



Placentia Planning Commission Agenda

**Special Meeting
January 20, 2026
6:30 p.m.**

**City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

**Frank Perez
Chair**

**Matthew Roche
Vice Chair**

**Brandon Evans
Commissioner**

**Juan Guerrero
Commissioner**

**Juan Navarro
Commissioner**

**David Smith
Commissioner**

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)*

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

**City of Placentia
401 E Chapman Avenue
Placentia, CA 92870**

**Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org**

In compliance with California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

SPECIAL MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Guerrero
Commissioner Navarro
Commissioner Smith
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Regular Meeting Minutes – November 10, 2025**

RECOMMENDATION: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** City of Placentia
Project Location: Citywide
Request: ZONING CODE AMENDMENT NO. ZCA 2026-01
REGARDING ACCESSORY AND JUNIOR ACCESSORY
DWELLING UNITS

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2026-01, receive the staff report and consider all public testimony, and close the public hearing; and

2. Adopt Resolution No. PC-2026-01, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment No. ZCA 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, recommending that City Council approve Zoning Code Amendment No. 2026-01, amending development standards and regulatory requirements in Title 23 (“Zoning”) of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with State law.

2. **Applicant:** City of Placentia

Project Location: Citywide

Request: ZONING CODE AMENDMENT NO. ZCA 2026-02
REGARDING TWO-UNIT HOUSING DEVELOPMENTS
AND URBAN LOT SPLITS

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2026-02, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution No. PC-2026-02, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment related to updating development standards and regulatory requirements regarding two-unit housing developments and urban lot splits is not a “project” under the California Environmental Quality Act; and, recommending that City Council approve Zoning Code Amendment No. 2026-02, whereby development standards and regulatory requirements in Title 22 (“Subdivisions”) and Title 23 (“Zoning”) of the Placentia Municipal Code would be amended in accordance with State Law.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR’S REPORT:

PLANNING COMMISSION REQUESTS:

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on February 10, 2026, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for January 20, 2026, Special Meeting of the Planning Commission of the City of Placentia was posted on January 15, 2026.



Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES
SPECIAL MEETING
November 10, 2025
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Chair Perez called the meeting to order at 6:35 p.m.

ROLL CALL:

PRESENT: Commissioner Evans, Navarro, Smith, Rocke, Perez
ABSENT: Guerrero

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whittaker, Deputy Director of Public Works, Gabriel Gabany-Guerrero, Administrative Assistant Margie McCoy. Present via Zoom call were Rusty Beardsley, City Contract Traffic Engineer and Dean Arizabal, Principal, LSA.

PLEDGE OF ALLEGIANCE: Commissioner Smith

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Regular Meeting of:
September 9, 2025**

Recommended Action: Approve
(Approved 5-0-0-1 as recommended)

Motion by Evans second by Rocke and carried on a (5-0-0-1) vote to approve the Consent Calendar.

Ayes: Evans, Navarro, Smith, Rocke, Perez
Noes: None
Abstain: None
Absent: Guerrero

REGULAR AGENDA:

1. **Applicant: City of Placentia**

GENERAL PLAN CONFORMITY FINDING FOR THE INSTALLATION OF ONE (1) FREEWAY-ORIENTED ENTRY SIGN WITH DIGITAL DISPLAY CAPABILITIES

Development Director Joe Lambert presented the Staff Report regarding a General Plan Conformity Finding for a freeway-oriented sign with digital capabilities installed on city-owned property at 1470 S. Placentia Avenue, which has an Industrial land use designation. The sign

would include messages related to public service announcements, messages from non-profit organizations, and promotional content, among other content.

Recommended Action: Approve
(Approved 5-0-0-1 as recommended)

Motion by Rocke second by Navarro and carried on a (5-0-0-1) vote to approve as recommended by Staff.

Ayes: Evans, Navarro, Smith, Rocke, Perez
Noes: None
Abstain: None
Absent: Guerrero

PUBLIC HEARING:

1. Applicant: Dutch Bros.

Project Location: 150 E. Yorba Linda Blvd.

