



Placentia Planning Commission Agenda

Regular Meeting
October 12, 2021
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia Planning Commission Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public. Seating in the Council Chambers will be limited.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access in addition to being open to the public, all Planning Commission meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

Join Zoom Meeting

<https://us02web.zoom.us/j/89083013303?pwd=RjI0eWMzMUUh0aHFaRjZINFRXOXdiQT09>

Meeting ID: 890 8301 3303 Passcode: 022338

or dial +16699006833, 89083013303#

How to Submit Public Comment

Members of the public may provide public comment in person in a safe and socially distanced manner. Masks are mandatory. Comments may also be sent for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the Planning Commission meeting but will be summarized in the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at (714) 993-8124.

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



Placentia Planning Commission Agenda

Regular Meeting
October 12, 2021
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

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.

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In compliance 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.

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Rocke
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

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CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – September 14, 2021**
Recommended Actions: Approve

PUBLIC HEARING:

1. **Applicant:** Shahin Jahanvash, dba Red Dragon Karate
Project Location: 1073 E. Imperial Highway

Use Permit (UP) 2021-05: A request to permit a 1,733-square foot martial arts studio within an existing multi-tenant commercial shopping center located at 1073 E. Imperial Hwy. in the Imperial Rose Shopping Center.

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

1. Open the public hearing concerning Use Permit (UP) 2021-05; and
2. Receive the staff report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**; and

3. Close the public hearing; and
4. Adopt Resolution PC-2021-16, a Resolution of the Planning Commission of the City of Placentia, approving UP 2021-05 and making findings to permit the establishment and operation of a 1,733 square foot martial arts studio located within an existing multi-tenant commercial shopping center within the C-2 (Community Commercial) Zoning District on property located at 1073 E. Imperial Hwy.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

Draft 2021 Housing Element Update

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

1. Receive the staff report regarding the draft 2021 Housing Element update; and
2. Receive all public comments; and
3. Review the draft updated 2021 Housing Element, provide any input to staff, and subsequently, that the Planning Commission recommend to City Council that staff transmit the draft 2021 Housing Element to the State for review.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR’S REPORT: None

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 CLOSE to the regular Planning Commission meeting on November 9, 2021 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 the October 12, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 7, 2021.

Joseph M. Lambert, Secretary



Placentia Planning Commission Agenda

Regular Meeting
October 12, 2021

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Roche
Commissioner

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Rocke
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

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CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – September 14, 2021**
Recommended Actions: Approve

PUBLIC HEARING:

1. **Applicant:** Shahin Jahanvash, dba Red Dragon Karate

Project Location: 1073 E. Imperial Highway

Use Permit (UP) 2021-05: A request to permit a 1,733-square foot martial arts studio within an existing multi-tenant commercial shopping center located at 1073 E. Imperial Hwy. in the Imperial Rose Shopping Center.

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

1. Open the public hearing concerning Use Permit (UP) 2021-05; and
2. Receive the staff report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**; and

3. Close the public hearing; and
4. Adopt Resolution PC-2021-16, a Resolution of the Planning Commission of the City of Placentia, approving UP 2021-05 and making findings to permit the establishment and operation of a 1,733 square foot martial arts studio located within an existing multi-tenant commercial shopping center within the C-2 (Community Commercial) Zoning District on property located at 1073 E. Imperial Hwy.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

Draft 2021 Housing Element Update

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

1. Receive the staff report regarding the draft 2021 Housing Element update; and
2. Receive all public comments; and
3. Review the draft updated 2021 Housing Element, provide any input to staff, and subsequently, that the Planning Commission recommend to City Council that staff transmit the draft 2021 Housing Element to the State for review.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR’S REPORT: None

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 CLOSE to the regular Planning Commission meeting on November 9, 2021 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

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Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

September 14, 2021

The regular meeting of the Placentia Planning Commission of September 14, 2021 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

PRESENT (VIDEO CONFERENCE): Commissioners Evans, Keller, Lee, Polichetti,
Perez, Roche

ABSENT: Schaefer

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Sylvia Minjares, Office Assistant
John Douglas, City Consultant

Vice Chair Perez excused Chair Schaefer for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Roche

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – July 13, 2021**
Recommended Actions: Approve

Motion by Polichetti, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Evans, Keller, Lee, Perez, Polichetti, Roche
Noes: None
Absent: Schaefer
Abstain: None

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: Citywide

Second Presentation and Discussion Regarding the 2021 Update to the Housing Element of the General Plan

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

1. That the Planning Commission receive a second presentation from Staff and the City's consultant regarding the ongoing 2021 update to the Housing Element of the General Plan. The intent of the presentation is to further brief the Planning Commission regarding the timeline and actions that will be required to update the Housing Element of the General Plan in conformance with State law; and
2. Receive the staff report, presentation materials and consider all public testimony. Conduct a discussion and ask Staff and the City's consultant questions as deemed appropriate; and
3. Receive and File the staff report and presentation materials.

Director of Development Services Joseph Lambert introduced the City's Consultant John Douglas and briefly discussed his background and experience with the current Housing Element, and proposed update.

Mr. Douglas and Mr. Lambert provided a slide presentation covering the required components of the Housing Element for the upcoming 6th planning cycle. He also described state requirements, guiding principals, definition of affordable housing, key requirements for housing persons with special needs, RHNA plan and requirements mandated by State law, sites inventory for possible rezoning, and the next steps in the process.

Mr. Lambert and Mr. Douglas responded to the Commissioners' questions regarding housing for persons with special needs, current vacant land within the City, approaching property owners, RHNA goals, penalties for not meeting RHNA numbers, General Plan consistency and inconsistency examples, how far from being built out the City is, zoning to accommodate RHNA, and units per acre.

No public comments were received.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert informed the Commission that a Special Meeting may be scheduled for September 28, 2021.

Mr. Lambert provided updates regarding The Herald, JPI Development, USA Properties, Shea Homes, Brandywine Homes, Village Plaza Phase 2, and a new construction project

at 736 Richfield.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

Commissioner Rocke expressed his concern regarding overgrown grass at the Post Office. Staff will address this with Public Works.

ADJOURNMENT:

Vice Chair Perez closed the Planning Commission Regular Meeting at 8:01 p.m. to the regular meeting of Tuesday, October 12, 2021 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: ARLEN BECK, ASSISTANT PLANNER

DATE: OCTOBER 12, 2021

SUBJECT: **USE PERMIT 2021-05 (RED DRAGON KARATE STUDIO);
1073 E. IMPERIAL HWY.**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. (UP) 2021-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-16, a Resolution of the Planning Commission of the City of Placentia, approving UP 2021-05 and making findings to permit the establishment and operation of a 1,733 square foot martial arts studio located within an existing multi-tenant commercial shopping center within the C-2 (Community Commercial) Zoning District on property located at 1073 E. Imperial Hwy.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Shahin Jahanvash, dba Red Dragon Karate, is requesting a UP for a 1,733-square foot martial arts studio within an existing multi-tenant commercial shopping center located at 1073 E. Imperial Hwy. in the Imperial Rose Shopping Center.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is a fully improved site, featuring a single story, multi-tenant, multi-building commercial shopping center located at the northwest corner of Rose Drive and Imperial Highway, on the north side of Imperial Highway, within the C-2 Zoning District. A variety of commercial uses occupy the shopping center including general retail, a grocery store, and multiple restaurant uses. The property is presently accessible from three driveways located along Rose Drive and four driveways along Imperial Highway. Onsite parking is provided to the south of the unit. Residential uses are located to the north and east of the subject site, and commercial uses to the south and west of the site.

The facility proposes to provide a kids' martial arts program (starting at 4 years of age), teen, and adult programs that are designed to meet the age and skill set of each individual student. The facility will employ five staff members, including three full time employees, and two part-time employees. The business is proposing the operating hours in the table below, however, staff has extended the permitted operating hours in PC-2021-16 to be 10 AM to 8 PM to allow for future flexibility. Staff finds that extending the permitted operating hours will not have any negative affect on the adjacent businesses or surrounding neighborhoods.

Operating Hours	
Monday - Friday	3:30 PM - 8:00 PM
Saturday & Sunday	CLOSED

The proposed floor plan features approximately 864 square feet for martial arts instruction, and 154-square feet for a seating area. A bathroom, storage area, a reception area, and a waiting area make up the remaining 715 square feet of the space for a total of 1,733 square feet. No changes to existing onsite access or parking spaces are proposed as a part of the request.

Applicable Code Section – Placentia Municipal Code Chapter 23.36 (C-2)

The purpose of the “C-2” district is intended to provide for businesses which, through characteristics of their operation, including types of goods marketed and/or services offered, cater to residents of the entire City rather than to a neighborhood area.

The C-2 zoning district does not specifically include a martial arts studio as a use permitted by right or subject to obtaining a UP; however, it may be permitted if the Planning Commission finds that the proposed use is consistent with the purpose of the C-2 Zoning District (PMC Chapter 23.36) and has characteristics similar to uses listed within the PMC Section 23.36.040.

Staff finds that the proposed martial arts studio is consistent with the intent of Chapter 23.36 allowing “Dance and Music Studios” which is listed in Section 23.36.040 of the PMC. A martial arts studio is similar in nature to that of a dance or music studio, in that patrons go at a specified time and date and for a specified amount of time. Therefore, pursuant to Section 23.36.040 of the PMC, the proposed martial arts studio can be permitted subject to the approval of a UP. A UP is required to evaluate the potential impacts, if any, the proposed business may have on adjacent businesses and/or properties at a noticed public hearing before the Planning Commission and to address those potential impacts with conditions of approval as appropriate.

Subject Site and Surrounding Land Uses

The proposed martial arts studio is located on a developed site on the north side of E. Imperial Hwy, east of the intersection of Imperial Highway and Rose Drive. The chart on the following page shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Multi-tenant Commercial Shopping Center	Commercial	C-2
North	Residential Agricultural	Low-Density Residential	R-A
South	High Density Multiple-Family Residential	High Density Residential	R-3
East	Multi-tenant Commercial Shopping Center	Commercial	C-2
West	Residential	City of Brea	City of Brea

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-2 Zoning District. Based on staff’s analysis, the project meets all minimum and maximum development standards of the PMC, including minimum off-street parking requirements. Pursuant to PMC 23.78.030, the code requires four off street parking spaces per one thousand (1,000) gross square feet of floor area. The 1,733 square foot unit requires a minimum of eight off-street parking spaces. The proposal currently meets the minimum number of off street parking spaces required and additional parking beyond the minimum required can be found throughout the rest of the shopping center. No changes to the building footprint and overall building envelope will occur as a result of the project.

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Code Enforcement, and the Placentia Fire and Life Safety Department have reviewed the application, with no major concerns raised regarding the project proposal. However, the Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft Resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to: (a) increase the tax base of the City through land use planning while maintaining the City’s suburban atmosphere; and, (b) orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed project will fulfill these policies by offering services and employment opportunities to surrounding residents, thereby protecting and ensuring its long term success. This will assist in maintaining a wide array and variety of symbiotic commercial uses to help facilitate greater patronage and

shopping activity for the shopping center, thereby helping to maintain a steady revenue stream as encouraged by the General Plan. Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The proposed Martial Arts studio will be filling a vacant tenant space. The previous and proposed uses generate little to no sales tax but do provide needed services for the community. In addition, the business is sited within an established commercial center where its operations will not impact sensitive land use receptors, and may result in increased sales and commercial activity in the shopping center.

PMC Consistency

Adoption of the recommended conditions of approval will result in a project that complies with the provisions of the C-2 Zoning District. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the requirements of the C-2 Zoning District and other applicable provisions of the PMC.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the proposed martial arts studio brings an additional service within an established commercial district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2021-05 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1-Existing Facilities as it applies to the establishment and operation of a martial arts studio within an existing tenant space involving no expansion of use.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on September 30, 2021 and legal notices were sent to property owners of record within a 300-foot radius of the subject property on September 30, 2021 pursuant to all applicable provisions of the PMC. As of October 7, 2021, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed establishment and operation of a martial arts studio inside an enclosed 1,773-square foot unit within an existing multi-tenant commercial shopping center will be compatible with adjacent land uses and will not result in any significant adverse impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2021-16 recommending approval of UP 2021-05 and finding that it is exempt from further CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

Prepared and submitted by:



Arlen Beck
Assistant Planner

Review and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2021-16
2. Project Plans Dated and Received August 12, 2021
3. Statement of Use Submitted by the Applicant Dated and Received August 12, 2021

RESOLUTION NO. PC-2021-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2021-05 AND MAKING FINDINGS TO PERMIT THE ESTABLISHMENT AND OPERATION OF A 1,773 SQUARE FOOT MARTIAL ARTS STUDIO LOCATED AT AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER WITHIN THE C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT, LOCATED AT 1073 E. IMPERIAL HIGHWAY.

