



Agenda Item No: 2.b

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: February 17, 2026

Submitted by: Joe Lambert

From: Development Services

Subject:

INTRODUCTION AND FIRST READING 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.

Recommendation:

Recommended Action: It is recommended that the City Council:

1. Open the Public Hearing concerning Zoning Code Amendment No. 2026-02 and Ordinance No. O-2026-02; and
2. Receive the Staff Report, consider all Public Testimony, ask any questions of Staff; and
3. Close the Public Hearing; and
4. Find that adoption of Zoning Code Amendment No. 2026-02 is not a "project" pursuant to the California Environmental Quality Act and therefore, the proposed Ordinance is not subject to CEQA review; and
5. Waive full reading, by title only, and introduce for first reading, 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 is consistent with and furthers the City Council Vision Statement as follows:

Goal 4: Economic Development and Goal 5: Organizational Excellence

This item will implement adopted Housing Element Strategies and will specifically create opportunities for the development of more housing in the City, including a mix of housing at various price points. In that regard, it will promote economic development by providing more construction opportunities. Also, by having City regulations consistent with State law, this fosters organizational excellence.

Discussion:

Contemplated Updates to the Placentia Municipal Code (PMC) in compliance with State law

Since the time of the adoption of Ordinance No. O-2025-06, by the City Council, 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. The proposed amendments are listed below.

PMC Chapter 22.80.021 Urban lot split requirements, major amendments are as follows:

- PMC 22.80.021(b)(5)(A) clarifying language regarding historic resources

PMC Chapter 23.13 Two-unit housing development, major amendments are as follows:

- PMC 23.13.010(b)(3)(A) clarifying language regarding historic resources

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 2026-02 including the aforementioned contemplated PMC amendments.

CEQA:

The proposed Zoning Code Amendment was reviewed by Staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"). The draft Ordinance was also evaluated by the Planning Commission. Based on that review, Staff and the Planning Commission recommend that the City Council find that adoption of ZCA 2026-02 and Ordinance No. O-2026-02, is not a "project" under CEQA pursuant to Government Code Sections 65852.21(k) and 66411.7(n). Therefore, the adoption of an ordinance to comply with the provisions of those code sections is not a "project" under the California Environmental Quality Act and therefore, the proposed Ordinance is not subject to CEQA review.

CONCLUSION:

This zoning code amendment provides further refinements and development standards to the City regulations initially adopted in 2022 regarding two-unit housing developments and urban lot splits. Certain development standards and regulatory requirements in Title 22 ("Subdivisions") and Title 23 ("Zoning") of the Placentia Municipal Code would be amended to refine the City's development standards in accordance with State law.

Fiscal Impact Summary:

No immediate impact.

Attachments

[Ordinance No. O-2026-02 - Two Units.docx](#)