DEVELOPMENT PLAN REVIEW NO. DPR 2025-02 AND USE PERMIT NO. UP 2025-03 FOR THE DEVELOPMENT OF AN APPROXIMATELY 1,025-SQUARE FOOT COMMERCIAL BUILDING, WITH DUAL DRIVE-THRU LANES, INCLUDING HARDSCAPE AND LANDSCAPE IMPROVEMENTS ON A 28,446-SQUARE FOOT PARKING AREA OF THE PLACENTIA TOWN CENTER, LOCATED AT 150 E. YORBA LINDA BOULEVARD.

Recommended Action: Approve
(Approved 4-1-0-1 as recommended)

Chair Perez opened the Public Hearing at 7:00 p.m.

Development Services Director Joseph Lambert introduced Associate Planner Lesley Whittaker to present the Staff Report. The project entails a 1,025 square-foot single-story building with dual drive-through lanes and customer walk-up areas. The Site Plan includes reconfigured parking, outdoor seating and new landscaping, with the building featuring a traditional design. Questions and comments from Commissioners, regarding drive-through design, number of drive-thru lanes and queuing, left-hand turn pocket on Yorba Linda Blvd. and its queuing capacity. Traffic concerns were addressed by Dean Arizabal with LSA and Rusty Beardsley, both Traffic Engineers, who explained the queuing analysis and the adequacy of the existing left-hand turn pocket. Conditions of Approval addressing potential issues were also discussed. The applicant, John Caglia from Dutch Bros. was present, explaining their traffic management plan and the expected reduction in traffic at the intersection.

Chair Perez closed the Public Hearing at 7:20 p.m.

Motion by Evans second by Smith and carried on a (4-1-0-1) vote to approve as recommended by Staff.

Ayes: Evans, Navarro, Smith, Perez
Noes: Rocke
Abstain: None
Absent: Guerrero

2. Applicant: C Y Hospitality, LLC

Project Location: 450 S. Placentia Avenue

DEVELOPMENT PLAN REVIEW NO. DPR 2025-01, USE PERMIT NO. UP 2025-02, AND DISPOSITION AND DEVELOPMENT AGREEMENT NO. DDA 2025-01 TO DEVELOP AN APPROXIMATELY 42,631 -SQUARE-FOOT, FOUR-STORY, 86-ROOM HOTEL BUILDING AND ASSOCIATED IMPROVEMENTS ON AN APPROXIMATELY 21,553-SQUARE-FOOT UNIMPROVED SITE LOCATED AT 450 S. PLACENTIA AVENUE WITHIN THE C-2(H-65) ZONING DISTRICT (C Y HOSPITALITY, LLC, C/O YAGNESH PATEL).

Recommended Action: Recommend approval to City Council.
(Planning Commission voted 3-2-0-1 as recommended by Staff)

Vice Chair Rocke opened the Public Hearing at 7:25 p.m.

Development Services Director Joseph Lambert introduced Planning Manager Andrew Gonzales to present the Staff Report. The project includes a four-story, 86-room hotel with a modern architectural design and amenities including a rooftop deck and fitness center. The proposed development has been a six-year economic development effort, with significant groundwork laid to attract high-quality hotel proposals to the area. The site plan includes a subterranean parking garage with a valet service program proposed as a condition of approval.

Richard Price, attorney for the adjacent property owners, expressed concerns regarding the projects' potential impact on parking and traffic, and had questions regarding construction staging, setbacks, and highlighted the proximity of the hotel to industrial properties. Mr. Price suggested that the project is too dense for the site and requested that the Commission not recommend approval to the City Council.

Commissioners raised questions about the valet parking service, its cost and its impact on street parking as well as the adequacy of the proposed parking spaces and the potential for overflow parking. Discussion included the importance of ensuring that the hotel does not negatively impact the surrounding industrial properties and their parking needs.

Chair Perez closed the Public Hearing at 8:15 p.m.