A. Recitals.

WHEREAS, Shahin Jahanvash, dba Red Dragon Karate (“Applicant” hereinafter), located at 1073 E. Imperial Highway, filed an application for approval of Use Permit (UP) No. 2021-05, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on October 12, 2021, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2021-05; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and 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, UP 2021-05 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed martial arts studio will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development standards of the C-2 Zoning District and (3) it is not anticipated that Red Dragon Karate will generate any negative impacts onto adjacent properties and businesses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed martial arts studio is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. The proposed martial arts studio, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the City Zoning Ordinances, or regulations applicable to the property. The proposed martial arts studio is a conditionally permitted use in the C-2 Zoning District in the City of Placentia. Approval of the Use Permit for the martial arts studio will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar commercial districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2021-05 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2021-05 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2021-05, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2021-05.

SECTION NO. 6: The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 12th day of October, 2021

CHRISTINE J. SCHAEFER, 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 12th day of October 2021, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of October 2021, 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

KATHYA FIRLIK,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit No. (UP) 2021-05
1073 E. Imperial Hwy.

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. UP 2021-05 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. UP 2021-05 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
6. Prior to any changes to the days and hours of operation, the applicant and/or current business owner shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Operating Hours	
Monday - Friday	10:00 AM – 8:00 PM
Saturday & Sunday	CLOSED

7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The applicant and/or current business owner shall be responsible for maintaining the property immediately adjacent to their designated tenant space, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant and/or current business owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Director.
9. The applicant and/or current business owner shall maintain a valid City Business License at all times during operation of the business.
10. UP 2021-05 may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
11. The establishment shall be operated as a martial arts studio at all times. All activities shall be conducted within this enclosed tenant space, while maintaining an environment free from objectionable noise, odor, or other nuisances.

12. All signage must comply with the associated master sign program for the Imperial Rose Plaza. All signs must be individual channel letters. "Can" or "Cabinet" signs are not allowed.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

13. Applicant is required to obtain a Building and Zoning Compliance approval in conjunction with any Building Permit final inspections.

14. All tenant improvements shall require City Building Division review and approval, prior to any construction.

15. Shall Submit Complete plans of Building, Electrical, and Mechanical Plans in three sets, which shall be in compliance with 2019 CBC, CEC, CMC, CPC, & CALGreen as adopted and amended by the City of Placentia

16. Shall specify on the first sheet of plans the group occupancy, type of construction, and if sprinkled or not.

17. On the first sheet of plans shall address the exact square footage of each use areas along with their dimensions.

18. On site plan address an accessible Van parking stall with an accessible path of travel from loading zone to building entry.

19. On site plan address an accessible path of travel from public sidewalk to building entry.

20. The provided occupant load as noted on one of the sheets of plans are not correct. Shall address the exact square footage of each area per 2019 CBC Table 1004.5.

21. To be able to reduce the occupant load within the seating area the seats shall be fixed to floor, which shall be addressed on plans.

22. The total occupant load shall be less than fifty if the use is to be considered a "B" occupancy.

23. Shall provide complete details of the existing restroom to be a considered a unisex restroom

24. No occupant is required to be considered for restrooms and hallways.

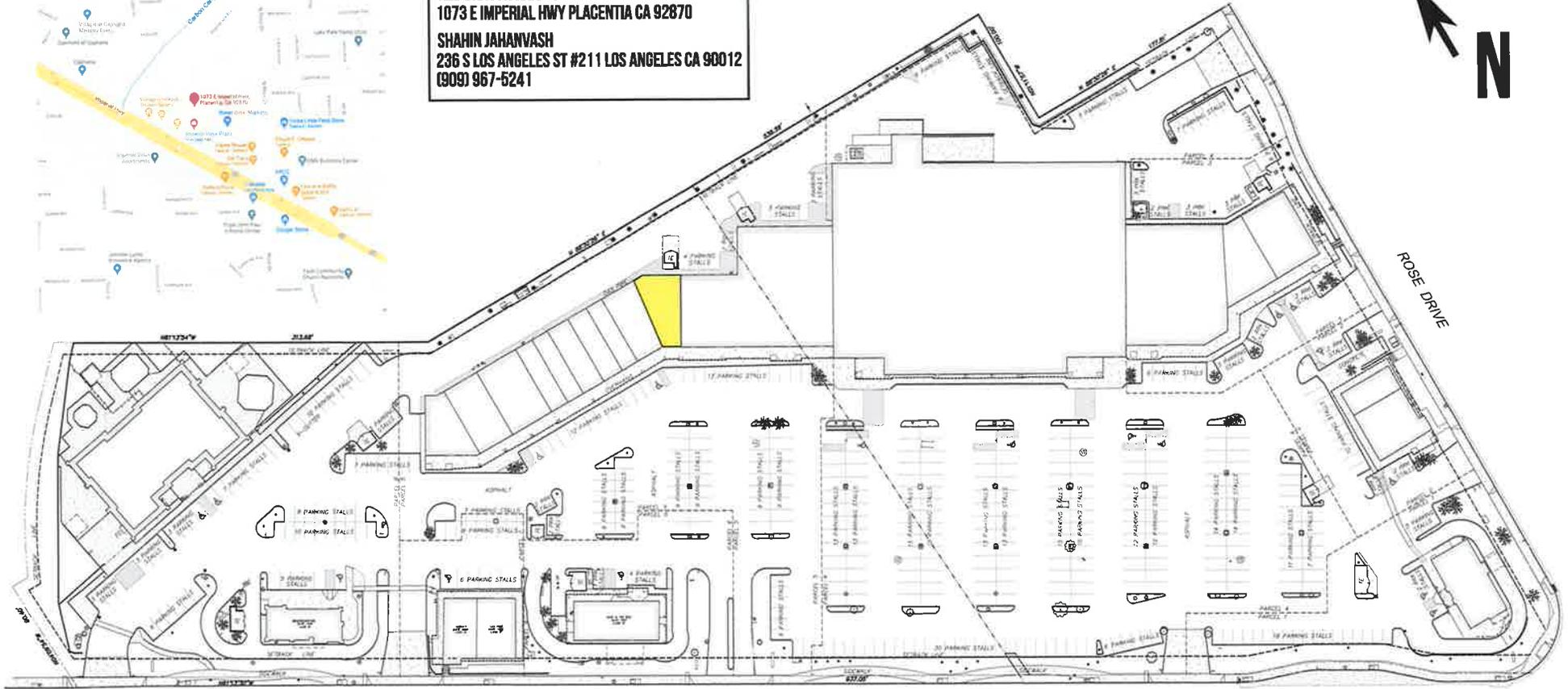
25. The occupant load for the exercise area is 50 gross occupants.

26. Hallways are used by the occupants who are a part of other occupant loads.



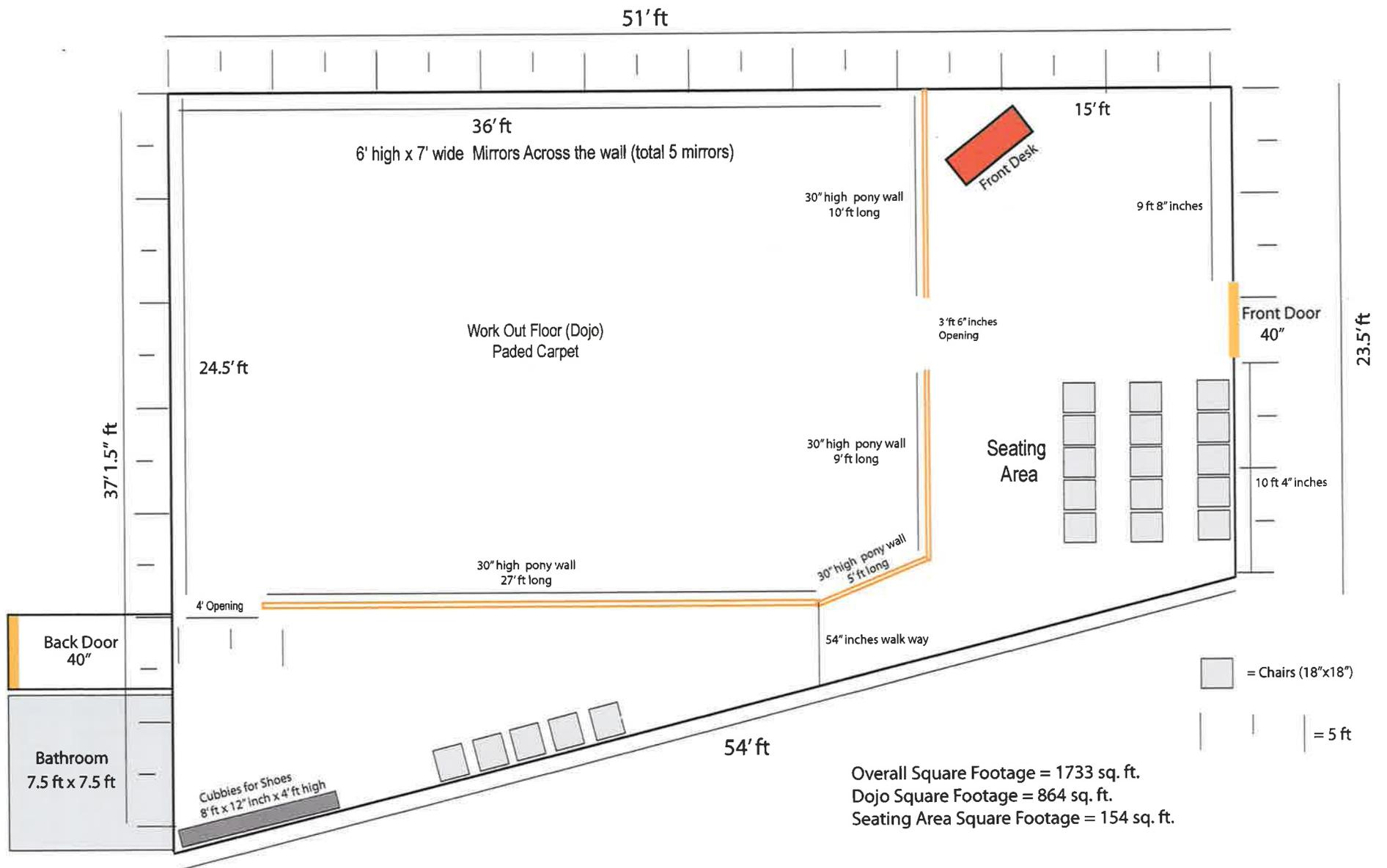
RED DRAGON KARATE
1073 E IMPERIAL HWY PLACENTIA CA 92870

SHAHIN JAHANVASH
236 S LOS ANGELES ST #211 LOS ANGELES CA 90012
(909) 967-5241



 - OCCUPYING UNIT

E. IMPERIAL HIGHWAY





Red Dragon Karate
23545 Palomino Dr. #D
Diamond Bar, CA 91765

Red Dragon Karate is a martial arts organization that was founded in 1965, consisting of 13 locations throughout southern California. The mission of Red Dragon Karate is to empower the youth, teens and adults of the community and to create future leaders through martial arts and fitness. Red Dragon Karate teaches "American Karate;" a combination style of martial arts originating from Japan, Okinawa, China, Korea, Philippines, Indonesia and Thailand. There are classes for children starting at the age of 4 years old, as well as teen and adult classes.

Our students learn the positive benefits of self-discipline and confidence, they develop coordination and increase strength and flexibility and because a structure of respect is built into our martial Arts, children develop the ability to listen, learn, and achieve within a highly related environment. This proves to be an excellent reinforcement of study techniques for school. At Red Dragon Karate we are on an endless quest for martial arts excellence. Our customers always come first and we promise to: Provide a positive, safe, and clean environment for all our students. Keep the safety of our students as our primary concerns. Always teach self defense above self offense. Instill the values of respect, discipline, confidence and self-reliance. Continue to build and enhance our system of martial arts. Provide an atmosphere of unity that extends out to each family and our community. Our goal is to make sure all kids feel great about themselves as they make their journey towards Black Belt. We make learning challenging as well as enjoyable.

This Red Dragon Karate location will be owned and operated by Shahin Jahanvash. Shahin has been training in the martial arts since the age of 3. His parents, Mohamad and Amanda opened the Red Dragon Karate locations in Diamond Bar, Walnut and Phillips Ranch starting in 1985. As a result, Shahin grew up in the dojo his entire life, starting classes at the age of 3 and earning his Black Belt at the age of 7 and a half. Since then, Shahin has been traveling around the country and internationally competing in over 25 competitions per year for the past 18 years. He has won numerous world and national titles, amassing 28 world titles in NASKA (North American Sport Karate Association.) He has been featured for 7 years on ESPN during the US Open World Martial Arts Championships held at the Coronado Springs Resort at Walt Disney World in Florida. Shahin is a well sought after coach around the country, teaching students via Skype from places such as Colorado, Kansas, Florida, New Jersey and North Carolina to name a few. He has been flown to elite training camps in Kansas City and New Jersey as an instructor for the past 7 years. For the past 5 years, Shahin has been operating his parents Red Dragon Karate location in Diamond Bar. Shahin has dedicated his life to the martial arts and hopes to use his knowledge and experience to inspire and motivate the Placentia, Yorba Linda and Brea communities in order to create leaders and champions in life.

