARTMENT

**VIA:** JOE LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

**DATE:** SEPTEMBER 9, 2025

**SUBJECT:** RESIDENTIAL DEVELOPMENT STANDARDS – STUDY SESSION

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### **BACKGROUND:**

The Planning Commission conducted the second Study Session regarding this topic at their regular meeting of March 11, 2025. After robust discussion, direction was given on the majority of the development standards in question. The Commission also discussed this topic at the regular meeting of August 12, 2025. The attached table details the remaining standards in question.

Certain standards, such as driveway approach widths, fall under the domain of the Public Works Department and, therefore, are generally not reviewed by the Planning Commission. However, Public Works staff may elect to study these standards with the Streetscape and Transportation Advisory Commission. Any recommendation made by the Planning Commission may be forwarded to the Streetscape and Transportation Advisory Commission.

### **DISCUSSION:**

Staff surveyed six local cities and added the County of Orange (as it relates to unincorporated areas) in addition to Placentia. The topics surveyed are as follows:

**Single-Family Residential:** Garage Space Dimensions, Outdoor Driveway Space Dimensions, Drive Approach Widths, Front Yard Fence Height Limits, Rear Yard Fence Height Limits, Driveway Gate Regulations

**Multiple Family Residential:** Covered Parking Space Dimensions, Uncovered Parking Space Dimensions, Guest Parking Space Dimensions, Required Backup Distance from Guest Parking, Internal Private Street Width (without street parking), Internal Private Street Width (garages on both sides), Drive Approach Widths, General Fence Heights and Regulations, Driveway Gate Regulations.

In preparation for the regular meeting of August 12, 2025, research on end space requirements, compact space dimensions, and allowable percentage of compact parking in multiple-family residential districts were added to the table for discussion along with relevant

diagrams of internal access ways and parking space dimensions from the local cities and the County of Orange.

**Remaining items for Discussion:**

- End Space Requirements (Staff Recommendation added to attached survey table)
- Internal Accessway Width (without street parking)
- Internal Accessway Widths (garages on both sides)

Development Services and Public Works/Engineering staff have met multiple times since the August 2025 Planning Commission meeting. Staff is working on preparing exhibits for the Planning Commission to review regarding the remaining items for discussion. Commissioner Navarro joined staff to discuss some of the aforementioned development standards and exhibits as he has examples from other Orange County jurisdictions. Although the aforementioned exhibits are not yet completed, staff recommends discussing this item to receive further direction and then agendaize this item once the draft exhibits are prepared.

**Recommended Actions:**

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

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

**ATTACHMENT:**

1. Residential Development Standards Survey Updated for September 9, 2025

## Residential Development Standards Survey

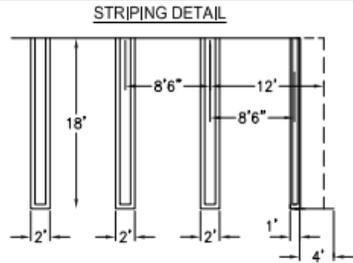
Multiple Family Residential	Placentia	Anaheim	Brea	Orange	Yorba Linda	La Habra	Cypress	County of Orange	Staff's Recommendation
End Space Requirements	Garages and carports to be separated from open parking spaces by a 5' min. landscaped buffer. Code is silent on spaces against walls.	12' stall width required or 4' minimum back up space	N/A	Additional 1' in width for end stall (10'x18')	N/A	Hammerhead required for dead-end drive aisles longer than 45' (No width specified)	N/A	Space shall be 2' wider than otherwise required	12' stall width required or 4' minimum back up space
<b>Direction needed based on staff's recommendation above.</b>									
Internal Accessway Width (without street parking)	20' or Fire min.	20'(2-way) 12' (1-way)	Determined by City Engineer	25' (2-way) 12' (1-way)	24' (2-way) 14' (1-way)	25'-30' (2-way) or Fire min.	24' min. (2-way) 16' min. (1-way)	28' min	24' (2-way) maximum 12' (1-way) minimum
Internal Accessway Widths (garages on both sides)	20' or Fire min.	24'	Determined by City Engineer	25'	24'	25'-30' or Fire min.	20'	24' min	20' minimum 24' maximum
<b>PC agreed it would be beneficial to have diagrams and have input from Engineering on internal street widths to provide direction. Diagrams are still in the progress.</b>									

