



Agenda Item No: 2.a

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-2026-01, AMENDING CHAPTER 23.73 OF THE PLACENTIA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) IN ACCORDANCE WITH STATE LAW (ZONING CODE AMENDMENT NO. ZCA 2026-01)

Financial Impact:

Fiscal Impact:

None.

Summary:

The City regulates Accessory Dwelling Units (ADUs) via Section 23.73 of the Placentia Municipal Code. Certain components of these regulations, as well as other related City regulations, do not comply with certain new State laws. Therefore, updates to the Placentia Municipal Code (PMC) are necessary to achieve compliance with recent State legislation. The City's regulations related to ADUs were last updated in July 2025 in response to the 2024 State legislative actions. Since that time, the legislature has adopted additional legislation amending ADU and Junior ADU regulations. If a City does not have an ADU ordinance that is compliant with State law, then any applications submitted will be processed under the State law requirements without any local standards. The proposed zoning amendments are required to be in compliance with current State laws.

Recommendation:

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

1. Open the Public Hearing concerning Zoning Code Amendment No. 2026-01 and Ordinance No. O-2026-01; 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. 2026-01 is exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) and is categorically exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3); and
5. Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2026-01, an Ordinance of the City Council of the City of Placentia, California, amending Chapter 23.73 of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units 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:Previous City Council Action Related to Accessory Dwelling Units (ADUs):

In 2016, the State Legislature passed Assembly Bill No. 2299, and Senate Bill No. 1069, amending California Government Code Section 65852.2 related to ADUs, which took effect on January 1, 2017. On October 8, 2017, Senate Bill 229, and Assembly Bill 494, were passed, which further amended Government Code Section 65852.2 and clarified language regarding ADUs which took effect on January 1, 2018. City of Placentia Ordinance No. O-2019-01, adopted amended City regulations relating to ADUs in conformance with those State regulations.

The City's regulations related to ADUs were significantly updated in February 2020, in response to the 2019 State legislative actions. Most recently, the ADU regulations currently in effect were adopted by City Council in July 2025. Since the adoption of Ordinance No. O-2025-05, the legislature has adopted several bills including SB 543, AB 462 and AB 1154 amending ADU and Junior ADU regulations, necessitating this contemplated Code Amendment. If a City does not have an ADU ordinance that is compliant with State law, then any applications submitted will be processed under the State law requirements without any local standards.

The proposed zoning amendments are required to be in compliance with current State laws. The proposed amendments are listed below.

PMC Chapter 23.73 Accessory and Junior Accessory Dwelling Units, major amendments are as follows:

- PMC 23.73.030(A and B) amending language to include time limits for the ministerial review of ADU/JADU applications
- PMC 23.73.030(D) amending language to include appeal procedures related to ADU/JADU applications
- PMC 23.73.080 clarifying mandatory approvals
- PMC 23.73.090 clarifying JADU regulations, including when fire sprinklers are required

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 2026-01.

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 2026-01 and

Ordinance No. O-2026-01, is exempt from CEQA pursuant to CEQA Guidelines section 15282(h) which provides a statutory exemption for the adoption of an ordinance regarding accessory dwelling units to implement the provisions of the Government Code. Regardless of whether the City adopts this Ordinance, accessory dwelling units and junior accessory dwelling units must be allowed in the City in accordance with the standards set forth in the Government Code. Therefore, this Ordinance is categorically exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) which provides that CEQA does not apply where it can be seen with certainty that the project will not have any significant impacts on the environment.

CONCLUSION:

This Zoning Code Amendment provides further refinements and development standards to the City regulations last adopted in July 2025 regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to comply with State law.

Fiscal Impact Summary:

No immediate impact.

Attachments

[Ordinance No. O-2026-01 - ADU.docx](#)