The hours of operations for Red Dragon Karate are Monday through Friday, with classes ranging from 3:30 pm to 8:00 pm. Our classes for kids are 30 minutes long, with teens and adult classes being 45 minutes. Our class limit for kids classes is 18 students and 12 students for teen and adult classes. For our kids classes, we require a parent to check in their student before classes. Parents park their cars, walk their students in and check them in for class. We encourage parents to stay and watch classes, but they are not required to.

The Red Dragon Karate organization hosts 4 tournaments per year for our students and they take place at Glendora High School. Shahin Jahanvash will be the sole operator of the studio, with 1-2 part time employees. There will not be any vehicles or machinery used in conjunction with the use.

Shahin Jahanvash, Applicant



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: OCTOBER 12, 2021

SUBJECT: **DRAFT 2021 HOUSING ELEMENT UPDATE**

RECOMMENDATION:

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

1. Receive the staff report regarding the draft 2021 Housing Element update; and
2. Receive all public comments; and
3. Review the draft updated 2021 Housing Element, provide any input to staff, and subsequently, that the Planning Commission recommend to City Council that staff transmit the draft 2021 Housing Element to the State for review.

BACKGROUND:

The purpose of this agenda item is to provide the Planning Commission and community stakeholders an opportunity to review the draft Housing Element update for the 2021-2029 planning period.

Information regarding the Housing Element and previous meeting materials are available for review on the City's Housing Element website: <https://placentia.org/943/2021-2029-Housing-Element-Update>

State Housing Element Requirements

State law requires each city to adopt a General Plan to guide land use and development. Among the various "elements" of the General Plan is the Housing Element, which establishes City policies and programs for maintaining and improving existing housing, minimizing constraints to housing for all income levels and persons with special needs, as well as accommodating development of new housing to meet the City's assigned share of housing needs under the Regional Housing Needs Assessment ("RHNA").

The City adopted a comprehensive update to the General Plan in 2019, although the Housing Element was not part of that amendment because the State has established a specific schedule for updating Housing Elements. Every city within the Southern California Association of Governments ("SCAG") region is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period, regardless of when the other elements of the General Plan were adopted.

HCD Review and Certification

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development is generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations on city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (“HCD”) to review local government Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and also to support local land use authority.

HCD review of Housing Elements is required both prior to and after final adoption by the City Council.

Housing Element Content

The Housing Element analyzes housing needs, resources and constraints, and establishes City policies and programs intended to address the housing needs of current and future Placentia residents. The Draft Housing Element follows a similar format as the current Housing Element and includes the following sections:

- An introductory overview of the Housing Element (Chapter 1)
- Analysis of the City’s demographic and housing characteristics and trends (Chapter 2)
- Evaluation of resources and constraints related to addressing housing needs (Chapter 3)
- The Housing Plan for the 2021-2029 planning period (Chapter 4)
- Appendix A: Description of opportunities for stakeholders to participate in the preparation of the Housing Element
- Appendix B: Inventory of sites that could accommodate the City’s new housing needs
- Appendix C: Review of the City’s accomplishments during the previous planning period
- Appendix D: Glossary

ANALYSIS:

Generally, the most significant issues to be addressed in the Housing Element are: 1) whether City plans and regulations accommodate housing for persons with special needs in compliance with State law; and 2) how the City will accommodate its share of regional housing needs assigned through the Regional Housing Needs Assessment (“RHNA”) process.

Zoning for Affordable Housing and Persons with Special Needs. State law establishes specific requirements related to City regulations for affordable housing and persons with special needs, including the homeless and persons with disabilities. Chapter 3 of the Housing Element contains an analysis of City plans and regulations for a variety of housing types. The analysis concluded that while current City regulations are consistent with most State housing laws, some recently adopted laws will require that the Municipal Code be amended in order to ensure consistency with State law. Chapter 4 of the Housing Element includes the following programs to ensure consistency with State requirements:

- Program HE-1.11. Density Bonus Ordinance. *Density bonus* refers to the State law requiring cities to allow increased density and other incentives for housing developments that include long-term commitments to provide units affordable to low- and moderate-income households. Recent changes to State Density Bonus Law have increased the amount of density bonus and other incentives for affordable housing. This program includes a commitment to amend the City's density bonus regulations consistent with current State law.
- Program HE-2.3. Minimize Constraints on Housing for Persons with Disabilities. This program includes a commitment to process a Development Code amendment in conformance with recent changes to State law related to the definition of *family*, parking standards for emergency shelters, supportive housing, and low barrier navigation centers. *Low barrier navigation centers* are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

RHNA Requirements

One of the most important requirements of State Housing Element law is that each city must adopt land use plans and regulations that create opportunities for sufficient residential development to accommodate its assigned share of statewide housing need. The RHNA is the process by which each city's need for additional housing is determined. Prior to each Housing Element planning cycle the region's total housing need is established by HCD based primarily on population growth trends and existing housing problems such as overcrowding and overpayment. The total housing need for the Southern California region is then distributed to cities and counties by the Southern California Association of Governments ("SCAG") based upon criteria established in State law. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

In late 2019 HCD issued a RHNA determination of 1,341,827 additional housing units for the SCAG region during the 2021-2029 period. Following HCD's RHNA determination, SCAG prepared a methodology for distributing the total RHNA to jurisdictions in the SCAG region consistent with criteria established in State law. In early 2020 SCAG's Regional Council adopted the RHNA methodology and the final RHNA Plan was adopted on March 4, 2021.

Housing needs allocated through the RHNA process are distributed among the income categories as shown in the following table:

Table 1. RHNA Income Categories

Income Category	% of county median income
Extremely low*	Up to 30%
Very low*	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)
 *RHNA allocations for the extremely-low and very-low categories are combined into a single number

Affordable housing rents and purchase prices are determined based on State policy that households should not have to pay more than 30% of their gross income for suitable housing. Affordable housing costs for all jurisdictions in Orange County that correspond to the various income categories are shown in Table 2. Affordability numbers are adjusted each year based on the countywide median income and family size. Table 2 provides the current figures for a 4-person family in Orange County. Income limits and affordable cost are adjusted up or down based on family size:

Table 2. Income Categories and Affordable Housing Costs – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$40,350	\$1,009	*
Very low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions:
 -Based on a family of 4 and 2021 State income limits
 -30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
 -10% down payment, 3.75% interest, 1.25% taxes & insurance, \$350 HOA dues
 * For-sale affordable housing is typically at the moderate-income level
 Source: Cal. HCD; JHD Planning LLC

Table 3 shows the RHNA allocations for Placentia, Orange County, and the SCAG region:

Table 3. 6th Cycle RHNA – Placentia, Orange County and SCAG Region

	Placentia	Orange County	SCAG Region
Additional housing need 2021-2029 (units)	4,374	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also allocates total housing need to the income categories described in Table 2 (the extremely-low and very-low categories are combined for RHNA purposes). The 6th cycle RHNA allocation by income category for Placentia is shown in Table 4.

Table 4. 6th Cycle RHNA by Income Category – Placentia

Very Low	Low	Moderate	Above Moderate	Total
1,231	680	770	1,693	4,374

Source: SCAG, 3/4/2021

The RHNA identifies the amount of additional housing at different price levels a jurisdiction would need to fully accommodate its existing population plus its assigned share projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement based upon housing need, *not a construction quota or mandate*. The primary significance of the RHNA is that jurisdictions are required to adopt land use plans and development regulations that create sufficient opportunities for additional housing development commensurate with the RHNA allocation. Under current law, cities are not penalized if actual housing production does not achieve the RHNA allocation, but cities may be required to streamline the approval process for qualifying housing developments that meet specific standards (such as affordability and prevailing wage labor requirements) if housing production falls short of the RHNA allocation.

The Housing Element must demonstrate compliance with the RHNA by analyzing the city’s capacity for additional housing based on an evaluation of land use patterns, development regulations, potential constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or “sites”) where additional housing could be built under current regulations.

State law requires that the sites analysis demonstrate that city land use plans and regulations provide adequate capacity to fully accommodate its RHNA allocation in each income category. If the current development capacity is not sufficient to fully accommodate the RHNA, the Housing Element must describe proactive steps the City will take to increase housing capacity commensurate with the RHNA – typically through amendments to land use plans and development regulations that could facilitate production of additional housing. Such amendments generally

include increasing allowable residential densities, modifying other development standards, or allowing housing to be built in areas where residential development is not currently allowed, such as areas zoned for commercial use. *It is important to note that neither cities nor property owners are required to develop additional housing on the sites identified in the Housing Element, or to provide funding for housing development.*

The potential for additional housing in Placentia was significantly increased by the 2017 adoption of zoning amendments for the Packing House TOD area and Old Town. Future accessory dwelling units (ADUs) can also satisfy a portion of the RHNA allocation based on permit trends and city ADU regulations.

Appendix B of the Housing Element includes the estimated potential for additional housing to accommodate the RHNA allocation at each income level, and the analysis concluded that the City will be required to amend current zoning to create additional opportunities for housing. Cities have until 2024 to conduct detailed evaluation of candidate sites and process zoning amendments to accommodate the RHNA. Program HE 1.8 includes a commitment to identify appropriate properties and process zoning amendments. *No changes to current zoning would be approved by adoption of the Housing Element.* Potential properties will be evaluated in detail and additional public hearings will be conducted prior to any rezoning decisions for specific properties.

CEQA:

No CEQA review is necessary since no final land use recommendations or decisions are proposed at this time. Appropriate environmental analysis will be prepared for review by the Planning Commission and City Council prior to consideration and approval of the final Housing Element.

CONCLUSION/NEXT STEPS:

Cities are required to submit draft Housing Elements to HCD for review, and must address any comments from HCD prior to final adoption of the Housing Element. Staff will incorporate Planning Commission recommendations into the Draft Housing Element for review by the City Council in the near future. Any additional revisions will then be made to address City Council comments and the revised draft Housing Element will be submitted to HCD for review.

Following receipt of HCD's comments, staff will prepare a proposed final Housing Element for review and approval by the Planning Commission and City Council at public hearings.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia review the draft updated 2021 Housing Element, provide any input to staff, and subsequently, that the Planning Commission recommend to City Council that staff transmit the draft 2021 Housing Element to the State for review.

Prepared and submitted by:

Joseph M. Lambert
Director of Development Services

Attachments:

1. Draft 2021-2029 Housing Element
2. Public Correspondence

City of Placentia Housing Element 2021-2029



DRAFT

October 2021



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Chapter 1: Introduction

This Housing Element provides the identification and analysis of existing and projected housing needs and articulates the City’s official policies for the preservation, conservation, improvement, and production of housing within the City of Placentia for the 2021-2029 planning period.

1.1 Purpose and Content

The City of Placentia’s Housing Element addresses adequate housing opportunities for present and future residents through 2029 and provides the primary policy guidance for local decision-making related to housing.

California Government Code §65583 requires a jurisdiction’s Housing Element include the following components:

- A review of the previous Element’s goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

1.2 Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state’s main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (*California Government Code* §65302(c)).

This Housing Element update covers the planning period from October 2021 to October 2029. State planning law mandates that jurisdictions review and update their Housing Elements every 8 years in order to remain relevant and useful and reflect the community’s changing housing needs.



1.3 State Law and Local Planning

Consistency with State Law

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in §65580 to §65589.8 of the *California Government Code*. It is the only General Plan Element that requires review by the State of California. State law requires that each jurisdiction’s Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the *Government Code* sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1 – State Housing Element Requirements	
Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Placentia in relation to countywide trends	Chapter 2
2. Analysis of employment trends in Placentia in relation to regional trends	Chapter 2
3. Projections and quantification of Placentia’s existing and projected housing needs for all income groups	Chapter 2
4. Analysis and documentation of the city’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Chapter 2
b. Overcrowding	Chapter 2
c. Housing stock condition	Chapter 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Chapter 3
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Chapter 2
9. Analysis of housing needs for families and persons in need of emergency shelter	Chapter 2
10. Analysis of opportunities for energy conservation with respect to residential development	Chapter 3
11. Analysis of assisted housing developments that are eligible to convert from lower-income housing to market rate housing during the next 10 years	Appendix B
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Chapter 4
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B



Table 1-1 – State Housing Element Requirements

Required Housing Element Component	Reference
14. Programs to assist in the development of adequate housing to meet the needs of Extremely Low, Very Low, Low and Moderate-Income households.	Chapter 4
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Chapter 4
17. Conserve and improve the condition of the existing affordable housing stock in Placentia	Chapter 4
18. Promote housing opportunities for all persons	Chapter 4
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4
20. Program actions to identify zones where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Chapter 4

General Plan Consistency

The *California Government Code* requires internal consistency among the various elements of a General Plan. Section 65300.5 of the *Government Code* states that the General Plan’s various Elements shall provide an integrated and internally consistent and compatible statement of policy. The City has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of Placentia. Other City plans and programs that work to implement the goals and policies of the Housing Element include the City’s Municipal Code, Specific Plans, Capital Improvement Program and the annual budget process.