## Notes:

- **Include data/research and recommendations for turnaround space requirements for trash/delivery vehicles**
- **Diagrams for internal accessways and Staff's recommendations still in the works**
  - Stall dimensions
  - Driveway throat length
  - Driveway approach width
  - Internal accessway widths
  - Turnaround spaces for end stalls
  - Residential clearance diagrams
- **Identify “maybe’s/contingencies” with new development**

*Please see example diagrams from other municipalities on the following pages →*

DIMENSIONS FOR FIGURE A		90°
STALL WIDTH, PARALLEL TO AISLE	8'6"	
STALL DEPTH TO WALL	18'	
STALL DEPTH, INTERLOCK	18'	
ONE-WAY AISLE	24'	
TWO-WAY AISLE	24'	
MODULE, WALL TO INTERLOCK (ONE-WAY)	60'	
MODULE, INTERLOCKING (ONE-WAY)	60'	
MODULE, WALL TO INTERLOCK (TWO-WAY)	60'	
MODULE, INTERLOCKING (TWO-WAY)	60'	



NOTE: IF AISLE DEAD-ENDS 12' REQUIRED OR MINIMUM 4' BACK UP SPACE AND TURNAROUND STALL REQUIRED

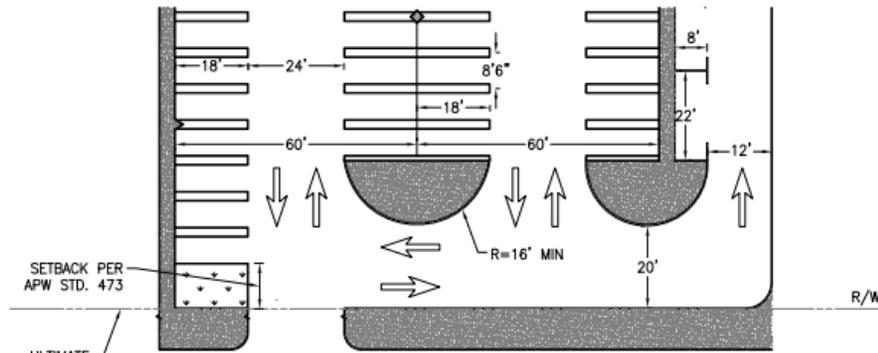


FIGURE A

NOTES:

1. ALL STALLS SHALL BE MINIMUM 8'-6" x 18' AND SHALL BE DOUBLE STRIPED.
2. ALL STRIPING SHALL BE 4" LINES USING WHITE OR YELLOW TRAFFIC BEARING PAINT.
3. VEHICLE OVERHANG SHALL NOT BE COUNTED TOWARD MINIMUM STALL DEPTH.
4. ONLY PARKING BAYS WITH 90° STALLS SHALL BE DEAD-END. END STALL TREATMENT SHALL CONFORM TO THE DESIGN DETAILED IN FIGURE A. ALL DEAD END DRIVE AISLES SHALL PROVIDE 12' END STALL CLEARANCE OR MINIMUM 4' BACK UP SPACE. A TURNAROUND STALL IS REQUIRED AT THE END OF ALL DEAD END DRIVE AISLES.
5. PARALLEL PARKING STALLS SHALL BE A MINIMUM OF 8' x 22'.
6. ON-SITE TRAFFIC CROSS AISLE PROVISIONS:  
TWO-WAY DRIVE AISLES W/O PARKING REQUIRES A MINIMUM CROSS AISLE WIDTH OF 20';  
ONE-WAY, 12'.
7. COVERED PARKING STALLS SHALL BE 10' x 20'. MINIMUM OVERHEAD CLEARANCE IS 9'.
8. MINIMUM OF 16' INNER AND 26' OUTER RADIUS SHALL BE PROVIDED FOR ALL CORNERS.
9. ACCESSIBLE PARKING STALLS DESIGN AND SIGNAGE SHALL CONFORM TO CALTRANS STANDARDS.
10. FOR PARKING STRUCTURES, REFER TO APW STD 471.
11. LOADING AREA SHALL BE MINIMUM 12' x 20'.
12. WHEEL STOPS MAY BE REQUIRED.