Motion by Smith, second by Rocke and carried on a (3-2-0-1) vote as recommended by Staff

Ayes: Rocke, Smith, Perez
Noes: Evans, Navarro
Abstain: None
Absent: Guerrero

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the Special Meeting of the Planning Commission at 9:15 p.m. to the regular meeting of Tuesday, December 9, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: JANUARY 20, 2026

SUBJECT: **ZONING CODE AMENDMENT NO. ZCA 2026-01 REGARDING ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS**

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2026-01, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution No. PC-2026-01, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment No. ZCA 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, recommending that City Council approve Zoning Code Amendment No. 2026-01, amending development standards and regulatory requirements in Title 23 ("Zoning") of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with State law.

BACKGROUND

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 2019 State legislative actions. Most recently, the ADU regulations currently in effect were evaluated by the Planning Commission in June 2025 and were adopted by City Council in July 2025 subsequent to a Planning Commission recommendation. Since the adoption of Ordinance O-2025-05, the legislature has adopted several bills including SB 543 and AB 462 & 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.

DISCUSSION

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

The proposed zoning amendments are required to comply 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

CEQA:

The proposed Zoning Code Amendment was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”). Based on that review, staff is recommending that the Planning Commission recommend that the City Council find that adoption of ZCA 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.

Prepared, submitted and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2026-01
- 1.a. Draft Ordinance amending PMC Chapter 23.73

RESOLUTION NO. PC-2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, RECOMMENDING THAT CITY COUNCIL FIND THAT ADOPTION OF THE ZONING CODE AMENDMENT NO. ZCA 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, RECOMMENDING THAT CITY COUNCIL APPROVE ZONING CODE AMENDMENT NO. 2026-01, AMENDING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 23 (“ZONING”) OF THE PLACENTIA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN COMPLIANCE WITH STATE LAW

A. Recitals.

WHEREAS, the City, pursuant to its police power granted by Cal. Const. art. XI, § 7 and Cal. Govt. Code § 37100, may adopt regulations to protect the health, safety and welfare of the public, and thereby is authorized to declare what use and condition constitutes a public nuisance; and

WHEREAS, pursuant to Article XI, § 5 of the California Constitution and the City Charter, the City of Placentia may make and enforce all regulations and ordinances in respect to municipal affairs; and

WHEREAS, A duly noticed public hearing was conducted, and concluded, with respect to the Ordinance hereby recommended for adoption; and

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred; and

B. Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Placentia as follows:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Zoning Code Amendment No. ZCA 2026-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

SECTION NO. 3: The City of Placentia has a substantial interest in promoting the public health, safety, and welfare of the community.

SECTION NO. 4: The Planning Commission of the City of Placentia recommends that the City Council approve the Ordinance, attached hereto as Attachment “A” (Zoning Code Amendment 2026-01) and incorporated herein by this reference, whereby development standards and regulatory requirements in Title 23 (“Zoning”) of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units would be amended to in compliance with State Law.

SECTION NO. 5: The Planning Commission hereby recommends that the City Council find and certify, that the amendments set forth in Zoning Code Amendment No. 2026-01 have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, the proposed Code Amendments will not have an impact on the environment, as it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment and 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).

SECTION NO. 6: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law.

[signatures on next page]

ADOPTED AND APPROVED this 20th day of January, 2026.

FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 20th day of January, 2026, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 20th day of January, 2026, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAINED: COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

CITY ATTORNEY

ATTACHMENT "A"

**DRAFT ORDINANCE AMENDING CHAPTER 23.73 OF THE
PLACENTIA MUNICIPAL CODE RELATING TO
ACCESSORY DWELLING UNITS AND JUNIOR
ACCESSORY DWELLING UNITS IN ACCORDANCE WITH
STATE LAW**

ORDINANCE NO. O-2026-XX

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

City Attorney's Summary

This Ordinance amends Chapter 23.73 of Title 23 (Zoning) of the Placentia Municipal Code regarding Accessory Dwelling Units and Junior Accessory Dwelling Units to be in compliance with changes to state law.