1.4 Housing Element Organization

The Housing Element is organized into four sections:

- Chapter 1: Introduction describes the purpose, organization and requirements of the Housing Element;
- Chapter 2: Housing Profile analyzes the demographic, economic and housing trends in Placentia and describes the housing needs of the city;
- Chapter 3: Resources and Constraints Analysis analyzes the governmental and non-governmental constraints to and resources for housing; and,



- Chapter 4: Housing Policy Program provides goals and policy actions for the construction, conservation, rehabilitation, and preservation of housing in Placentia.

Supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Inventory
- Appendix C: Review of Housing Element Performance
- Appendix D: Glossary

1.5 Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council, and the City's residents and stakeholders. Citizen input was received through website postings, public workshops and public hearings conducted by City staff, the Planning Commission and City Council. The notices for these workshops and hearings were published in a local newspaper, on the City's website and prominently posted at City Hall and other public facilities. Throughout the process, organizations that represent the interests of lower-income and special needs households, or are otherwise involved in the development of housing, were invited to participate in the preparation and review of the Housing Element. The list of stakeholders who were invited to participate in the Housing Element update process is provided in Appendix A.

Comments received through the City's outreach activities have been considered in the development of the Housing Policy Program provided in Chapter 4 of this Housing Element. Additional information regarding the public participation process is provided in Appendix A.



Chapter 2: Housing Needs Assessment

2.1 Introduction

When preparing the Housing Element, jurisdictions must evaluate existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure, and special needs groups. Finally, the City’s projected housing growth needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

Primary data sources include the U.S. Census, the California Department of Finance, the Southern California Association of Governments, and other relevant data sources. These data sources are the most reliable for assessing existing conditions and provide a basis for comparison with historical trends.

It is important to note that different data may appear inconsistent for a variety of reasons. Some data reflect a “snapshot in time” while other such as Census American Community Survey (“ACS”) estimates are based on a sample survey conducted over a period of several years. Also, many data sources are based on self-reporting, which can lead to variations. Because of these factors, statistics reported in this chapter should be viewed as estimates rather than precise counts.

2.2 Community Profile

Population Trends and Characteristics

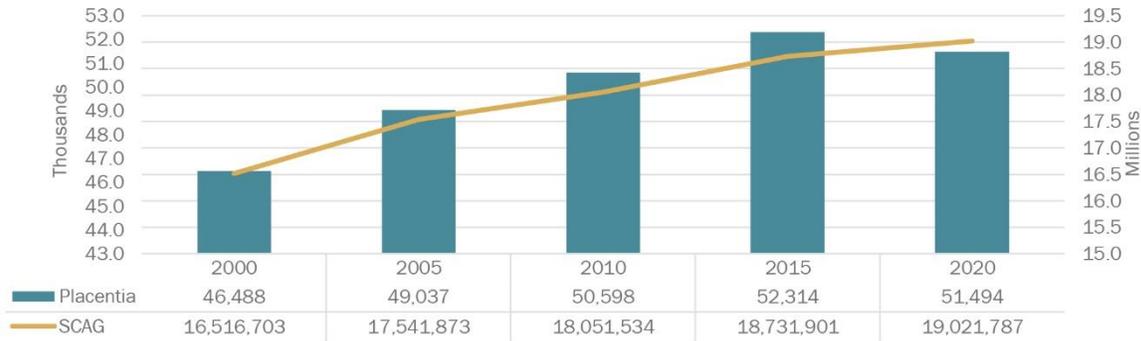
Housing needs are generally influenced by population and employment trends. This section provides a summary of population characteristics in Placentia.

Historical, Existing and Forecast Growth

The City of Placentia is one of the 34 cities within Orange County. Placentia had an estimated 2020 total population of 51,494 including 337 living in group quarters according to the California Department of Finance (DOF). Figure 2-1 shows population trends in Placentia from 2000 to 2020. Over this period Placentia had an annual growth rate of about 0.5% compared to 0.7% for the region.



Figure 2-1 – Population Growth– 2000-2020, Placentia vs. SCAG Region

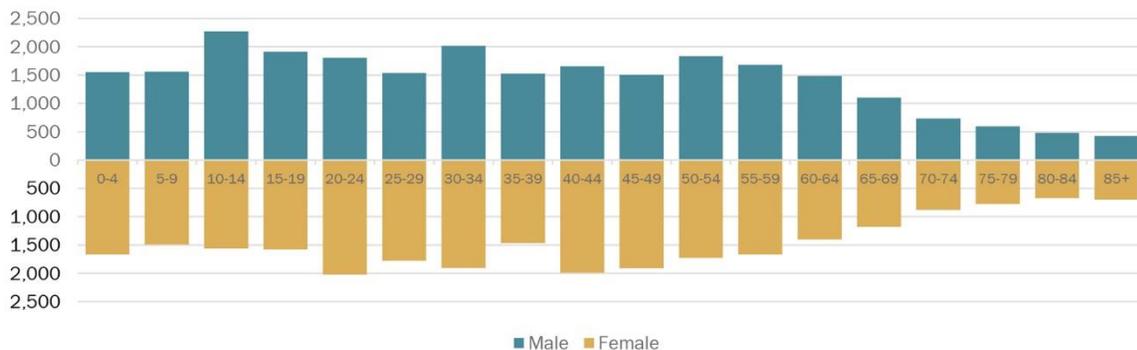


CA DOF E-5 Population and Housing Unit Estimates

Age Composition

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. According to recent Census estimates the population of Placentia is approximately 49.3% male and 50.7% female (Figure 2-2). The share of the population of Placentia under 18 years of age is 23.7%, which is higher than the regional share of 23.4%. Placentia’s seniors (65 and above) make up 14.5% of the population, which is higher than the regional share of 13%.

Figure 2-2 – Population by Age and Gender, Placentia



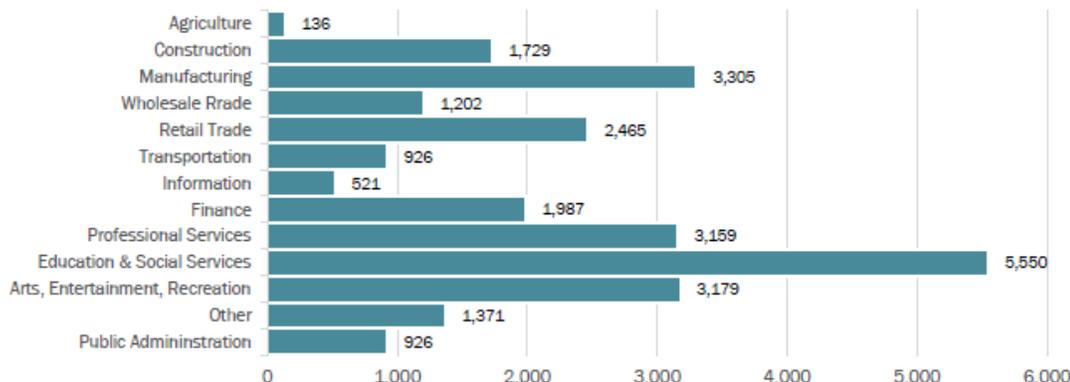
American Community Survey 2014-2018 5-year estimates

Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. Recent employment estimates reported that Placentia has 26,456 workers living within its borders who work across 13 major industrial sectors (Figure 2-3). The most prevalent industry is Education & Social Services with 5,550 employees (21% of total) and the second most prevalent industry is Manufacturing with 3,305 employees (12.5% of total).



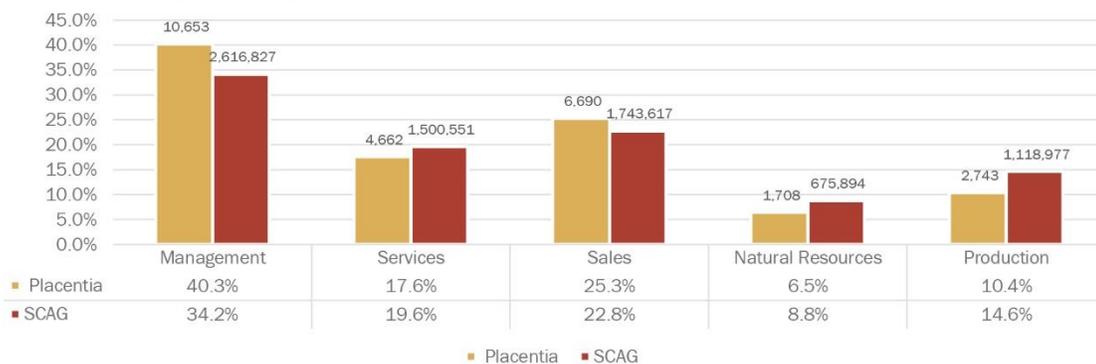
Figure 2-3 – Employment by Industry, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Placentia is Management, in which 10,653 (40.3% of total) employees work. The second-most prevalent type of work is in Sales, which employs 6,690 (25.3% of total) in Placentia (Figure 2-4).

Figure 2-4 – Employment by Occupation, Placentia



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Household Characteristics

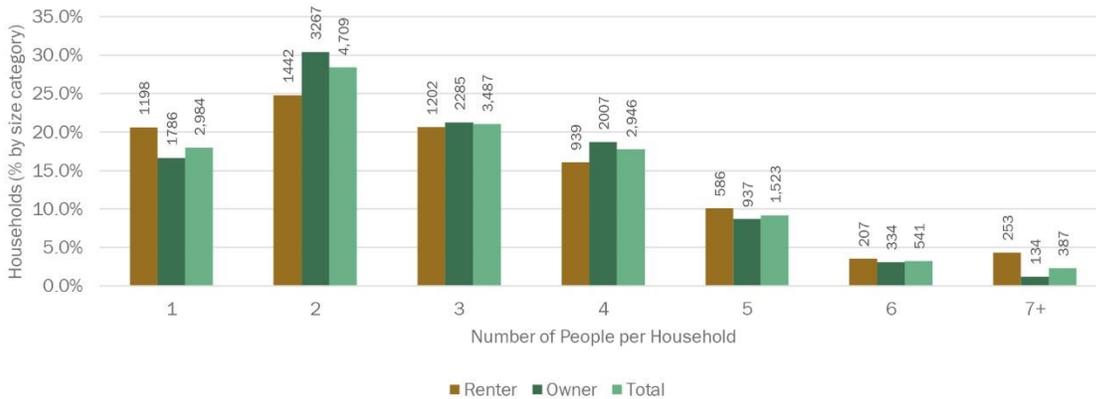
This section describes Placentia’s household characteristics, which are important indicators of the type and size of housing needed in the city. The U.S. Census Bureau defines a “household” as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Persons in group quarters, such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households. The U.S. Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”



Household Size and Overcrowding

Figure 2-5 shows recent estimates of household size for Placentia. The most commonly occurring household size is two people (28.4%) and the second-most commonly occurring household is three people (21%). Placentia has a lower share of single-person households than the SCAG region overall (18% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2.3% vs. 3.1%). The special needs of large families are discussed in the Special Needs section later in this chapter).

Figure 2-5 – Household Size, Placentia



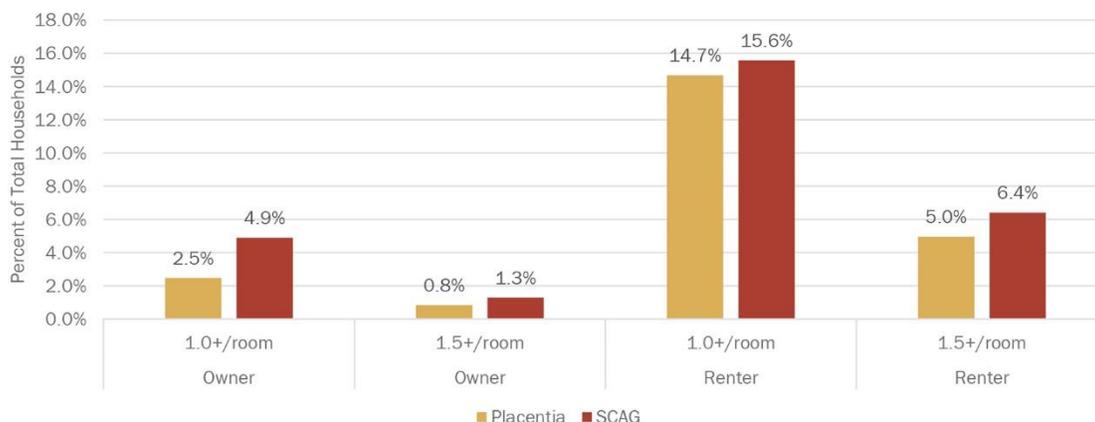
American Community Survey 2014-2018 5-year estimates.

Overcrowding is defined as households having more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowding can affect the health and well-being of residents, reduce the quality of the physical environment and contribute to physical deterioration of housing units.

Figure 2-6 summarizes recent Census estimates of overcrowding in Placentia compared to the SCAG region as a whole. In Placentia, 266 owner-occupied and 855 renter-occupied households had more than 1.0 occupants per room, while 90 owner-occupied households and 289 renter-occupied households had more than 1.5 occupants per room.