MINIMUM OFF-STREET  
90 DEGREE PARKING

	REVISIONS No. DATE No. DATE 1 06/94 A 10/18		 CITY ENGINEER	10/02/18 DATE	 DIRECTOR OF PUBLIC WORKS	10/02/18 DATE	<b>470</b> SHEET 1 OF 2	STANDARD DETAIL
	DEPARTMENT OF PUBLIC WORKS							

DIMENSIONS FOR FIGURE B		ON DIAGRAM	30°	40°	45°	50°	60°	75°
STALL WIDTH, PARALLEL TO AISLE	A		17'	13'3"	12'	11'	10'	8'10"
STALL DEPTH TO WALL	B		16'4"	18'	18'9"	19'3"	20'	19'7"
STALL DEPTH, INTERLOCK	C		12'8"	15'	15'9"	16'6"	17'9"	18'6"
ONE-WAY AISLE	D1		12'	12'	14'	15'	18'	20'
TWO-WAY AISLE	D2		20'	20'	21'	21'	22'	22'
MODULE, WALL TO INTERLOCK (ONE-WAY)	E		41'	45'	48'6"	50'9"	55'7"	58'
MODULE, INTERLOCKING (ONE-WAY)	F		37'4"	41'8"	45'6"	48'	53'6"	57'
MODULE, WALL TO INTERLOCK (TWO-WAY)	E1		49'	53'	55'6"	56'9"	59'7"	60'
MODULE, INTERLOCKING (TWO-WAY)	F1		45'4"	49'8"	52'6"	54'	57'6"	59'

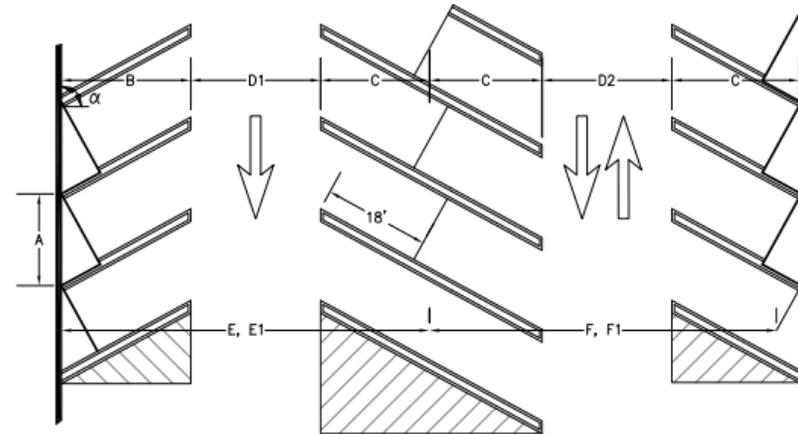
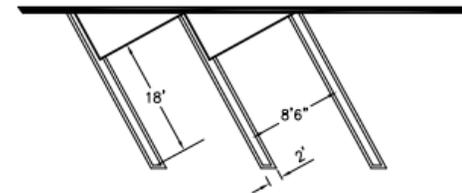


FIGURE B

STRIPING DETAIL

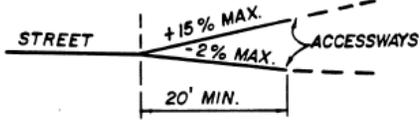


MINIMUM OFF-STREET  
ANGLED PARKING

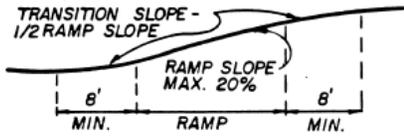
	REVISIONS No. DATE No. DATE 1 06/94 A 10/18		 CITY ENGINEER	10/02/18 DATE	 DIRECTOR OF PUBLIC WORKS	10/02/18 DATE	<b>470</b> SHEET 2 OF 2	STANDARD DETAIL
	DEPARTMENT OF PUBLIC WORKS							

