Agenda Item No: 1.e

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-2026-02, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, AMENDING SECTION 22.80.021 OF CHAPTER 22.80 OF THE PLACENTIA MUNICIPAL CODE RELATING TO URBAN LOT SPLITS AND SECTION 23.13.010 OF CHAPTER 23.13 OF THE PLACENTIA MUNICIPAL CODE RELATING TO TWO-UNIT HOUSING DEVELOPMENTS IN ACCORDANCE WITH STATE LAW (ZONING CODE AMENDMENT NO. ZCA 2026-02)

Financial Impact:

Fiscal Impact:

None.

Summary:

Title 22 (Subdivisions) of the Placentia Municipal Code (PMC) regulates the ministerial urban lot split process and Title 23 (Zoning) of the Placentia Municipal Code regulates the 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). The aforementioned regulations were first adopted by the City of Placentia in 2022. The City's regulations related to urban lot splits and two residential units per lot were last updated in July 2025, in response to the 2024 State legislative actions. 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-2026-02, 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-2026-02, is exempt from CEQA pursuant to Government Code Sections 65852.21(k) and 66411.7(n) in that the adoption of an ordinance relating to two-unit housing developments and urban lot splits are not considered a project under CEQA; and
2. Waive full reading, by title only, and adopt Ordinance No. O-2026-02, an Ordinance of the City Council of the City of Placentia, California, amending Section 22.80.021 of Chapter 22.80 of the Placentia Municipal Code relating to Urban Lot Splits and Section 23.13.010 of Chapter 23.13 of the Placentia Municipal Code relating to Two-Unit

Housing Developments 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 two-unit housing and urban lot splits were last updated by the adoption of Ordinance No. O-2025-06, by the City Council in July 2025. Since that time, the State has made additional amendments to the Government Code relating to urban lot splits and two-unit housing developments. In order to comply with State law, Section 22.80.021 and Chapter 23.13 of the Placentia Municipal Code need to be amended.

On January 20, 2026, 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 2026-02. On February 17, 2026, City Council held a public hearing and subsequently introduced Ordinance No. O-2026-02, for first reading.

Attachments
1.Two-Unit Ordinance No. O-2026-02