Figure 2-6 – Overcrowding, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Overpayment

Housing cost burden, or overpayment, is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for "severe cost burden." However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden." Figure 2-7 shows HUD estimates of the number of households in Placentia by their income and their share of income spent on housing. This data shows that households in the lower income categories typically spend a higher portion of their incomes for housing.

Figure 2-7 – Overpayment by Income Category, Placentia

Income	Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	400	325	1,240
30-50% HAMFI	534	810	765
50-80% HAMFI	1,580	1,185	539
80-100% HAMFI	1,275	590	70
> 100% HAMFI	6,215	830	70
Total Households	10,004	3,740	2,684

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Extremely-Low-Income Households

Extremely-low-income (ELI) households are defined as households with incomes less than 30 percent of median family income (MFI). State law requires quantification and analysis of existing and projected housing needs of ELI households. As noted in Figure 2-7 above, recent Census data estimated that approximately 1,965 Placentia households were within the ELI category. As noted in Figure 2-8 below,



approximately 19 percent of renters were ELI and about 8 percent of owners were ELI. The race/ethnicity with the highest share of extremely-low-income households in Placentia is Hispanic (19.7% compared to 12.1% of total population). ELI households often have other housing problems such as overcrowding due to insufficient incomes to afford large enough dwellings.

Figure 2-8 – Extremely-Low-Income Households by Race and Tenure, Placentia

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	8,870	830	9.4%
Black, non-Hispanic	169	30	17.8%
Asian and other, non-Hispanic	2,978	260	8.7%
Hispanic	4,435	875	19.7%
TOTAL	16,452	1,995	12.1%
Renter-occupied	5,680	1,100	19.4%
Owner-occupied	10,780	905	8.4%
TOTAL	16,460	2,005	12.2%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The projected needs of ELI households are discussed below as part of the Future Housing Needs analysis.

Housing Inventory and Market Conditions

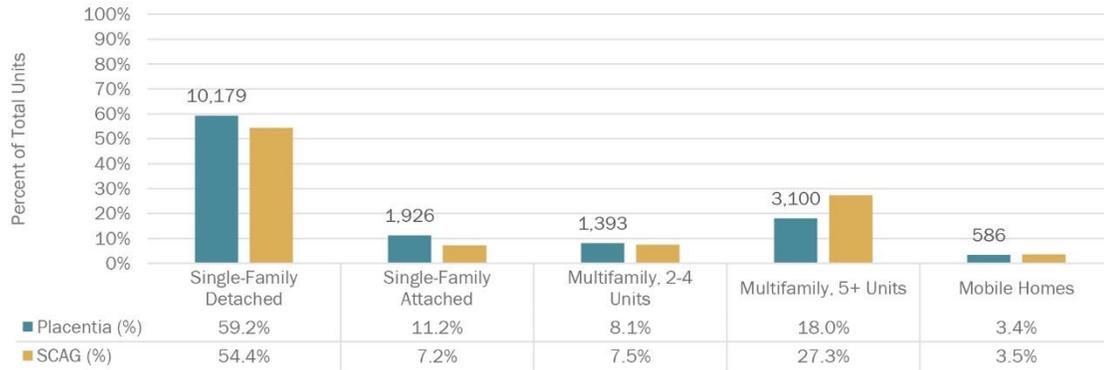
This section describes the housing stock and market conditions in the City of Placentia.

Housing Stock Profile

Figure 2-9 provides recent estimates of the housing stock in Placentia, which has a total of approximately 17,184 housing units. The most prevalent housing type in Placentia is single-family detached with about 59% of all units. The share of all single-family units, including condos, in Placentia is 70.4%, which is higher than the 61.7% share in the SCAG region. The estimated total vacancy rate in the city is 2.8% while the average household size (as expressed by the population to housing unit ratio) is about 3.1 persons.



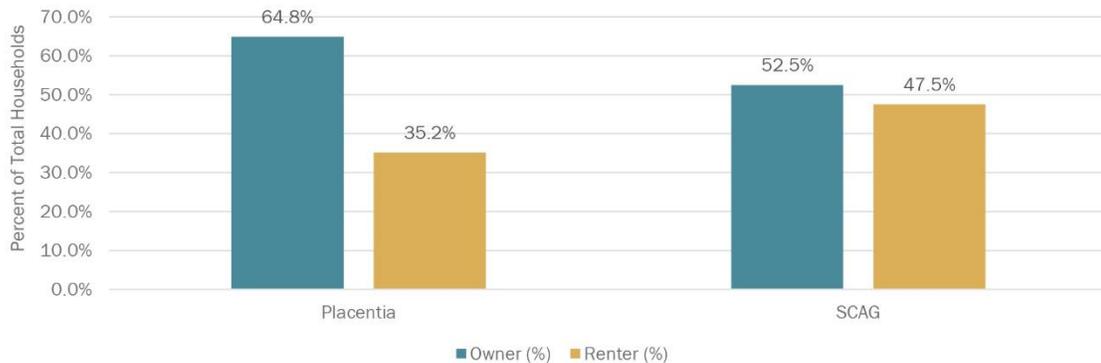
Figure 2-9 – Housing by Type, Placentia vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

Approximately 65 percent of Placentia’s housing units were owner-occupied and 35 percent of the units were renter-occupied. As shown in Figure 2-10, the percentage of owner-occupied units in Placentia is higher than in the SCAG region as a whole.

Figure 2-10 – Housing by Tenure, Placentia vs. SCAG Region

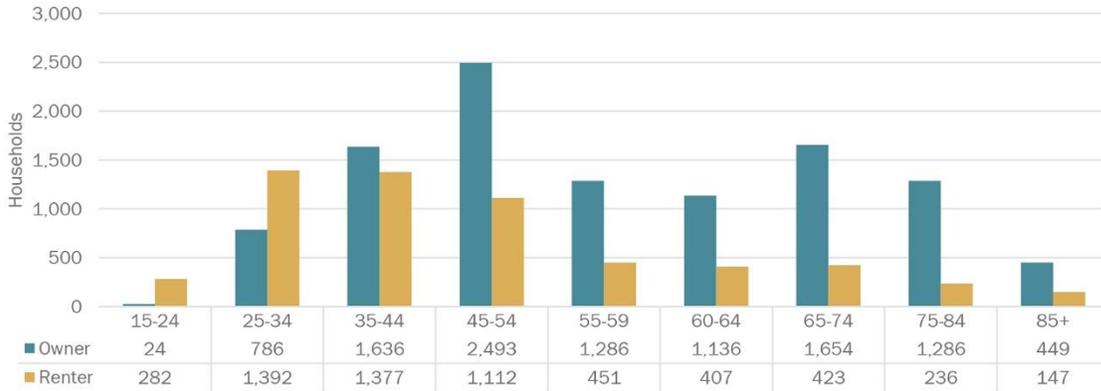


American Community Survey 2014-2018 5-year estimates.

As shown in Figure 2-11, Placentia residents under age 35 are more likely to be renters than those in older age groups.



Figure 2-11– Housing Tenure by Age of Householder, Placentia



American Community Survey 2014-2018 5-year estimates.

Housing Age and Conditions

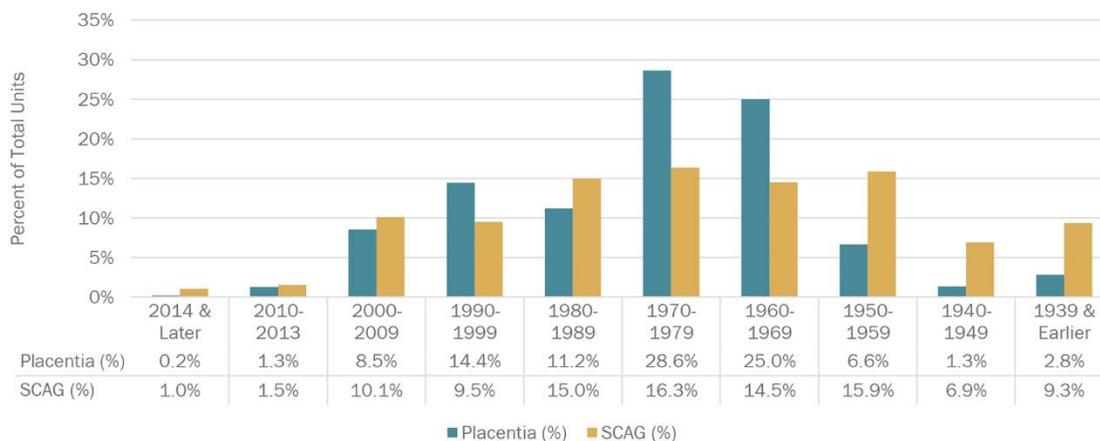
The age of a housing unit is often an indicator of housing conditions. Housing units without proper maintenance can deteriorate over time. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Additionally, older units may not be built to current building standards for fire and earthquake safety.

The age of housing units in Placentia compared to the SCAG region as a whole is shown in Figure 2-12. Nearly two-thirds of Placentia’s housing units were constructed prior to 1980 and are now more than 40 years old. These findings suggest that there may be a substantial need for maintenance and rehabilitation, including remediation of lead-based paint. The City estimates there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Housing programs to assist lower-income households with needed repairs are described in Chapter 4.



Figure 2-12 – Housing by Year Built, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Costs and Affordability

This section evaluates housing cost and affordability in Placentia.

1. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31%-50% of AMI), low (51%-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, such as Orange County, these income limits may be increased to adjust for high housing costs.

Table 2-1 shows affordable rent levels and estimated affordable purchase prices for housing in all areas of Orange County² by income category. Based on State standards, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,681. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in Table 2-1 have been estimated based on typical conditions.

1 HCD memo of 2/1/2012 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>)
 2 Affordable rent and purchase prices are based on county median income.



Table 2-1 – Income Categories and Affordable Housing Costs, 2021 – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

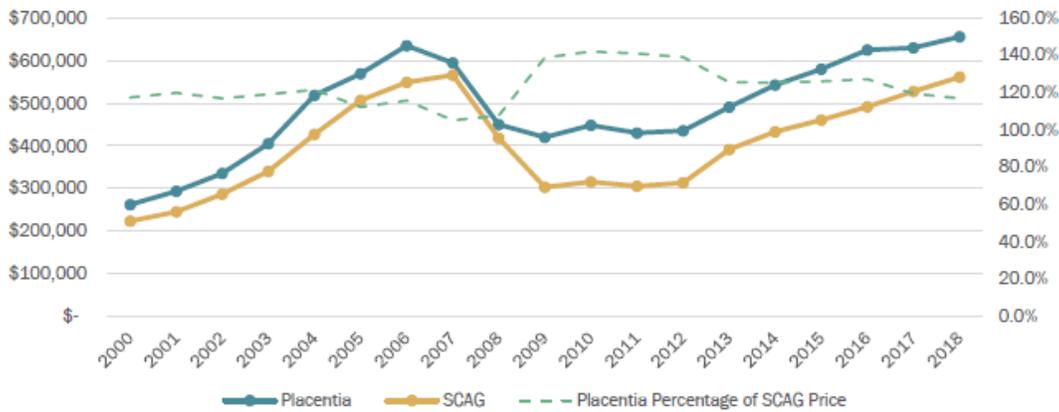
*For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

2. Home Price Trends

Between 2000 and 2018, median home sales prices in Placentia increased 150% while prices in the SCAG region increased 151%. 2018 median home sales prices in Placentia were \$655,500 and the highest experienced since 2000 was \$655,500 in 2018. Prices in Placentia have ranged from a low of 105.1% of the SCAG region median in 2007 and a high of 141.9% in 2010 (Figure 2-13). The most common monthly cost for homeowners in Placentia is \$2,000-3,000 (Figure 2-14).

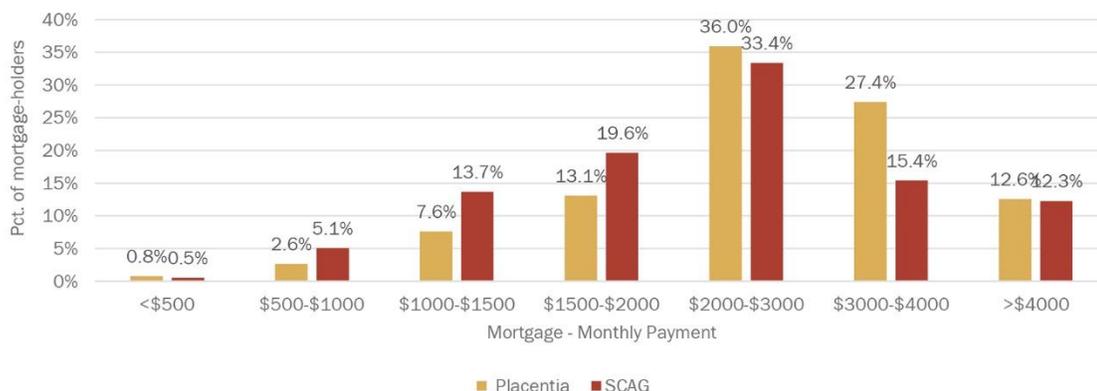
Figure 2-13– Median Sale Price for Existing Homes, Placentia vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.