WHEREAS, on February 19, 2019, the City Council adopted Ordinance No. O-2019-01, creating regulations for accessory dwelling units in accordance with state law; and

WHEREAS, since the time of the adoption of Ordinance No. O-2019-01, the state has made additional amendments to the Government Code relating to accessory dwelling units and junior accessory dwelling units and the City Council adopted Ordinance No. O-2025-05 on July 15, 2025, updating Chapter 23.73, Accessory and Junior Accessory Dwelling Units, of the Placentia Municipal Code to be in compliance with state law; and

WHEREAS, this Ordinance is again amending Chapter 23.73, to be in compliance with recent changes made to state law regarding accessory dwelling units and junior accessory dwelling units; and

WHEREAS, on January 20, 2026, the Planning Commission of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, after the close of the public hearing the Planning Commission recommended that the City Council adopt this Ordinance; and

WHEREAS, on February XX, 2026, the City Council of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, the City desires to amend its regulations to comply with state law.

NOW, THEREFORE, THE CITY OF PLACENTIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 23.73.030 of Chapter 23.73 of the Placentia Municipal Code is hereby amended as follows:

§ 23.73.030. Ministerial review for junior and accessory dwelling units.

A. A person may not combine accessory dwelling units or junior accessory dwelling units approved under section 23.73.080 with any other accessory dwelling unit otherwise authorized by this Chapter.

B. The City shall determine whether an application for an accessory dwelling unit or junior accessory dwelling unit is complete within fifteen (15) business days after receipt of the application.

(1) If the City determines the application is incomplete, it shall provide the applicant with a list of incomplete items and a description of how the application may be made complete within the fifteen (15) business daytime period.

(2) If a determination is not made within the fifteen (15) business days, the application or any resubmitted application shall be deemed to be complete.

C. Applications for junior and accessory dwelling units shall be ministerially processed within sixty (60) days of receipt of a complete application and approved if they meet the requirements of this chapter.

(1) The city shall grant a delay if requested by the applicant.

(2) If the application is submitted in conjunction with an application for a new single-family or multi-family residential dwelling, the application for the junior or accessory dwelling unit shall not be acted upon until the application for the new single-family or multi-family residential dwelling is approved, but thereafter shall be ministerially approved within sixty (60) days if it meets all requirements of this chapter.

(3) If the application is denied, the city shall return a full set of comments in writing to the applicant with a list of items that are defective or deficient with a description of how the application can be remedied by the applicant. These comments shall be provided to the applicant within sixty (60) days of a complete application.

(4) If a detached garage is to be replaced with an accessory dwelling unit, the demolition permit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(5) Notwithstanding the above, if the applicant uses a plan for an accessory dwelling unit that has been preapproved by the city or a plan that is identical to a plan used in an application for a detached accessory dwelling unit approved by the city within the current triennial California Building Standards Code cycle, the application shall be approved or denied within 30 days from the date of a complete application.

D. An applicant may appeal a denial of an application or a determination that an application is incomplete to the Planning Commission and the City Council within five (5) days of the City's decision. A final written determination shall be provided to the applicant no later than sixty (60) business days after the receipt of the written appeal.

SECTION 2. Section 23.73.080 of Chapter 23.73 of the Placentia Municipal Code is hereby amended as follows:

§ 23.73.080. Mandatory approvals.

(1) Notwithstanding any other provision of this chapter, the city shall ministerially approve an application for any of the following accessory dwelling units within a residential or mixed- use zone:

(A) A junior and/or accessory dwelling unit within the existing or proposed space of a single- family dwelling or accessory structure.

(i) An expansion of up to one hundred fifty (150) square feet shall be allowed in an accessory structure solely for the purposes of accommodating ingress and egress.

(ii) The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

(iii) The side and rear setbacks shall be sufficient for fire and safety.

(iv) If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 23.73.090 below.

(B) One detached accessory dwelling unit that does not exceed four (4) foot side and rear yard setbacks on a lot with an existing or proposed single-family dwelling, provided that the unit shall not be more than eight hundred (800) square feet and shall comply with the height limitation as set forth in section 23.73.060(b)(4) above. A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit and shall comply with all requirements of Section 23.73.090 below.

