



City of Placentia – Pending Development Project List

November 10, 2021

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
140-150 E. Crowther Ave.	DPR 2017-01; VTM 18118; DA 2017-01; MND 2017-04;	Development of a 215 unit 5-story apartment complex with roof top amenities and 6-story parking garage on a 2.95-acre lot.	The Placentia TOD Project Owner LLC	5/24/2017	Approved by City Council on 10/3/2017	Under Construction
SEC of Rose Drive and Alta Vista St.	ZCA 2017-09; DPR 2017-03; UP 2017-09; VTTM 18176	Development of a 10,500-square foot commercial retail building and 54, single family detached residential homes located on an 8.45-acre lot.	SC Development, LLC, c/o M. Paul Conzelman and Shea Homes	8/29/2017	Approved by City Council on 7/24/2018	Under Construction
455 S. Van Buren St.	ZC 2018-01; DPR 2018-01; TTM 19104	Development of 139, three-story townhome units on an approximately 5.57-acre site. Zoning of parcel to change from Manufacturing (M(O)) to High-Density Residential (R-3).	Toffoli Investments	1/11/2018	Approved by the City Council on 4/20/2021	Remedial Grading Underway
SWC of Orchard Drive and Highland Avenue	DPR 2018-03; UP 2018-04; TTM 18129	Development of an of four, three-story, multi-family buildings consisting of 16 residential townhomes located on a 1.24-acre unimproved vacant lot	HQT Homes	3/13/2018	Approved by Planning Commission 7/10/2018	Grading Underway

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505 W. Crowther Ave.	DPR 2018-04	Development of a 5-story, 418 Unit apartment building with a 7-story parking structure on a 4.4-acre site.	JPI	3/20/2018	Approved by Planning Commission 5/8/2018	Under Construction
719 ½ Monroe Way (APN: 339-102-21)	DPR 2019-01	Development of a new 7,600-square foot, 2-story industrial building located on an unimproved 0.37 acre lot.	Randy Orozco	1/14/2019	Approved by Planning Commission 7/9/2019	Awaiting Plan Check Submission
1049 Golden Avenue	DPR 2019-02 UP 2019-03 TTM 19014	Development of a 26 unit, three story town home complex units an unimproved 1.3 acre site.	Brandywine Homes – Angela Meyer	7/17/2019	Approved by Planning Commission 10/8/2019	Certificates of Occupancy Issued
1474 N. Kraemer Blvd. (Phase II improvement)	UP 2019-05	Development and operation of a drive-thru in conjunction with a comprehensive façade remodel for the Village Plaza shopping center.	Maikel Faragalla – Urban Dwell Architects	10/14/2019	Approved by Planning Commission 12/10/2019	Under Construction
1275 E. Yorba Linda Blvd.	DPR 2019-04 UP 2019-08	Development and operation of a new automobile dealership and construction of an approximately 35,334 square foot dealership building.	North Orange County Audi	11/13/2019	Approved by Planning Commission 12/10/2019	Under Construction

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1314 N. Angelina Ave.	DPR 2020-01; GPA 2020-01; ZC 2020-01	Development of an affordable senior housing project consisting of two, two-story buildings, one with 33 units and one with 32 units and a new parish hall for an existing church.	National Community Renaissance of California	4/2/2020	Approved by the City Council on 12/1/2020	Awaiting Plan Check Submission
207-209 Crowther Ave.	DPR 2020-03; DA 2020-01, MND 2020-03	The development of a mixed-use community including 189 mixed-income apartment units and 1,500 S.F. of retail on a 2.13 acre site on City owned property.	USA Properties Fund Inc.	3/3/2020	Approved by the City Council on 6/1/2021	Awaiting Plan Check Submission
140 E. Crowther Ave.	UP 2020-05	Establishment and operation of a 4-tap self-serve beer garden on a 5,056-square foot roof deck for The Herald multi-family community project.	Lyon Living	6/1/2020	2/9/2021	Under Construction
NWC of E. Orangethorpe Ave. and N. Lakeview Ave. (Cobblestone Village)	UP 2020-07; DPR 2020-02	A request to construct a 4,311-square foot multi-tenant commercial building with site improvements.	Maikel Faragalla – Urban Dwell Architects	8/24/2020	Approved by the Planning Commission on 7/13/2021	Awaiting Plan Check submission

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736 S. Richfield Rd.	DPR 2021-01	Construction of a two-story, tilt-up, industrial building consisting of 34,000 square feet on a 1.57 acre lot.	Net Development c/o Kevin A. Coleman	1/27/2021	Approved by the Planning Commission on 4/13/2021	Under Construction
777 W. Orangethorpe Ave.	DPR 2021-02; SPA 2021-01; EA 2021-01	A 248 Unit Development Consisting of a 5-story, 249,557 gross sq. ft. residential building with 2,703 sq. ft. of commercial space, surrounding 7 level, 151,900 gross sq. ft. parking structure located on a 2.72 acre lot	Gilad Ganish representing Orangethorpe Investment Partners, LLC	6/24/2021	TBD	Under Entitlement Review; Project Deemed Incomplete
860 S. Placentia Ave.	DPR 2021-03; UP 2021-04	Construction of a new 34,275 sq. ft. warehouse building and a new 34,063 square foot maintenance building at an existing 6.28 acre lot	U-Haul Co. of Orange County	7/29/2021	TBD	Under Entitlement Review; Project Deemed Incomplete
1073 E. Imperial Hwy.	UP 2021-05	A request to permit the establishment and operation of a martial arts studio at an existing 1,733 sq. ft. commercial space located in the existing Imperial/Rose Shopping Center	Shahin Jahanvash dba Red Dragon Karate	8/12/2021	10/12/2021	Open for business

BUILDING ACTIVITY REPORT ENDING OCTOBER 2021

PERMIT TYPE	# PERMITS
RESIDENTIAL ALTERATION	50
SOLAR	36
COMMERCIAL TENANT IMPROVEMENT	7
SIGN	5
ROOF	11
POOL	5
PATIO	7
FENCE/WALL	5
TOTAL	126