Figure 2-14– Monthly Owner Cost for Mortgage Holders, Placentia vs. SCAG Region

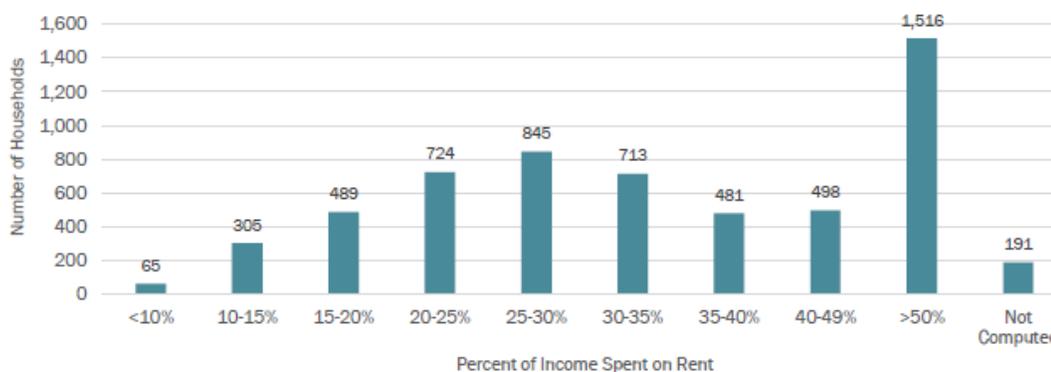


American Community Survey 2014-2018 5-year estimates.

3. Rental Cost

About 55% of Placentia renters spend 30% or more of gross income on housing, which is similar to the SCAG region as a whole (Figure 2-15). About 26% of renter households in Placentia spend 50% percent or more of gross income on housing, compared to 29% in the SCAG region as a whole.

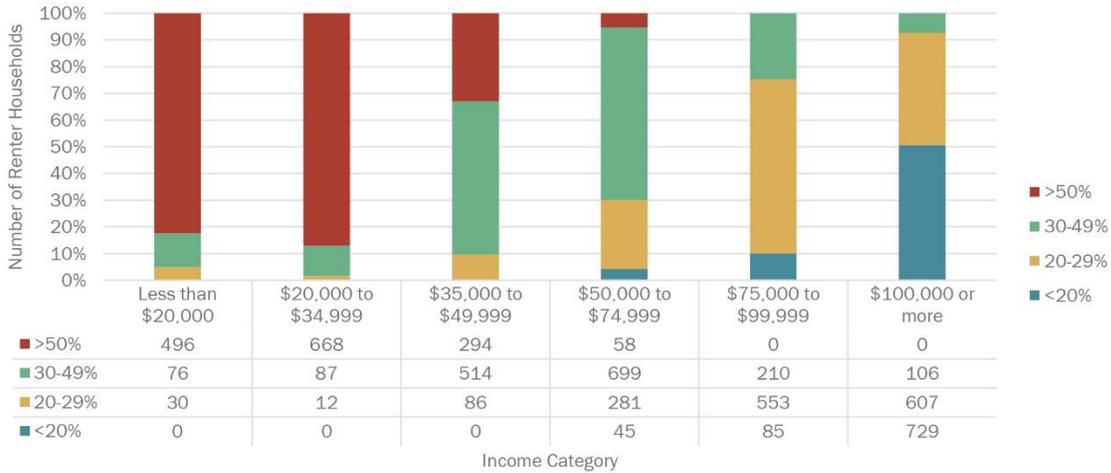
Figure 2-15– Rental Cost, Placentia



(Figure 2-16) shows that renters in the lower income categories typically spend a much higher percentage of their incomes on housing expenses compared to those with higher incomes.



Figure 2-16 – Rental Cost by Income Category, Placentia



American Community Survey 2014-2018 5-year estimates.

Special Needs Groups

Certain segments of the population may have more difficulty in finding affordable and suitable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, persons who are homeless, and farmworkers.

Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons may need convenient access to services (e.g., medical and shopping) and public transit. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Recent Census estimates (Figure 2-17) reported that about 19% of elderly households in Placentia have incomes less than 30% of median, (compared to 24% in the SCAG region as a whole), while about 36% of Placentia's senior households earn less than 50% of the median income (compared to 31% in the region).



Figure 2-17 – Elderly Households by Income and Tenure, Placentia

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	435	380	815	19.0%
	30-50% HAMFI	540	190	730	17.1%
	50-80% HAMFI	910	155	1,065	24.9%
	80-100% HAMFI	355	105	460	10.7%
	> 100% HAMFI	1,145	65	1,210	28.3%
TOTAL		3,385	895	4,280	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

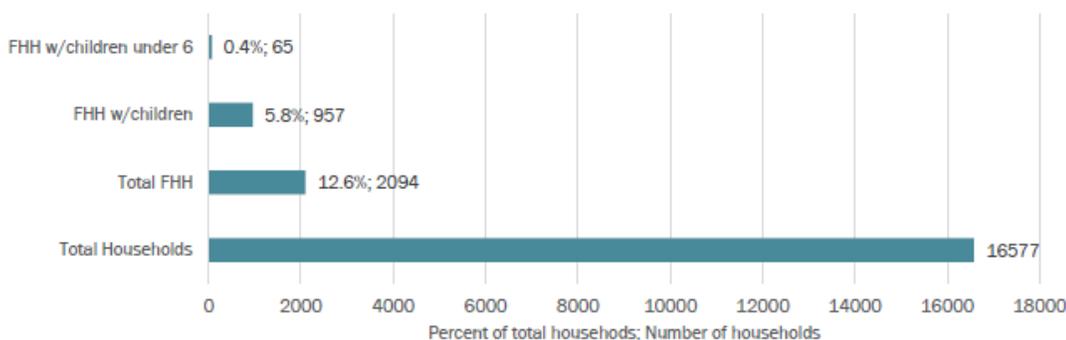
Large Households

Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and more bedrooms. According to recent Census data, about 18% of renter households and 13% of owner households in Placentia had at least five persons. The needs of large households are addressed through programs to facilitate production of housing with 3 or more bedrooms.

Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. According to recent Census data (Figure 2-18), 12.6% of Placentia households are female-headed (compared to 14.3% in the SCAG region), 5.8% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.4% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Figure 2-18– Female Headed Households, Placentia



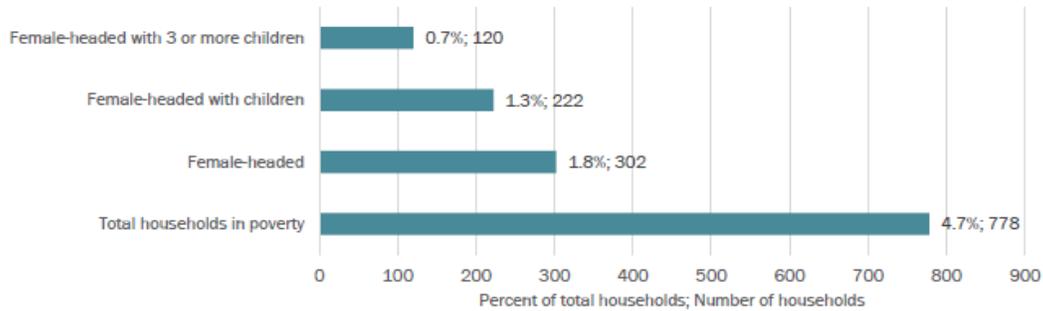
American Community Survey 2014-2018 5-year estimates.

Approximately 5% of Placentia's households are experiencing poverty, compared to 8% in the SCAG region as a whole. Poverty thresholds vary by household type. In



2018, a single individual under 65 was considered in poverty with an income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. Figure 2-19 shows recent estimates of poverty status for female-headed households in Placentia.

Figure 2-19– Households by Poverty Status, Placentia



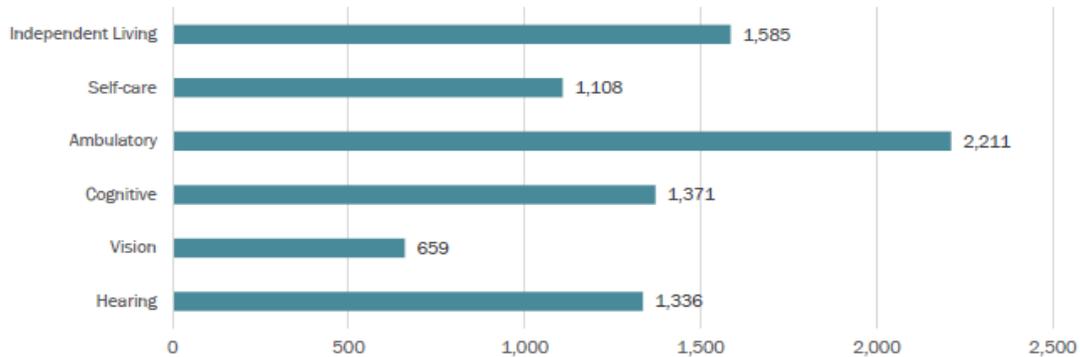
American Community Survey 2014-2018 5-year estimates.

Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. This often requires specially designed dwelling units typically not found in market-rate housing. Additionally, locating near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Figure 2-20), the most commonly occurring disabilities for Placentia residents are ambulatory and independent living. Among seniors 65 and older the most common disability was ambulatory, experienced by about 18% of Placentia's seniors (and 23% of seniors in the entire SCAG region).

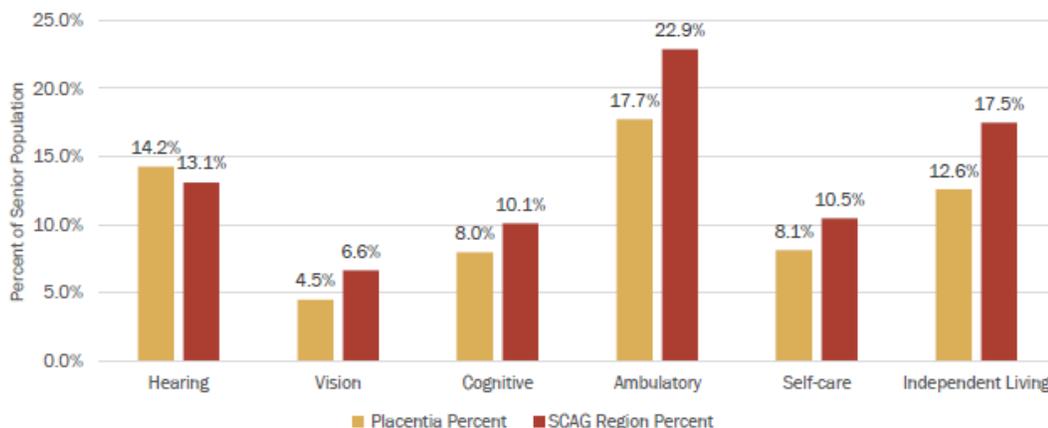
Figure 2-20– Disabilities by Type, Placentia



American Community Survey 2014-2018 5-year estimates.



Figure 2-21– Disabilities by Type for Seniors 65+, Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.



The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. Figure 2-22 shows recent DDS data for persons with developmental disabilities in Placentia.

Figure 2-22 – Developmental Disabilities, Placentia

		Placentia
By Residence:	Home of Parent/Family/Guardian	349
	Independent/Supported Living	5
	Community Care Facility	5
	Intermediate Care Facility	17
	Foster/Family Home	11
	Other	5
	By Age:	0 - 17 Years
	18+ Years	224
TOTAL		1008

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center’s main office is located in Garden Grove, approximately 7 miles south of Placentia.



Homeless Population and Transitional Housing

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. The most recent available Orange County Point-in-Time Count and Survey report of the Homeless (2019) reported 55 unsheltered and 108 sheltered homeless persons in Placentia.

Regional strategies to combat homelessness are developed through Orange County's Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing.

Persons threatened with homelessness are often those with incomes at 30% of area median income or below who are paying more than 30% of their income for rent.

The nonprofit 2-1-1 Orange County organization is a 24-hours-a-day, 7 days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts had reached an important milestone. A regional partnership of 13 cities located in northern Orange County (Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Placentia, Stanton, Villa Park and Yorba Linda) came together to share intelligence and resources to address regional homelessness. Their concept was to promote greater regional coordination on homeless issues while reducing the span of control regarding working with the County of Orange and others.

After months of extensive discussions, negotiations and assessments, two locations within the North Orange County Service Planning Area were identified for the development of "navigation centers" based on a number of factors including zoning, proximity to related services and site availability. The navigation centers are a multi-jurisdictional approach to guiding underserved residents back into society by increasing access to a shelter with basic needs, health and job resources, and opportunities to reunite with friends and family. Each center was planned to accommodate 100 beds, thereby increasing the regional bed count to 525 additional beds available to homeless individuals in conjunction with a project in the city of Anaheim that accommodated 325 new beds.