(C) On a lot with a multifamily dwelling structure, up to twenty-five (25) percent of the total multifamily dwelling units, but no less than one (1) unit, shall be

allowed within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(D) On a lot with an existing or proposed multifamily dwelling structure, detached accessory dwelling units as set forth in (A) and (B) below, provided that complies with the height limitations in section 23.73.060(b)(4) above and has at least four (4) foot side and rear yard setbacks. If the existing multifamily dwelling has a rear or side setback of less than four (4) feet, the city shall not require any modification of the existing multifamily dwelling as a condition of approval.

(i) On a lot with an existing multifamily dwelling, not more than eight (8) detached accessory dwelling units. The total number of detached accessory dwelling units shall not exceed the number of existing units on the lot.

(ii) On a lot with a proposed multifamily dwelling, not more than two (2) detached accessory dwelling units.

For those accessory dwelling units which require mandatory approval, the city shall not require the correction of legal, nonconforming zoning conditions. The development standards allowed for these mandatory units shall be as set forth in Government Code Section 66323. If there is a conflict between this Chapter and Government Code Section 66323, Section 66323 shall control.

SECTION 3. Section 23.73.090 of Chapter 23.73 of the Placentia Municipal Code is hereby amended as follows:

§ 23.73.090. Junior accessory dwelling units.

(1) One junior accessory dwelling unit shall be allowed in a single-family residential zone within the footprint of an existing or proposed single-family dwelling, including attached garage, not exceeding five hundred (500) interior livable square feet.

(2) The junior accessory dwelling unit shall be required to contain at least an efficiency kitchen which includes cooking appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

(3) The junior accessory dwelling unit shall be required to have a separate entrance from the primary residence.

(4) The junior accessory dwelling unit may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the junior accessory dwelling unit shall share sanitation facilities with the single-family residence and shall have direct access to the single-family residence from the interior of the junior accessory dwelling unit.

(5) No additional parking shall be required for a junior accessory dwelling unit.

(6) A junior accessory dwelling unit shall be required to comply with applicable building standards.

(7) The owner of property on which a junior accessory dwelling unit is constructed shall be required to record a deed restriction which shall run with the land and shall provide for the following:

(A) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence.

(B) A restriction that prohibits the junior accessory dwelling unit from being enlarged beyond five hundred (500) interior livable square feet.

(C) A restriction from renting the junior accessory dwelling unit or the primary residence for less than thirty (31) consecutive, calendar days.

(D) A restriction that the owner resides in either the primary residence or the junior accessory dwelling unit. Notwithstanding the foregoing:

(i) The owner may rent both the primary residence and junior accessory dwelling unit to one party with a restriction in the lease that that such party may not further sublease any unit or portion thereof.

(ii) This restriction shall not apply if the owner of the single-family residence is a governmental agency, land trust, or housing organization.

(iii) This restriction shall not apply if the junior accessory dwelling does not share the sanitation facilities with the existing structure.

(E) A statement that the deed restrictions may be enforced against future purchasers. A copy of the recorded deed restriction shall be filed with the community development department.

(8) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

(9) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions, including building code violations or unpermitted structures unless the structure falls within 23.73.070(4).

(10) Fees. The applicant must pay all required fees which may be set by the city council by resolution, including, but not limited to, fees for staff to review the project, permit and inspection fees.

(11) Junior accessory dwelling units shall comply with all applicable building standards code requirements. However, fire sprinklers shall not be required in any junior accessory dwelling unit if they were not required in the primary unit. Creation of a junior accessory dwelling unit shall not trigger fire sprinklers to be installed in existing multi-family dwelling units.

SECTION 4. CEQA. This Ordinance 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.

SECTION 5. Effective Date. This Ordinance shall take effect on the 31st day after adoption.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

SECTION 7. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after

the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 7. Transmission to HCD. The Director of Development Services shall send a copy of this Ordinance to the Department of Housing and Community Development as required by State law.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on the ____ day of _____ 2026.