DIAGRAM C

(1) ACCESS DRIVE GRADE AT STREET R/O/W

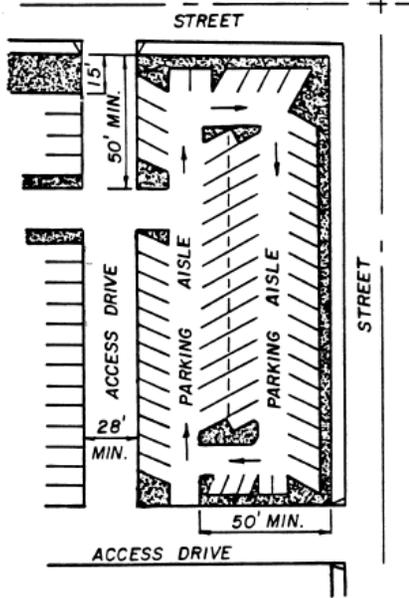


(2) DRIVEWAY OR PARKING STRUCTURE RAMPS



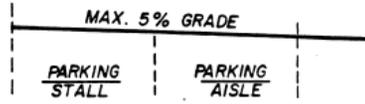
TRANSITIONS REQUIRED ONLY IF RAMP SLOPE EXCEEDS 10%

**ACCESS DRIVES AND PARKING AISLES**

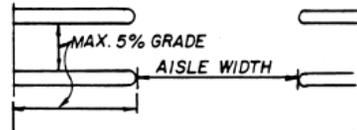


(3) MAXIMUM PARKING STALL AND PARKING AISLE GRADES

**PROFILE**



**PLAN VIEW**



**PARALLEL PARKING**

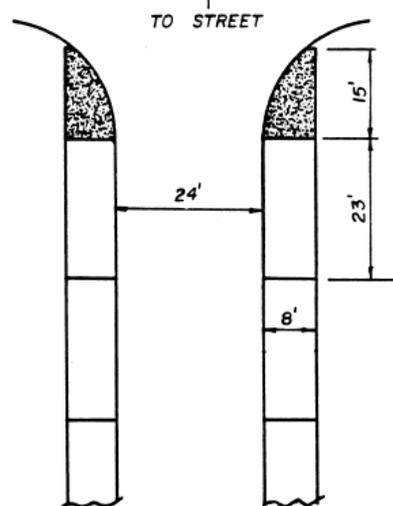
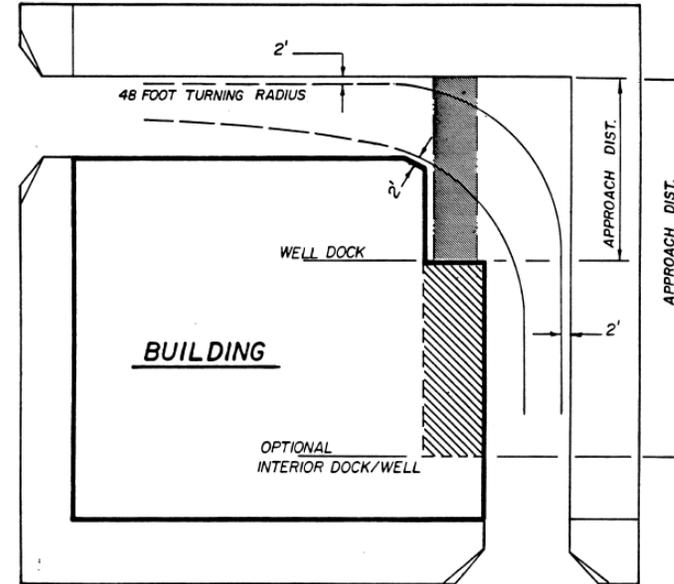
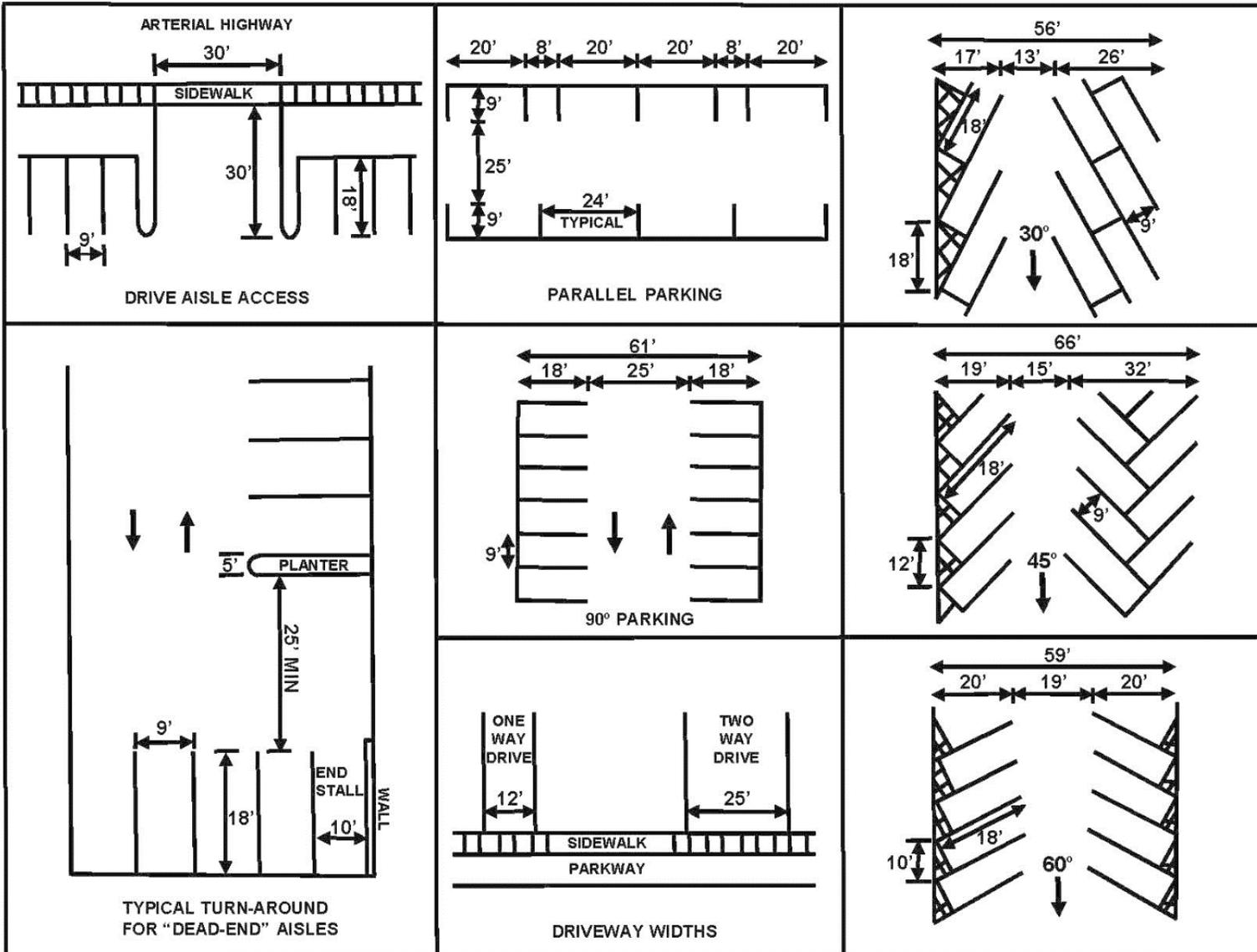


