



Agenda Item No: 1.g

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 15, 2025

Submitted by: Joe Drafter

From: Development Services

Subject:

Second Reading and Adoption of Ordinance No. O-2025-06, amending development standards and regulatory requirements in Title 22 ("Subdivisions") and Title 23 ("Zoning") of the Placentia Municipal Code relating to Two-Unit housing developments and Urban Lot Splits, in accordance with State Law (Zoning Code Amendment No. ZCA 2025-02)

Financial Impact:

Fiscal Impact:

None.

Summary:

On January 18, 2022, Urgency Ordinance No. O-2022-01 was adopted by City Council amending Title 22 (Subdivisions) to create a ministerial urban lot split process and amending Title 23 (Zoning) of the Placentia Municipal Code to create a process for the construction of two residential units per lot pursuant to the implementation of State Senate Bill 9 (SB 9) (Government Code Sections 65852.21 and 66411.7). At that time, Staff was directed to return to the Planning Commission to consider a possible recommendation to the City Council of a non-urgency version of an ordinance designed to comply with Senate Bill 9 with additional objective standards. The Planning Commission conducted study sessions regarding a permanent Ordinance on April 12, 2022 and May 10, 2022. Based on input received at those meetings, Staff prepared a permanent SB9 Ordinance with objective standards that was adopted by the City Council on July 19, 2022 and is currently effective. Since that time, the State has amended the law as it pertains to this subject, and the draft Ordinance would update our local regulations in compliance with State law. Ordinance No. O-2025-06 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-2025-06, An Ordinance of the City Council of the City of Placentia, California, amending Chapter 22.80 (Urban Lot Splits), Chapter 23.13 (Two-Unit Housing) and Chapter 23.81 (General Regulations and Exceptions) of the Placentia Municipal Code 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 two-unit housing and urban lot splits were last updated by the adoption of Ordinance No. O-2022-07 by the City Council. Since that time, the State has made additional amendments to Government Code Sections 65852.21 and 66411.7 relating to two-unit housing developments and urban lot splits. In order to comply with State law, Section 22.80.021 and Chapter 23.13 of the Placentia Municipal Code needs to be amended to be in compliance with current State laws. Staff also recommends updates to PMC Chapter 23.81 to codify additional objective standards related to two-unit housing and urban lot splits, and these regulations would be applicable for residential development citywide.

On June 10, 2025, the City of Placentia Planning Commission held a public hearing and recommended that the City Council adopt a finding that this Ordinance is not subject to CEQA review and recommended approval of ZCA 2025-02. On July 1, 2025, City Council held a public hearing and subsequently, Ordinance No. O-2025-06 was introduced for First Reading at the City Council meeting of July 1, 2025.

Fiscal Impact Summary:

No immediate impact.

Attachments

- 1. [Ordinance No. O-2025-06 Two Unit Lot Split.docx](#)
- 1.A. [Ex.A. Urban Lot Split 22.80.021.docx](#)
- 1.B. [Ex. B. Two Unit Housing 23.13.docx](#)
- 1.C. [Ex.C. Section 23.81.180 water heater hvac language.docx](#)