

ORDINANCE NO. O-2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, TO FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 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.

City Attorney's Summary

This Ordinance would result in an amendment to Specific Plan No. 5 of the City of Placentia modifying Chapter 23.105, Specific Plan No. 5 (SP-5), Section 23.105.050, to reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9, that will impact the property located at 777 W. Orangethorpe Avenue and 776 S. Placentia Avenue (APN 339-112-27).

WHEREAS, the City of Placentia wishes to amend the City of Placentia Municipal Code (PMC) by modifying Chapter 23.105, SP-5, to modify Section 23.105.050, Permitted Uses for Parcels 9 and 11, and reduce the minimum residential density from 65 to 15 dwelling units per acre on Parcel No. 9, that said amendment to the specific plan and municipal code will not be detrimental to the health, safety, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city; injurious to property or improvements within the neighborhood or within the city; nor consistent with the latest adopted General Plan for property located on an approximately 2.72-acre site along north of W. Orangethorpe Avenue, east of S. Placentia Avenue, and adoption of this ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guideline and the City of Placentia Environmental Guidelines; and

WHEREAS, on or about February 11, 2025, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, and recommended that the City Council of the City of Placentia deny Zoning Code Amendment No. 2024-01; and

WHEREAS, on February 17, 2025, in accordance with Placentia Municipal Code (PMC) Chapter 23.96, a City Councilmember submitted a request for the City Council's consideration of the Planning Commission's denial of Zoning Code Amendment (ZCA) 2024-01; and

WHEREAS, in accordance with PMC Section 23.96.050(b), a public hearing was scheduled for the City Council to review the request and render a final determination on the proposed ZCA; and

WHEREAS, the City of Placentia provided notice of the City Council's public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code Section 23.96.030; and

WHEREAS, on March 18th, 2025, 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, all other prerequisites to the adoption of this resolution have occurred.

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

SECTION 1. In all respects as set forth in the Recitals of this Ordinance.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions 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 (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 3. CEQA. The City has complied with the requirements of CEQA and the City of Placentia Environmental Guidelines. In adopting Ordinance No. O-2025-02, the City Council finds that the ZCA is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and the Environmental Guidelines of the City of Placentia.

SECTION 4. The City Council hereby amends the City of Placentia Municipal Code by modifying Chapter 23.105, Specific Plan No. 5 (SP-5), as set forth in Attachment "A", attached hereto and by this reference made a part hereof.

SECTION 5. The City Council finds, in accordance with the requirements of Section 23.96.040 (“Amendments”) of the Placentia Municipal Code, that the proposed amendment to the municipal code will not be detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city, and that it will not be injurious to property or improvements within the neighborhood or within the city. The City Council also finds that the amendment is consistent with the latest adopted General Plan.

SECTION 6. Effective Date. This Ordinance shall take effect on the 31st day after adoption.

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.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on the 18th day of March 2025.

PASSED, APPROVED AND ADOPTED this 1st day of April 2025.



Kevin Kirwin, Mayor

ATTEST:



Robert S. McKinnell, City Clerk



STATE OF CALIFORNIA
COUNTY OF ORANGE

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 18th day of March 2025 and adopted at a regular meeting of the City Council of the City of Placentia, held on the 1st day of April 2025 by the following vote:

AYES: Councilmembers: Smith, Yamaguchi, Wanke, Kirwin
NOES: Councilmembers: Hummer
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None

ATTEST:

Robert McKinnell

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian L. Bettenhausen

Christian L. Bettenhausen, City Attorney

ATTACHMENT A: Amendment to Chapter 23.105, Specific Plan 5

ATTACHMENT "A"

Amendment to Chapter 23.105, Specific Plan 5, Section 23.105.050

§ 23.105.050. Permitted uses for parcels 9 and 11.

The purpose of these parcels is to provide a site for motor vehicle dealerships, and for other selected other commercial uses. Hospitality uses listed in Section 23.105.030 shall be permitted. General retail, financial, office, medical, and restaurant uses including drive-through facilities listed in Section 23.105.030 shall be permitted. On Parcel 9, a mixed-use project with up to 248 units shall be permitted at a density range of ~~65~~ 15 minimum to 95 maximum dwelling units per acre.

(Ord. 95-O-118, 1995; Ord. O-2019-05 § 3, 2019; Ord. O-2024-05, 2024)