DIAGRAM E

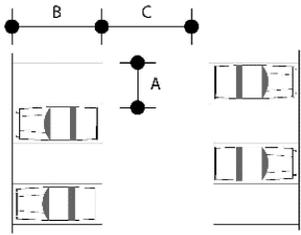


-  SEMI-TRAILER DOCK APPROACH - FOR WIDTH AND LENGTH SEE SECTION 304.050
-  OPTIONAL INTERIOR TRUCK WELL

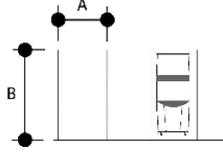
Figure 17.34.110.A  
PARKING DIAGRAM



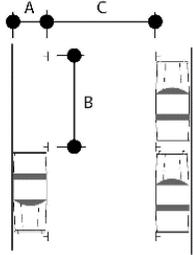
City of Yorba Linda



Parking, Uncovered  
90 Degree

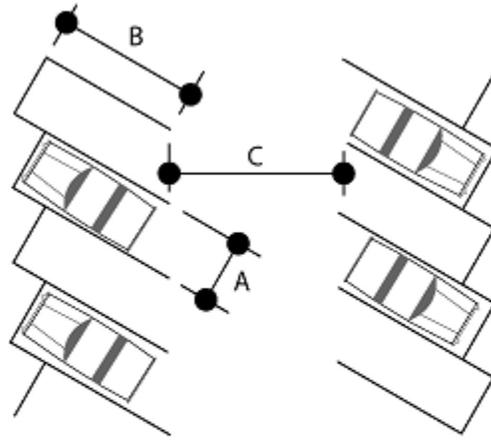


Parking, Covered



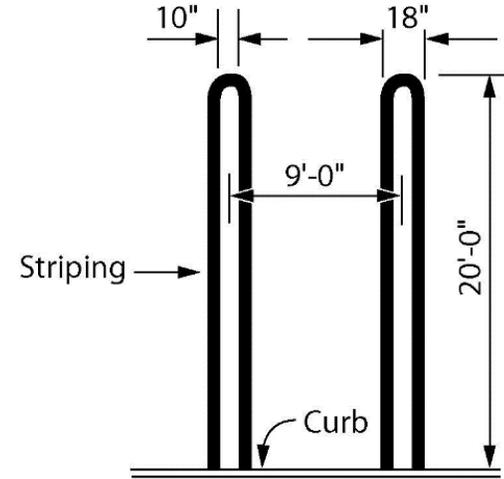
Parking, Parallel

A: Stall Width  
B: Stall Length  
C: Aisle Width

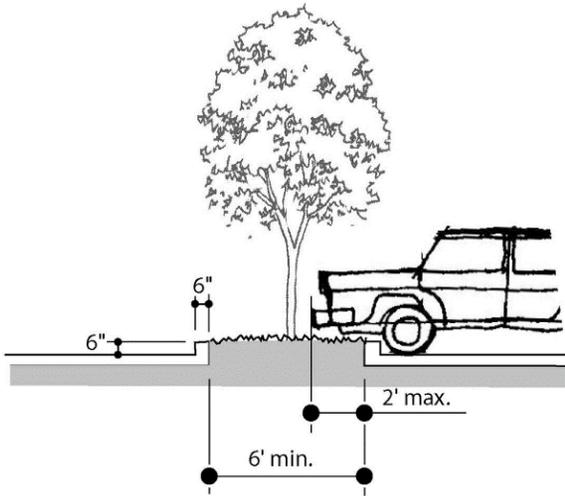


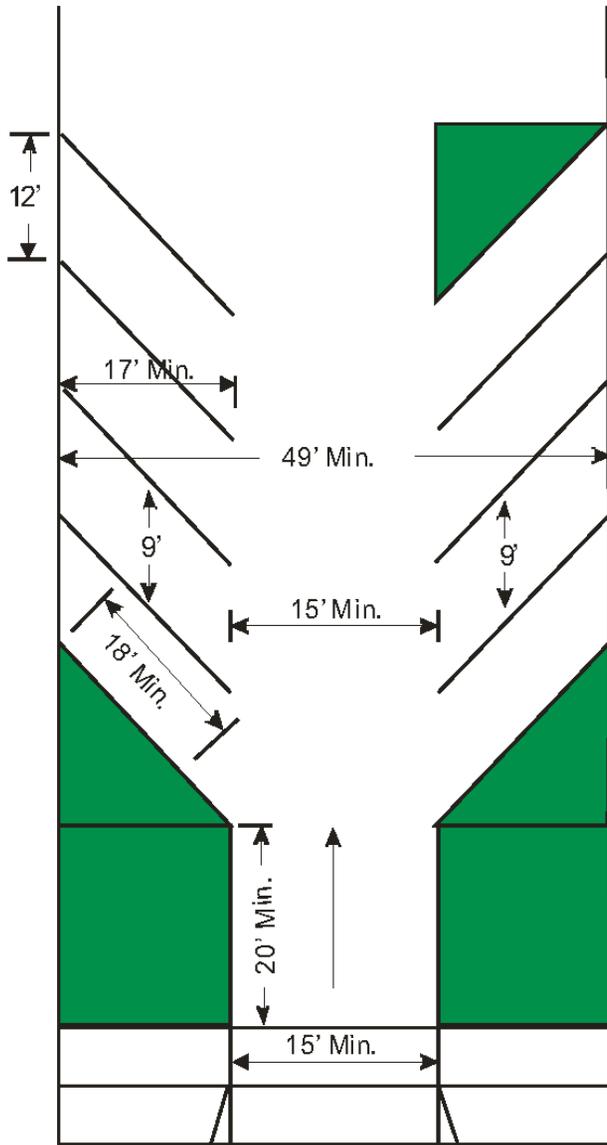
Parking, 30-90 Degree

A: Stall Width  
B: Stall Length  
C: Aisle Width

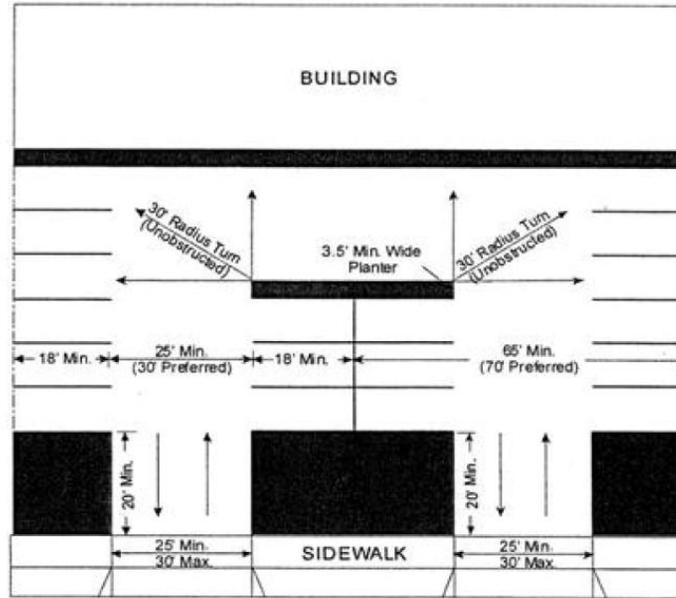


