



Agenda Item No: 2.b

PLACENTIA CITY COUNCIL AGENDA REPORT

Meeting Date: July 1, 2025

Submitted by: Joe Lambert

From: Development Services

Subject:

Introduction and First Reading 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.

Recommendation:

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

1. Open the Public Hearing concerning Zoning Code Amendment No. 2025-02 and Ordinance No. O-2025-06; 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. 2025-02 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-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:

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

Since the time of the adoption of Ordinance No. O-2022-07 by the City Council, the State has made additional amendments to the 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 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)(D) clarifying language regarding a very high fire severity zone
- PMC 22.80.021(b)(5)(G and H) clarifying language that constitutes flood plain and floodway
- PMC 22.80.021(b)(5)(I) clarifying lands identified for conservation
- PMC 22.80.021(b)(7) clarifying residential real property exercised rights under Government Code Section 7060 et seq.
- PMC 22.80.021(k) clarifying time limits for project processing

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

- PMC 23.13.010(b)(3)(D) clarifying language regarding a very high fire severity zone
- PMC 23.13.010(b)(3)(G and H) clarifying language that constitutes flood plain and floodway
- PMC 23.13.010(b)(3)(I) clarifying lands identified for conservation
- PMC 23.13.010(b)(5) clarifying residential real property exercised rights under Government Code Section 7060 et seq.
- PMC 23.13.010(c)(18 and 19) related to landscape and open space regulations
- PMC 23.13.010(c)(20) clarifying time limits for residential rentals
- PMC 23.13.010(e) related to required affidavits to be recorded against a property related to owner occupancy
- PMC 23.13.010(h) clarifying time limits for project processing

State law mandates that the City can only impose objective standards as they are applied to other single-family residences. Currently, though not in the existing regulations for single-family residences, Staff imposes certain development standards for water heaters and HVAC systems. The amendment below, serves to codify current practice and standards.

PMC Chapter 23.81 General Regulations and Exceptions, as follows:

- PMC Chapter 81.180 adding development standards related to the location of water heaters and HVAC systems.

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.

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 2025-02 and Ordinance No. O-2025-06 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 Ordinances 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

- [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](#)