



Agenda Item No: 1.i

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: April 1, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

Second Reading and Adoption of Ordinance O-2025-02, approving Zoning Code Amendment No. 2024-01 amending Specific Plan No. 5 (SP-5) to Reduce the Minimum Residential Density from 65 to 15 Dwelling Units per Acre on Parcel No. 9

Financial Impact:

Fiscal Impact:

No immediate impact.

Summary:

Second Reading and adoption of Ordinance O-2025-02 will approve Zoning Code Amendment No. 2024-01, amending No. 2024-01, amending Specific Plan No. 5 (SP-5) to reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9 of SP-5. On March 18, 2025, City Council conducted a Public Hearing regarding Zoning Code Amendment No. 2024-01, and a majority approved a motion to introduce Ordinance O-2025-02 for First Reading. Second Reading and adoption of Ordinance O-2025-02 will approve Zoning Code Amendment No. 2024-01 amending SP-5. The Ordinance will be effective 31 days after adoption.

Recommendation:

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

1. Waive full reading, by title only, and adopt Ordinance O-2025-02, An Ordinance of the City Council of the City of Placentia, California, finding that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR Section 15061(b)(3) and the City of Placentia Environmental Guidelines, and waive full reading, by title only, and introduce for first reading Ordinance No. O-2025-02, an Ordinance of the City Council of the City of Placentia, approving Zoning Code Amendment No. 2024-01, making findings of approval for amending Placentia Municipal Code Chapter 23.105, Specific Plan 5, revising Section 23.105.050, "Permitted Uses for Parcels 9 and 11", by reducing the minimum residential density requirement from 65 dwelling units per acre to 15 dwelling units per acre.

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 relates to housing and may create opportunities for the development of more housing in the

City, including a mix of housing at various price points.

Discussion:

On February 11, 2025, the Planning Commission held a public hearing to review Zoning Code Amendment No. 2024-01 (ZCA 2024-01), which proposes reducing the minimum residential density for Parcel No. 9 within SP-5 from 65 dwelling units per acre to 15 dwelling units per acre. After reviewing the staff report, public testimony, and project details, the Planning Commission, by majority vote, recommended denial of the amendment.

Pursuant to Placentia Municipal Code (PMC) Chapter 23.96, on March 18, 2025, the City Council conducted a public hearing to consider the request and determine final action on the proposed amendment. A City Council majority approved a motion to introduce Ordinance O-2025-02 for First Reading. Second Reading and adoption of Ordinance O-2025-02 will approve Zoning Code Amendment No. 2024-01, amending SP-5 to reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9 of SP-5. The Ordinance will be effective 31 days after adoption.

Fiscal Impact Summary:

Fiscal Impact:

No immediate impact.

Attachments

1. [Ordinance_O-2025-02_ZCA_2024-01.docx](#)