Funding for the Navigation Centers was secured through application and governmental meetings with state, regional, county and local officials resulting in the \$12 million in State of California Homeless Emergency Aid Program (HEAP) funds dedicated for the site acquisitions and construction of these Navigation Centers. Each of the North Orange County Service Planning Area cities also committed funds for



construction and ongoing operation of the Navigation Centers. A Memorandum of Understanding was prepared and presented to the City Councils of all thirteen city governments for execution in May 2019. Construction began in 2019 and the opening of the first 100-bed Navigation Center in Placentia occurred on March 31, 2020. This groundbreaking success story was born of the regional need and public official desire to come together to address homelessness and pioneer the way to create and operate a multi-jurisdictional homelessness facility. Programs 1.4, 1.14 and 2.3 identify actions the City is taking to address homelessness.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Recent Census data (Figure 2-23) estimated that there were approximately 136 total jobs in the farming, fishing and forestry occupations in Placentia and 80 full-time year-round jobs in those occupations.

Figure 2-23 – Agricultural Employment, Placentia

Farmworkers by Occupation:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	57,741	Total jobs: Farming, fishing, and forestry occupations
80	0.44%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Placentia	Percent of total Placentia workers:	SCAG Total	
136	0.51%	73,778	Total in agriculture, forestry, fishing, and hunting
80	0.44%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

2.3 Assisted Units “At-Risk” of Conversion

Jurisdictions are required to analyze government-assisted low-income rental housing that is eligible to convert to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section addresses:

- An inventory of assisted housing units that are at-risk of converting to market rate housing during 2021-2031;
- An analysis of the costs of preserving and/or replacing these units;



- Resources that can be used to preserve at-risk units;
- Program efforts for preservation of at-risk housing units; and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period

Inventory of At-Risk Units

Three projects with lower-income rental units are located in Placentia (Table 2-2). According to the California Housing Partnership Corporation (CPHC), the Imperial Villas project could convert to market rate within the next 10 years and is therefore considered to be “at-risk.”

Project	Address	Program	Earliest Conversion Date	Total Units	Assisted Units
Imperial Villas	1050 E. Imperial Hwy.	HUD	2022	58	58
Veterans Village	1924 Orangeview Ave	LIHTC	2072	50	49
Villa La Jolla	734 W. La Jolla St.	LIHTC, HUD	2055	55	54
Total				113	113

Source: California Housing Partnership Corporation, 2021

Preservation Versus Replacement

According to CPHC, preservation of existing affordable housing has significant advantages over new construction, including:

- It generally costs half as much and takes half the time than building it new.
- On average it serves much lower income households than new construction.
- New construction alone cannot produce enough affordable housing to meet demand in most markets in California.

Preservation Strategies

There are several options for preserving affordable units, including providing local subsidies to offset the difference between the affordable and market rent, acquisition/rehabilitation by a non-profit or public agency, or construction of new affordable housing to replace units lost.

Local Rental Subsidy. One strategy for preserving the units at-risk is to provide a local rental subsidy to residents if their affordable units convert to market rate. Assuming an average rent subsidy of \$1,500 per month per unit, the total subsidy that would be needed to extend affordability for the 58-unit Imperial Villas project would be approximately \$1,044,000 per year.

Acquisition/Rehabilitation. Acquisition/rehabilitation costs – depends on size, location, current sales figures. Assuming an average cost of \$350,000 per unit, acquisition/rehabilitation of 58 low-income units would cost approximately \$20 million.



Replacement Through New Construction. Affordable units lost to conversion can be replaced through new construction. Construction cost would depend on many factors including site acquisition, site preparation, construction and a variety of “soft” costs such as architecture, permit processing, financing and administration. Based on an average cost of \$500,000 per unit, the total cost of replacing 58 affordable units would be approximately \$29 million.

Resources for Preservation

A variety of programs exist to assist cities in acquiring, replacing or subsidizing at-risk affordable housing units. The following summarizes the available financial resources.

- Community Development Block Grant (CDBG) – CDBG funds are awarded to entitlement communities (entitlement cities and urban counties) on a formula basis for housing activities. Placentia is a participating city in the County of Orange’s Urban County. Funding is awarded on a competitive basis to each participating city. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services.
- HOME Investment Partnership – HOME funds are awarded on a formula basis for housing activities. The flexible grant program takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. The County of Orange allocates funds to participating cities on a competitive basis.
- Section 8 Rental Assistance Program – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance is provided through the Orange County Housing Authority.
- California Housing Finance Agency (CalHFA) Multifamily Programs- CalHFA’s Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments provide low-cost funding to preserve affordability.
- Low-Income Housing Tax Credit (LIHTC)- This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.
- California Community Reinvestment Corporation (CCRC)- The California Community Reinvestment Corporation is a multifamily affordable housing lender



whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Qualified Entities to Develop or Operate Affordable Housing

A number of non-profit corporations currently working in Orange County have the experience and capacity to assist in preserving at-risk units. These non-profits include:

- BRIDGE Housing Corporation (San Francisco)
- Civic Center Barrio Housing Corporation (Santa Ana)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing Corporation (San Francisco)

Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element projection period extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at <https://scag.ca.gov/rhna>.

The total assigned housing need for the City of Placentia during the 2021-2029 planning period is 4,374 units, which is distributed by income category as shown in Table 2-3. Chapter 3 includes a discussion of how the City will accommodate this need for additional housing during the planning period.



Table 2-3– Regional Housing Needs Assessment, 2021-2029

	Extremely Low-Income¹	Very Low-Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA allocation ²	616	615	680	770	1,693	4,374

Notes:

¹ Extremely low-income need is a subset of the very-low-income (VLI) category and is assumed to be 50% of VLI need

² The RHNA projection period covers the period 6/30/2021 – 10/15/2029

Source: Regional Housing Needs Allocation, SCAG 2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

2.4 Fair Housing Assessment

Under State law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City held a total of ## public meetings during the Housing Element update in an effort to include all segments of the community. Each meeting was publicized on the City’s website and meeting notices were also sent to persons and organizations with expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.



The City also created a dedicated web page for the Housing Element update (<https://www.cityoflapalma.org/688/2021-2029-Housing-Element-Update>) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate and comment on the Housing Element regardless of their ability to attend the meetings.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure 2-24, the percentage of non-white population in the City is similar to the adjacent areas in Anaheim and Fullerton, but less than in Yorba Linda to the northeast. This map does not indicate any patterns of racial/ethnic concentration in the city.

Poverty. Recent Census estimates regarding poverty status of households in Placentia are shown in Figure 2-25. As seen in this map, poverty is highest (30-40%) in the southwestern portion of the city, which is also among the oldest housing and lowest property values.

Persons with disabilities. Most areas of the city have disability rates less than 10%, although some areas in the southwestern and northeastern areas have disability rates of 10-20% (Figure 2-26).

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 2-27), the southern portions of Placentia are characterized as “Low resource” and “High segregation and poverty” while the central areas are “Moderate resource.” The most northerly areas of Placentia are categorized as “Highest resource” areas. These classifications appear to be correlated with racial and poverty data as well as the age of housing and property values. High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Conclusion

This analysis shows that the southern portion of Placentia has higher concentrations of poverty and racial minorities than the northern areas. It appears that the primary barrier to fair housing in the City is high housing cost in newer areas, which has the effect of limiting access by lower-income households to the high opportunities and resources. There is no evidence to suggest that discrimination against racial groups or persons with disabilities is a major issue.



The Housing Plan includes several programs to encourage and facilitate affordable housing development, as well as the provision of accessory dwelling units, which can expand affordable housing opportunities for lower-income persons such as caregivers, household employees, and others working in service occupations. Program 2.1 describes actions the City will take to affirmatively further fair housing and address any issues of housing discrimination that may arise.



