Agenda Item No: 1.d

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: March 17, 2026

Submitted by: Joe Lambert

From: Development Services

Subject:

SECOND READING AND ADOPTION OF ORDINANCE NO. O-2026-01, AMENDING CHAPTER 23.73 OF THE PLACENTIA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) IN ACCORDANCE WITH STATE LAW (ZONING CODE AMENDMENT NO. ZCA 2026-01)

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 July 2025, in response to the 2024 State legislative actions. Since that time, the legislature has adopted additional legislation 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. Ordinance No. O-2026-01, was introduced for First Reading at the City Council meeting of February 17, 2026.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Find that adoption of Ordinance No. O-2026-01, is statutorily exempt under CEQA Guidelines Section 15282(h) and is categorically exempt under the common sense exemption of CEQA Guidelines Section 15061(b)(3); and
2. Waive full reading, by title only, and adopt Ordinance No. O-2026-01, 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 aligns with and advances City Council Vision Statement Goals No. 4: Economic Development and Goal No. 5: Organizational Excellence. It supports adopted Housing Element strategies by creating opportunities for additional housing at a variety of price points,

which in turn promotes economic development through increased construction activity. Ensuring local regulations remain consistent with State law also furthers organizational excellence.

Discussion:
The City's regulations related to ADUs were significantly updated in February 2020, in response to the 2019 State legislative actions. Most recently, the ADU regulations currently in effect were adopted by City Council in July 2025. Since the adoption of Ordinance No. O-2025-05, the legislature has adopted several bills including: SB 543, AB 462 and AB 1154, amending ADU and Junior ADU regulations, necessitating this contemplated Code Amendment. 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.

On January 20, 2026, 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 2026-01. On February 17, 2026, City Council held a public hearing and subsequently introduced Ordinance No. O-2026-01, for first reading.

Attachments
1.ADU Ordinance No. O-2026-01