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2026.

Chad P. Wanke, Mayor

ATTEST:

Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placentia, held on the ____ day of ____ 2026 and adopted at a regular meeting of the City Council of the City of Placentia, held on the ____ day of ____ 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: JANUARY 20, 2026

SUBJECT: **ZONING CODE AMENDMENT NO. ZCA 2026-02 REGARDING TWO-UNIT HOUSING DEVELOPMENTS AND URBAN LOT SPLITS**

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2026-02, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution No. PC-2026-02, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment related to updating development standards and regulatory requirements regarding two-unit housing developments and urban lot splits is not a "project" under the California Environmental Quality Act; and, recommending that City Council approve Zoning Code Amendment No. 2026-02, whereby development standards and regulatory requirements in Title 22 ("Subdivisions") and Title 23 ("Zoning") of the Placentia Municipal Code would be amended in accordance with State Law.

BACKGROUND

Previous City Council and Planning Commission Actions Related to two-unit housing developments and urban lot splits

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.

The Planning Commission conducted study sessions regarding the subject draft Ordinance on April 12, 2022 and May 10, 2022. Based on input received at those meetings, Staff prepared a final draft SB9 Ordinance that was presented to the Planning Commission on June 14, 2022. The Planning Commission reviewed the draft 2022 Ordinance and recommended approval to the Council. City Council adopted those regulations on July 19, 2022.

Most recently, the two-unit housing development and urban lot split regulations currently in effect were evaluated by the Planning Commission in June 2025 and were adopted by City Council in July 2025 subsequent to a Planning Commission recommendation. Since the adoption of Ordinance O-2025-06, the legislature has adopted SB 9 refinements, necessitating this contemplated Code Amendment.

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

CEQA:

The proposed Zoning Code Amendment was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"). Further, pursuant to Government Code Sections 65852.21(k) and 66411.7(n), 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 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.

Prepared, submitted and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2026-02
 - 1.a. Draft Ordinance amending PMC Chapters 22.80.021 and 23.13

RESOLUTION NO. PC-2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, RECOMMENDING THAT CITY COUNCIL FIND THAT ADOPTION OF THE ZONING CODE AMENDMENT RELATED TO UPDATING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS REGARDING TWO-UNIT HOUSING DEVELOPMENTS AND URBAN LOT SPLITS IS NOT A “PROJECT” UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND, RECOMMENDING THAT CITY COUNCIL APPROVE ZONING CODE AMENDMENT NO. 2026-02, WHEREBY DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 22 (“SUBDIVISIONS”) AND TITLE 23 (“ZONING”) OF THE PLACENTIA MUNICIPAL CODE WOULD BE AMENDED IN ACCORDANCE WITH STATE LAW

A. Recitals.

WHEREAS, the City, pursuant to its police power granted by Cal. Const. art. XI, § 7 and Cal. Govt. Code § 37100, may adopt regulations to protect the health, safety and welfare of the public, and thereby is authorized to declare what use and condition constitutes a public nuisance; and

WHEREAS, pursuant to Article XI, § 5 of the California Constitution and the City Charter, the City of Placentia may make and enforce all regulations and ordinances in respect to municipal affairs; and

WHEREAS, A duly noticed public hearing was conducted, and concluded, with respect to the Ordinance hereby recommended for adoption; and

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred; and

B. Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Placentia as follows:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Zoning Code Amendment No. ZCA 2026-02 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

SECTION NO. 3: The City of Placentia has a substantial interest in promoting the public health, safety, and welfare of the community.

SECTION NO. 4: The Planning Commission of the City of Placentia recommends that the City Council approve the Ordinance, attached hereto as Attachment “A” (Zoning Code Amendment 2026-02) and incorporated herein by this reference, whereby development standards and regulatory requirements in Chapter 22.80 (Urban Lot Splits), Chapter 23.13 (Two-Unit Housing) and Chapter 23.81 (General Regulations And Exceptions) will be amended in accordance with State law.

