



City of Placentia – Pending Development Project List

July 2023

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
SEC of Rose Drive and Alta Vista Street	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	8/29/17	Approved by City Council on 7/24/18	All residential phases are complete and occupied. Awaiting Commercial building plan submittal.
455 S. Van Buren Street	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	1/11/18	Approved by the City Council on 4/20/2021	Construction of Phases I, II, & III are complete. Construction of Phase IV is in progress.
SWC of Orchard Drive and Highland Avenue	DPR 2018-03; UP 2018-04; TTM 18129	Development of four, three-story, multi-family buildings consisting of 16 residential townhomes located on a 1.24-acre unimproved vacant lot.	HQT Homes	3/13/18	Approved by Planning Commission 7/10/18	Certificates of Occupancy issued for the development.
505 W. Crowther Avenue	DPR 2018-04	Development of a five-story, 418 Unit apartment building with a seven-story parking structure on a 4.4-acre site.	JPI	3/20/18	Approved by Planning Commission 5/8/18	Temporary Certificate of Occupancy issued for Phase I. Remaining

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						phases under construction
1474 N. Kraemer Boulevard (Phase II improvement)	UP 2019-05	Establish and operate a drive-thru for an eating and drinking establishment, in conjunction with a comprehensive façade remodel for the Village Plaza shopping center.	Maikel Faragalla, of Urban Dwell Architects	10/14/19	Approved by Planning Commission 12/10/19	Complete
207-209 Crowther Avenue	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.	3/3/20	Approved by the City Council on 6/1/21	In Building Plan Check
1314 N. Angelina Drive	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, as well as a new parish hall for an existing church.	National Core	4/2/20	Approved by the City Council on 12/1/20	Under Construction
NWC of E. Orangethorpe Avenue and N. Lakeview Avenue	UP 2020-07; DPR 2020-02	A request to construct a 4,311-square foot multi-tenant commercial building with site improvements.	Maikel Faragalla, of Urban Dwell Architects	8/24/20	Approved by the Planning Commission on 7/13/21	Ready for Building Permit Issuance

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119 S. Main Street	SPR 2021-06	Construction of a new two-story 2,870 square foot duplex, with a four-car garage.	Ernesto Ramos	6/21/21	N/A	Final phase of construction in progress
777 W. Orangethorpe Avenue	DPR 2021-02; SPA 2021-01; EA 2021-01	A 248-unit development consisting of a five-story, 249,557 gross sq. ft. residential building with 2,703 sq. ft. of ground floor commercial space and a seven-level, 151,900 gross sq. ft. wrapped parking structure located on a 2.72-acre lot.	Gilad Ganish, representing Orangethorpe Investment Partners, LLC	6/24/21	TBD	Under Entitlement Review. CEQA Review in progress.
860 S. Placentia Avenue	DPR 2021-03; UP 2021-04	Construction of a new 34,275 square foot warehouse building and a new 34,063 square foot maintenance building at an existing 6.28-acre lot.	U-Haul Co. of Orange County	7/29/21	Approved at Planning Commission 7/12/22	Demo permits and Maintenance Building Permit issued. Second building ready for permit issuance.
17000 La Paloma Avenue	SPR 2022-01; TPM 2019-175	Construction of three 2,532 square foot, two-story, single-family houses on three recently subdivided parcels	Elliot Barker	3/14/22	N/A	Site Plan Review approved. Awaiting plan check submittal
1952 & 1958 E. Veterans	DPR 2022-01, TTM 19183, UP 2022-01	To permit the subdivision to establish 39, three-story	Toffoli Investments, Inc.	4/14/22	Approved by Planning Commission	In Building Plan Check

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Way (346-337-33 & 35)		residential condominiums on approximately 1.3 acres.			2/14/2023. Tentative Tract Map Approved by City Council 3/21/23	
500 S. Placentia Avenue	SPR 2022-03	Construction of a new ground mount PV solar system, carport PV solar system, battery energy storage system and associated equipment to an existing commercial building.	John Bruce	6/21/22	N/A	Site Plan Review Approved and Building Permit issued.
503 & 513 S. Van Buren Street (346-164-23, 346-164-24)	DPR 2022-03, TTM 19251, UP 2022-04	To permit the development of two, three-story townhome buildings for a total of 12 condominium units on approximately 0.379-acre site.	Toffoli Investments, Inc.	6/30/22	Approved at Planning Commission 12/13/22. Tentative Tract Map approved at City Council 1/10/23	In Plan Check
118 E. Orangethorpe Avenue	TPM 2022-128	Subdivide an existing 2.37-acre property into two parcels measuring 0.68-acres (Parcel 1) and 1.81-acres (Parcel 2).	Mike Patel	8/30/22	TBD	Submittal deemed incomplete 12/5/22
Northeast of Alta Vista Street and Rose Drive.	SPA 2022-01, DPR 2022-04, TTM 19250, MND 2022-01	To permit a new residential planned community consisting of 100 single-family detached homes.	Eric Everhart, Toll Brothers, Inc.	9/12/22	Approved at the 5/09/23 Planning Commission	In Building Plan Check.

