

Preface

Orangethorpe/Placentia Mixed Use Project

Prepared by:



**City of Placentia
Development Services Department
401 East Chapman Avenue
Placentia, California 92870
Contact: Andrew Gonzales, Planning Manager**

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Preface

The Orangethorpe/Placentia Mixed Use Project (Proposed Project) was originally presented and circulated with its Draft Initial Study/Mitigated Negative Declaration/Initial Study for public review under the State Clearinghouse No. 2023110688 with the following Project Description:

The Proposed Project would allow for the construction and operation of a five-story mixed-use project that would include 248 residential units, up to 3,000 square feet of commercial uses, related amenity uses, private and common open space uses, and a 78-foot high, 7-level parking structure at the northeast corner of the Proposed Project Site.

The Proposed Project would change the allowable uses within the 2019 Approved Project through General Plan Amendment 2022-01, Specific Plan Amendment 2021-01, and Development Review Plan 2021-02. These entitlements will allow construction and operation of a mixed-use development with 248 residential units, ground floor retail, and a parking structure.

General Plan Amendment 2022-01 will allow mixed-use residential as a permissible land use category within Parcel 9 of SP-5. Specifically, Table 2-4. Specific Plans, Table 2-5. General Plan/Zoning Relationship – Specific Plans and Table 2-7. General Plan Land Use Designation – Potential Development Buildout will require amending to allow for residential uses at the density/intensity proposed.

Specific Plan Amendment 2021-01 will allow mixed-use residential s within the SP-5 Parcel 9 boundaries and will establish development standards for residential uses, including but not limited to gross lot area, FAR, height, residential density, average dwelling unit size, parking, setbacks and lot coverage. An amendment to the SP-5 is also required to allow for parking structures as a permitted use in Parcel 9.

Development Review Plan 2021-02 will allow the Applicant to construct and operate 248 multi-family residential dwelling units and up to 3,000 square feet of commercial retail use on 2.72-acres. This Proposed Project would include a 7-level parking structure at the northeast corner of the Project Site, a 5-story residential building with amenities including a mail and parcel room, leasing office, fitness area, club room, co-working space, and a central pool courtyard. Units for the Proposed Project would include studio, one-bedroom, and two-bedroom apartments. The Proposed Project would include over 35,000 square feet of common open space, and 9,000 square feet of private open space. The Proposed Project would also include ornamental landscaping and furniture.

The residential units are organized around a central outdoor courtyard that includes the pool. The courtyard is programmed with passive, landscaped outdoor amenities

including lounge chairs and seating, turf, a game lawn at the western portion of the courtyard, a retreat area with an outdoor kitchen, outdoor seating, and fire pit area. The retail plaza at the southeastern portion of the Project Site includes café tables, shade trees, pottery, umbrellas, and enhanced paving. A dog park is proposed along the eastern portion of the Project Site adjacent to the parking structure. There are trees lining the Project Site. The proposed building setback along Placentia Avenue is approximately 10-feet and the FAR is 2.11. The Proposed Project would include a density of approximately 91.2 dwelling units per acre. The Modified Project includes 342 parking stalls for residential and retail uses. The majority of the parking would occur within a parking structure in the northeast portion of the Project Site.

Prior to the public hearing on the Proposed Project being scheduled, the applicant, Orangethorpe Investment Partners LLC in care of Gilad Ganish, made a number of changes to the Proposed Project. The changes are highlighted below in red.

Parking Structure		
Changes	Original	Revised
Parking Levels	7	6
Parking Structure (gross square feet)	151,900	132,017
Number of Parking Spaces	342	335
Maximum Height	78 feet	68 feet, 6 inches

Residential Area -Gross Square Feet (GSF) per CBC Definition		
Change	Original	Revised
Level 1	51,105	51,241
Level 2	46,493	47,022
Level 3	50,563	50,806
Level 4	50,563	50,806
Level 5	50,563	50,806
Total Gross Area	249,557	250,681

Residential Average -Square Feet (SF)		
Changes	Original	Revised
Studio	557	561
1-Bedroom	704	703
2-Bedroom	1,070	1,064

Open Space -Square Feet (SF)		
Change	Original	Revised
Common Open Space Provided	37,586	37,817
Private Open Space Provided	9,566	9,485
Total Provided	47,152	47,302

Residential Dwelling Unit Info								
Unit	Original Unit SF	Revised Unit SF	Original Qty.	Revised Qty.	Original %	Revised %	Original SF Total	Revised SF Total
S1	571	575	29	29	11.7%	11.7%	16,559	16,675
S1A	530	534	15	15	6.0%	6.0%	7,950	8,010
A1	638	638	18	17	7.3%	6.9%	11,484	10,846
A1A	591	591	3	4	1.2%	1.6%	1,773	2,364
A2	737	739	26	26	10.5%	10.5%	19,162	19,214
A2A	681	676	17	17	6.9%	6.9%	11,577	11,492
A3	715	715	38	38	15.3%	15.3%	27,170	27,170
A3A	715	715	29	24	11.7%	9.7%	20,735	17,160
A3B	--	701	--	5	--	2.0%	--	3,505
A4	766	759	5	5	2.0%	2.0%	3,850	3,795
B1	1,087	1,080	46	46	18.5%	18.5%	50,002	49,680
B1A	1,031	1,026	16	16	6.5%	6.5%	16,496	16,416
B3	1,040	1,040	6	6	2.4%	2.4%	6,240	6,240
Avg.	778	776	248	248	100%	100%	192,978	192,567

Residential Private Open Space – Square Feet (SF)				
Unit	Original Deck Area	Revised Deck Area	Original Total Area	Revised Total Area
S1	26	26	754	754
S1A	41	41	615	615
A1	26	26	468	442
A1A	44	44	132	176
A2	26	26	676	676
A2A	58	55	986	935
A3	28	28	1,064	1,064
A3A	65	65	1,885	1,560
A3B	--	65	--	325
A4	26	26	130	130
B1	26	26	1,196	1,196
B1A	58	55	928	880
B3	122	122	732	732
Total			9,566	9,485

The revisions were reviewed to determine whether any of the criteria was triggered for recirculation of a Negative Declaration prior to adoption pursuant to CEQA Guidelines Section 15073.5, which states:

15073.5. RECIRCULATION OF A NEGATIVE DECLARATION PRIOR TO

ADOPTION.

(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15073.

(b) A “substantial revision” of the negative declaration shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

(c) Recirculation is not required under the following circumstances:

(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

(2) New project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects.

(3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

(d) If during the negative declaration process there is substantial evidence in light of the whole record, before the lead agency that the project, as revised, may have a significant effect on the environment which cannot be mitigated or avoided, the lead agency shall prepare a draft EIR and certify a final EIR prior to approving the project. It shall circulate the draft EIR for consultation and review pursuant to Sections 15086 and 15087, and advise reviewers in writing that a proposed negative declaration had previously been circulated for the project.

Although the City of Placentia found the changes to be numerous and could result in a major rewrite of the circulated document, the revisions did not result any new, avoidable significant effects or new mitigation measures to reduce environmental impacts to a level of insignificance. Therefore, it was determined that there was no need to recirculate the Draft IS/MND or to prepare an Environmental Impact Report (EIR).

This Preface shall serve as an explanation as to why a “different” Proposed Project is described in the circulated Public Review version of the Draft Initial Study/Mitigated Negative Declaration versus the information presented in the staff reports to the Placentia Planning Commission and City Council.