4" wide striping w/  
10" center

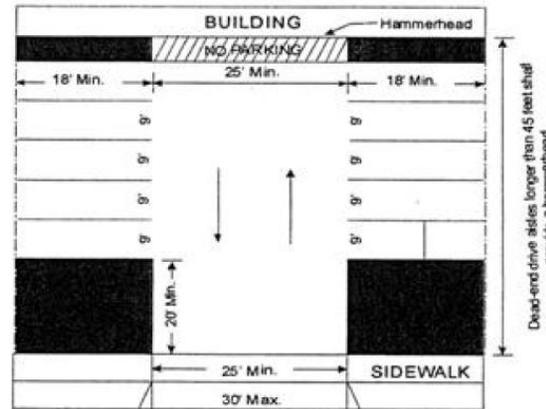




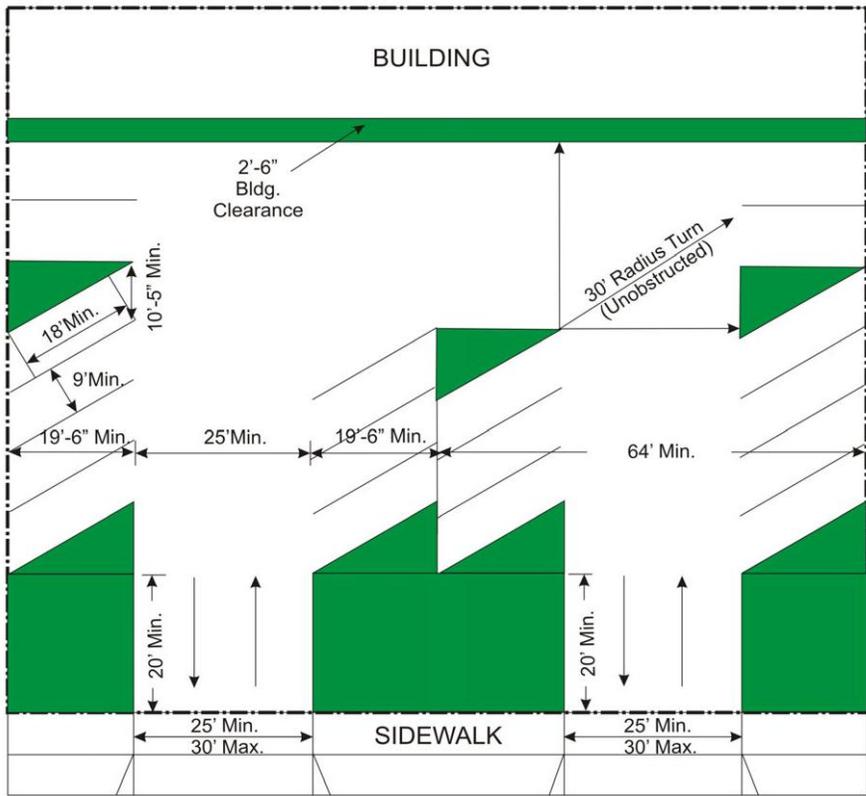
**45° ANGLED PARKING**  
(1 WAY TRAFFIC)



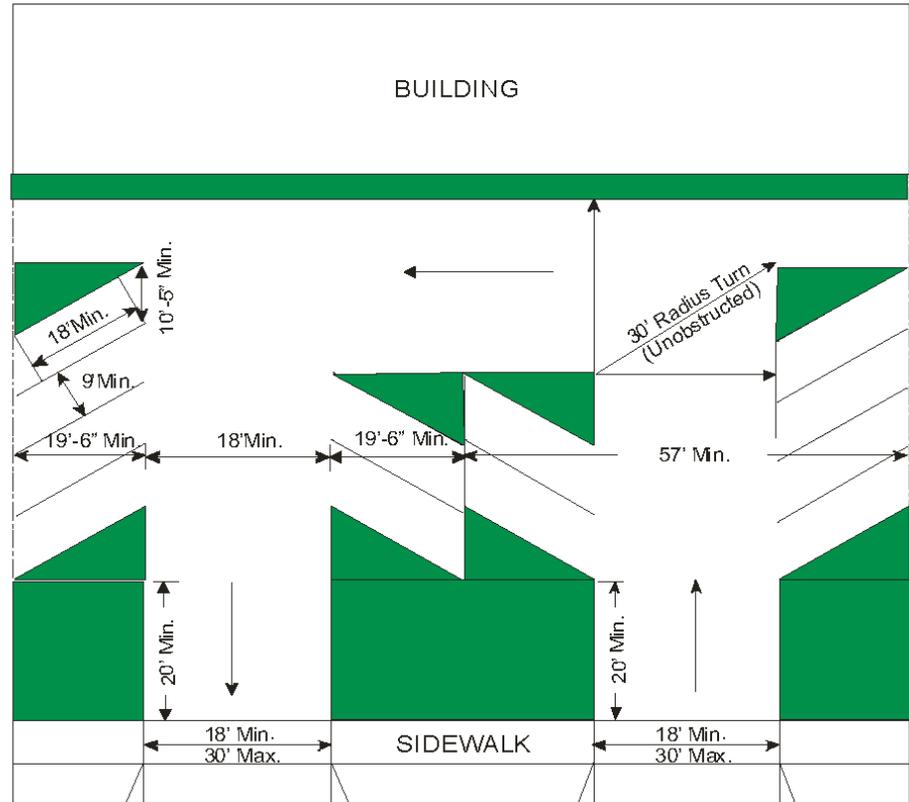
**90° PARKING (2 WAY TRAFFIC)**



**90° PARKING AT FRONT OR REAR OF BUILDING**



60° PARKING (2 WAY TRAFFIC)



60° PARKING (1 WAY TRAFFIC)



