



Agenda Item No: 1.f

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 15, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

Second Reading and Adoption of Ordinance No. O-2025-05, amending development standards and regulatory requirements in Title 23 ("Zoning") of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with State law (Zoning Code Amendment No. ZCA 2025-01)

Financial Impact:

Fiscal Impact:

None.

Summary:

The City regulates Accessory Dwelling Units (ADUs) via Section 23.73 of the Placentia Municipal Code. Certain components of these regulations, as well as other related City regulations, do not comply with certain new State laws. Therefore, updates to the Placentia Municipal Code (PMC) are necessary to achieve compliance with recent State legislation. The City's regulations related to ADUs were last updated in February 2020 in response to 2019 State legislative actions. Since that time, the legislature has adopted several bills amending ADU and Junior ADU regulations. If a city does not have an ADU ordinance that is compliant with state law, then any applications submitted will be processed under the State law requirements without any local standards. The proposed zoning amendments are required to be in compliance with current State laws. Ordinance No. O-2025-05 was introduced for First Reading at the City Council meeting of July 1, 2025.

Recommendation:

Recommended Action: It is recommended that the City Council take the following action:

1. Waive full reading, by title only, and adopt Ordinance No. O-2025-05, An Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.73 of the Placentia Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in Accordance with State Law.

Strategic Plan Statement:

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

Implementation of Housing Element Strategies, Objective Number 3.10. This agenda item will specifically create opportunities for the development of more housing in the City, including a mix of housing at various price points.

Discussion:

The City's regulations related to ADUs were last updated in February 2020 in response to 2019 State legislative actions. The ADU regulations currently in effect were adopted by City Council in February 2020. Since 2020, the legislature has adopted several bills amending ADU and Junior ADU regulations. If a local jurisdiction does not have an ADU ordinance that is compliant with state law, then any applications submitted will be processed under the State law requirements without any local standards. The proposed zoning amendments are required to be in compliance with current State laws.

On June 10, 2025, the City of Placentia Planning Commission held a public hearing and recommended that the City Council adopt a Categorical Exemption for this item and recommended approval of ZCA 2025-01. On July 1, 2025, City Council held a public hearing and subsequently, Ordinance No. O-2025-05 was introduced for First Reading at the City Council meeting of July 1, 2025.

Fiscal Impact Summary:

Fiscal Impact:

No fiscal Impact.

Attachments

[1._Ordinance_O-2025-05.docx](#)

[1.A. Ord. Ex.A ADU and JADU 2025 clean.docx](#)