SECTION NO. 5: The Planning Commission hereby recommends that the City Council find and certify, that the amendments set forth in Zoning Code Amendment No. 2026-02 have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, pursuant to Government Code Sections 65852.21(k) and 66411.7(n), 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

SECTION NO. 6: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law.

[signatures on next page]

ADOPTED AND APPROVED this 20th day of January, 2026.

FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 20th day of January 2026, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 20th day of January, 2026, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAINED: COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

CITY ATTORNEY

ATTACHMENT "A"

**DRAFT ORDINANCE 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 RELATING TO TWO-UNIT HOUSING
DEVELOPMENTS IN ACCORDANCE WITH STATE LAW**

ORDINANCE NO. O-2026-XX

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 RELATING TO TWO-UNIT HOUSING DEVELOPMENTS IN ACCORDANCE WITH STATE LAW

City Attorney's Summary

This Ordinance amends Chapter 22.80 of Title 22 (Subdivisions) and Chapter 23.13 of Title 23 (Zoning) of the Placentia Municipal Code regarding Urban Lot Splits and Two-Unit Housing Developments to be in compliance with changes to state law.

WHEREAS, on July 19, 2022, the City Council adopted Ordinance No. O-2022-07, creating regulations for urban lot splits and two-unit housing developments in accordance with state law; and

WHEREAS, since the time of the adoption of Ordinance No. O-2022-07, the state has made additional amendments to the Government Code relating to urban lot splits and two-unit housing developments and the City Council adopted Ordinance No. O-2025-06 on July 15, 2025, updating Chapter 22.80, Urban Lot Splits, and Chapter 23.13, Two-Unit Housing Development, of the Placentia Municipal Code to be in compliance with state law; and

WHEREAS, this Ordinance is again amending Chapters 22.80 and 23.13, to be in compliance with recent changes made to state law regarding urban lot splits and two-unit housing developments; and

WHEREAS, on January 20, 2026, the Planning Commission of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, after the close of the public hearing the Planning Commission recommended that the City Council adopt this Ordinance; and

WHEREAS, on February XX, 2026, the City Council of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented, whether written or oral; and

WHEREAS, the City desires to amend its regulations to comply with state law.

NOW, THEREFORE, THE CITY OF PLACENTIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 22.80.021(b)(5)(A) of Chapter 22.80 of the Placentia Municipal Code is hereby amended as follows:

§ 22.80.021. Urban lot split requirements.

...

(b) The city shall ministerially approve a parcel map for a lot split that meets the following requirements:

...

(5) The parcel is not located in any of the following areas and does not fall within any of the following categories:

(A) ~~A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.~~ (i) The parcel is not located within a historic district or historical landmark property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

(ii) The proposed urban lot split does not require demolition or alteration of either of the following:

(aa) A contributing structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city ordinance.

(bb) An existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city ordinance.

...

SECTION 2. Section 23.13.010(b)(3)(A) of Chapter 23.73 of the Placentia Municipal Code is hereby amended as follows:

§ 23.13.010. Two-unit housing development.

...

(b) The city shall ministerially approve a housing development containing no more than two (2) residential units if it meets the following requirements:

...

(3) The parcel is not located in any of the following areas and does not fall within any of the following categories:

(A) ~~A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.~~ (i) A contributing structure within a historic district included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or historic property or district pursuant to a city ordinance.

(ii) A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a property individually designated or listed as a city landmark under a city ordinance.

The city may adopt objective standards for the purposes of maintaining the historical value of a historic district listed in the California Register of Historical Resources.

...

SECTION 3. CEQA. This Ordinance 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.

SECTION 4. Effective Date. This Ordinance shall take effect on the 31st day after adoption.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

SECTION 6. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on the ____ day of _____ 2026.

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2026.

Chad P. Wanke, Mayor

ATTEST:

Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placentia, held on the ____ day of ____ 2026 and adopted at a regular meeting of the City Council of the City of Placentia, held on the ____ day of ____ 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen, City Attorney