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341-501-01 through 341-501-65					meeting. Approved at 6/6/23 City Council meeting.	
929 Gonzales Street	SPR 2022-04	Construction of a new 2,166-square ft. single-family home with a 482-square foot, two-car garage on an approximately 3,673-square foot lot.	Emmanuel Gonzalez Guerrero	10/13/22	N/A	Planning Division Approved 12/12/22. Building Division Approved. In Plan Check with Engineering
664 N. Rose Drive	UP 2023-01	A request to permit a Computer Code Programming Center, within an existing multi-tenant space within the Specific Plan 7 (SP-7) Zoning District.	Hani Amra, as Code Ninjas	2/06/23	Approved by Planning Commission 4/11/23	Building Permit issued; under construction
424 N. Nevin Place	TTM 19233	A request to subdivide a 1.76-acre parcel into six parcels for the purpose of future single-family home development.	Blain Meith	2/27/23	Approved at the 6/13/23 Planning Commission. Scheduled for 7/11/23 City Council meeting	Planning Commission approved 6/13/23. City Council scheduled for 7/11/23

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1257 E. Yorba Linda Boulevard	UP 2023-03	To permit the establishment and operation of a 24,000-square foot hardware store, with façade improvement and an outdoor retail component in the parking lot, within an existing multitenant commercial shopping center.	Westlake Hardware, Inc.	3/27/23	Approved at the 6/13/23 Planning Commission meeting	Awaiting Building Plan Check Submittal
116 W. Santa Fe Avenue	UP 2023-04	A request to allow for the onsite sale and consumption of beer and wine (Type 41 ABC License) in conjunction with the operation of a 563-square foot commercial retail space.	Heidi Mahnke, as Broken Timbers Brewery	4/3/23	Approved by Planning Commission 5/9/23	Building permit issued
604 S. Van Buren Street	SPR 2023-01	A site plan review for one new 2-story, 2,649-square foot single-family dwelling on a vacant lot consisting of 3,920 square feet, containing a 1,050-square foot roof deck, along with a 100-square foot balcony on the front façade.	Mark Lee	4/17/23	N/A	Awaiting soil and grading report before submitting to Building
860 N. Rose Drive	UP 2023-05	A request to allow for the conversion of an existing, 13,007-square foot women's gym and spa into a children's swim school at an existing retail space at a	Diane Bainbridge, as The Australian Swim School	5/02/23	Approved by Planning Commission 7/11/23	In Building Plan Check

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		commercial shopping center within the Specific Plan 7 (SP-7) Zoning District.				
1278 Vina Del Mar Avenue	TPM 2023-13	A request for permission to subdivide one parcel into two parcels for the purpose of future single-family home development.	David Renton	5/23/23	Approved by Planning Commission on 7/11/23	Under Entitlement Review
1251 E. Yorba Linda Boulevard	UP 2023-06	A request to permit the use and operation of an animal hospital, with minor tenant improvements to the existing tenant space.	Circle of Friends Veterinary Hospital	6/7/23	9/12/13	Under Entitlement Review
201 S. Bradford Ave	UP 2023-07	A request to permit the development of a semi-enclosed outdoor dining structure on the site of an existing parking lot.	El Farolito Restaurant	7/5/23	N/A	Under Final Administrative Review
717 Dunn Way	UP 2023-08	A request to permit the development of a permanent outdoor drinking/dining area on the site of an existing parking lot at The Bruery.	The Bruery, LLC	7/18/23	N/A	Under Administrative Review

BUILDING ACTIVITY REPORT: JUNE 2023

PERMIT TYPE	NUMBER OF PERMITS
Solar	72
Residential Alteration/Addition	109
Reroof	30
Commercial Addition/Alteration	2
Signs	0
New Condo/SFR	0
ADU/JADU	4
Patio	0
Pools & Spa	1
Fence/Walls	2
Demolition	1
TOTAL	221