Figure 2-24 – Racial Demographics - Placentia

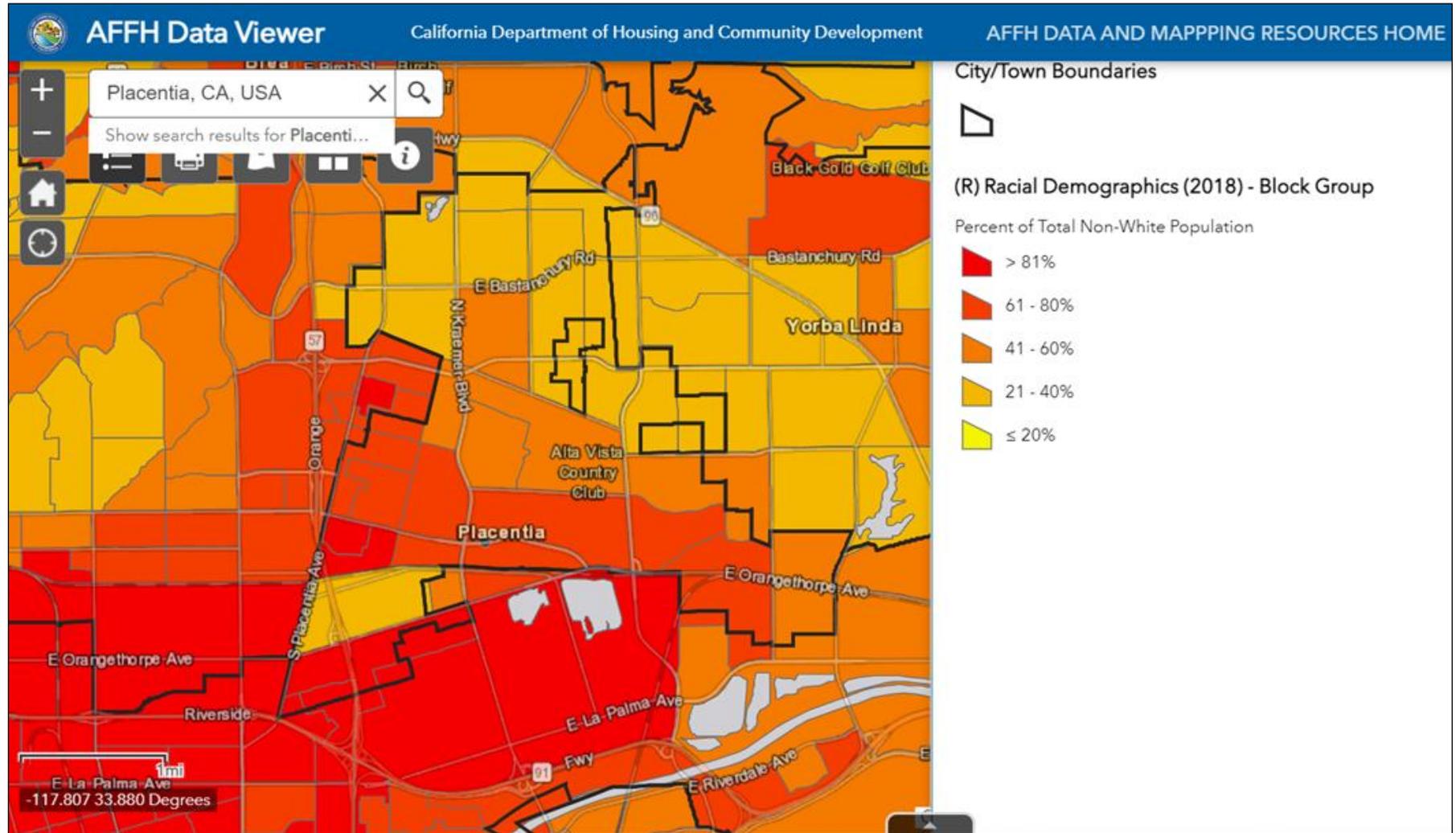




Figure 2-25 – Poverty Status - Placentia

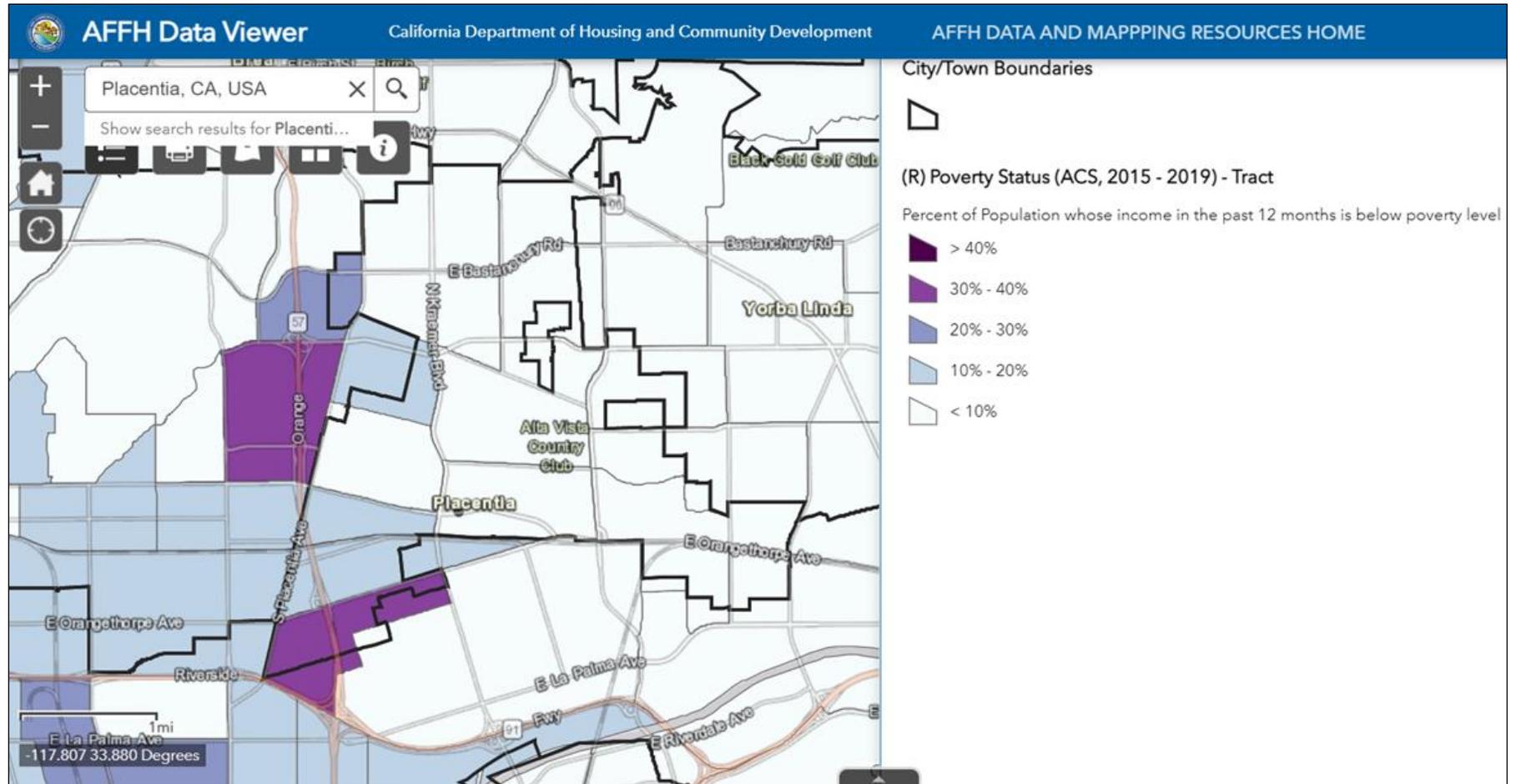




Figure 2-26 – Population with a Disability - Placentia

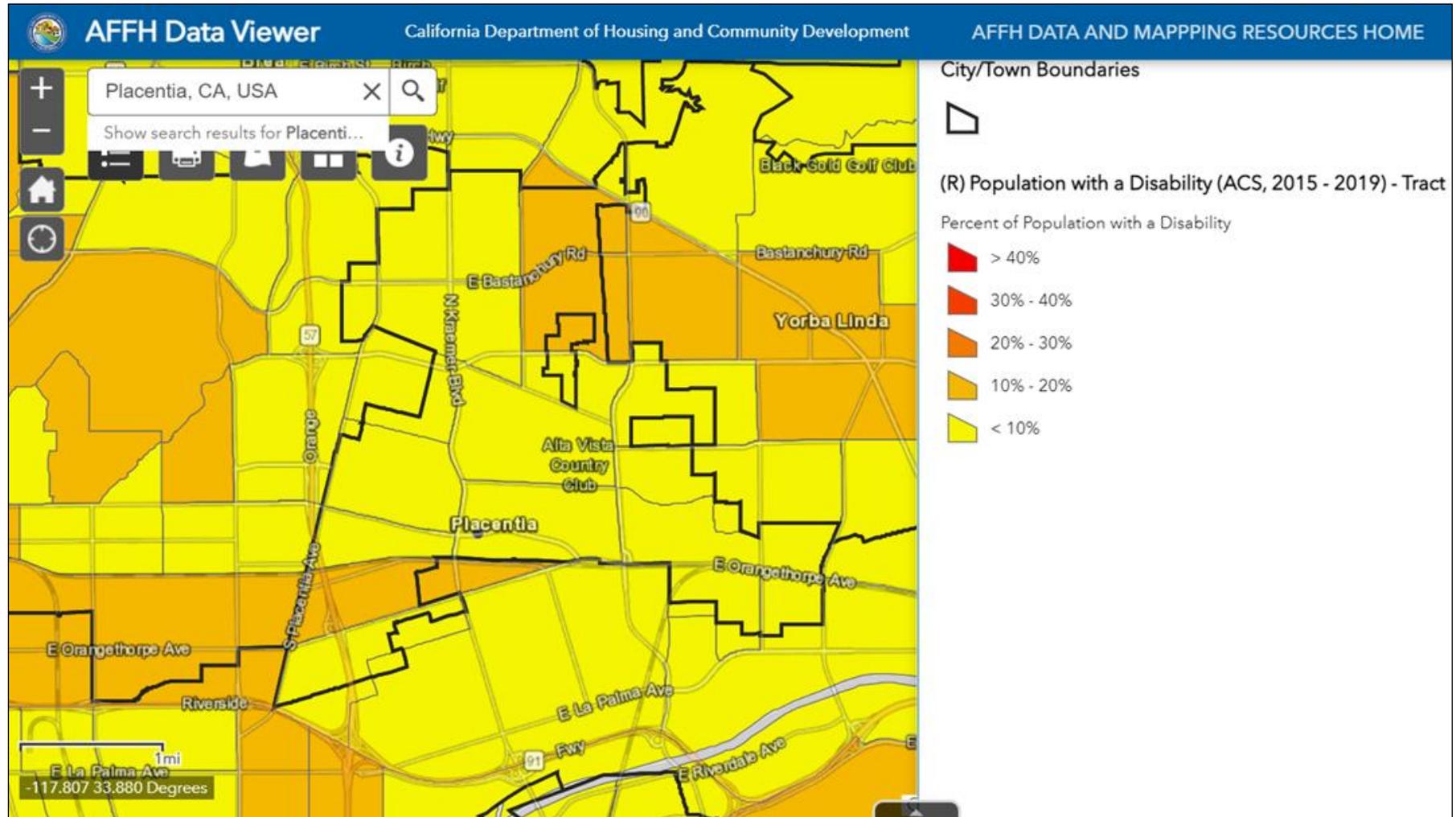
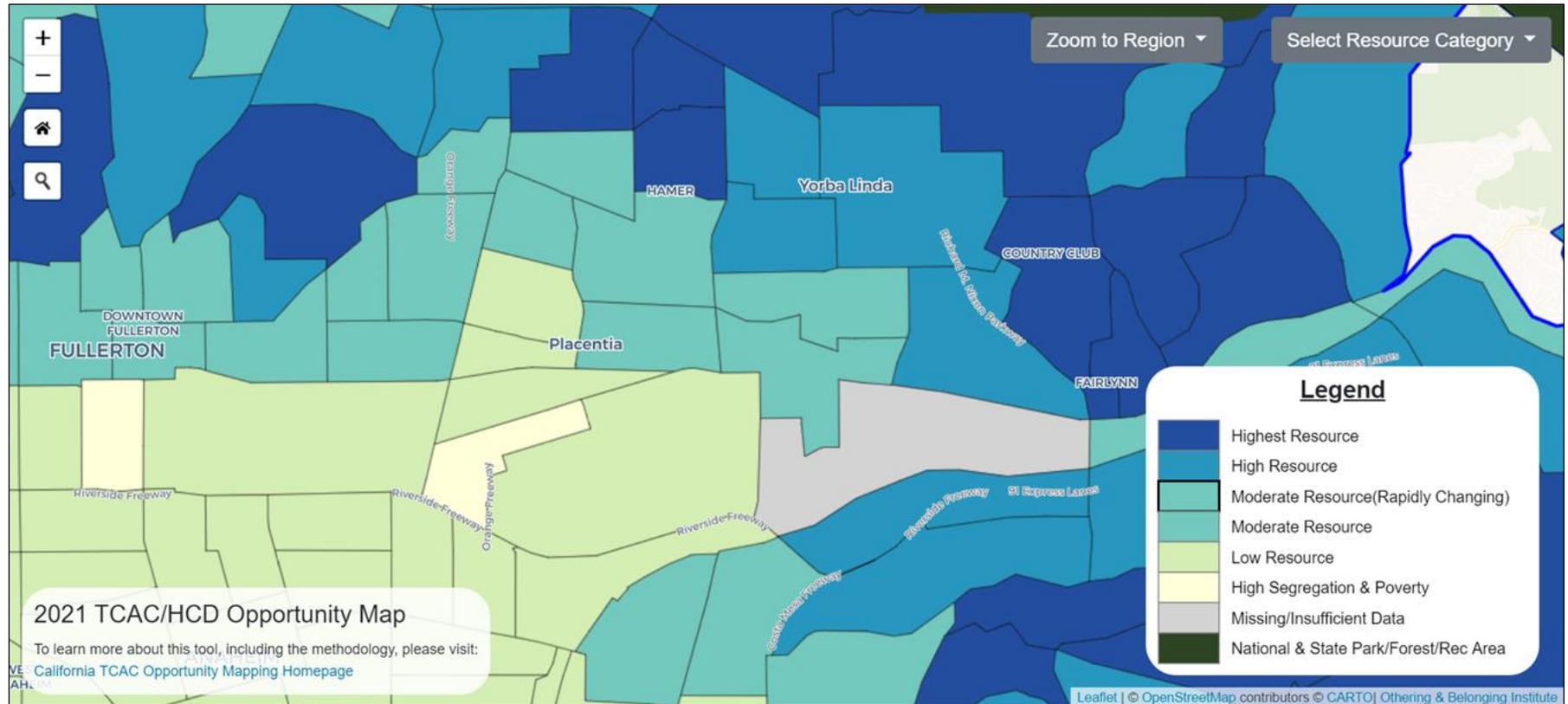




Figure 2-27 – Access to Opportunity - Placentia





Chapter 3: Resources and Constraints

3.1 Resources and Opportunities

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Placentia. This chapter provides a description of the land resources to address the City’s regional housing needs for the 2021-2029 planning period (see discussion of Future Housing Needs in Chapter 2), as well as financial and administrative resources available to support the provision of affordable housing. Additionally, this chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed inventory of potential sites for residential development is provided in Appendix B. The results of this analysis are summarized in **Error! Reference source not found.** below. The table shows that the City’s land inventory for potential residential development is not currently sufficient to accommodate the RHNA in the low- and above-moderate income categories for this planning period. Program HE-1.8 in the Housing Plan (Chapter 4) describes the specific actions the City will take to address this requirement.

Income Category	Very Low	Low	Moderate	Above Moderate
Approved Projects (Table B-2)	-	187	-	778
Vacant Sites (Table B-3)	-	-	496	69
Underutilized Sites (Table B-4)	786	469	257	384
ADUs	14	24	17	1
Total Capacity	800	680	770	1,232
RHNA	1,231	680	770	1,693
Surplus (Shortfall)	(431)	-	-	(461)

Source: City of Placentia, 2021

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3.3, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements to serve new developments.



Financial and Administrative Resources

Community Development Block Grant and HOME Programs

Placentia participates in a consortium with the County of Orange and 12 other cities known as the Orange County Urban County Program. The Urban County consortium receives Community Development Block Grant (CDBG) and HOME funding on a formula basis from the Federal government. Funds are distributed by the County of Orange to individual jurisdictions on a competitive basis. During the 2006/07 through 2010/11 Fiscal Years, the City received \$150,000 annually in CDBG funds for housing rehabilitation but this amount declined to \$135,000 per year in FY 2012/13 and 2013/14. This City also was awarded grants for public improvements for pedestrian accessibility, Edwin T. Powell Community Center, neighborhood facilities, streets and neighborhood parks. The City has not received HOME funds in recent years but will pursue them in the future when eligible projects are identified.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

Former Redevelopment Agency and the Successor Agency

As of February 1, 2012 the Redevelopment Agency (RDA) of the City of Placentia was dissolved by Governor Jerry Brown and the State Legislature. As part of the Dissolution Act, the City of Placentia designated itself as both the Successor Agency and successor housing agency to the former redevelopment agency to wind down its operations and continue local control over the former assets of the agency. The Successor Agency is able to pay for those items found to be enforceable obligations by the State Department of Finance until such time as the obligation ceases. The Successor Agency does not have any affordable housing obligations as all properties or loan receivables were transferred to the City as the housing successor agency.



Energy Conservation Opportunities

In order to reduce the consumption of water in a landscaped area the City of Placentia has adopted a xeriscape ordinance within the Zoning Code. Primary techniques to reduce water consumption are the use of water-conserving plants, minimizing the amount of grass area, grouping plants in accordance to their watering needs, and providing an irrigation system designed to meet the needs of the plants in the landscape. All new developments are required to submit plans that comply with the ordinance.

In 1982, the City adopted an ordinance that encourages the development of energy efficient residential dwellings in order to reduce the reliance of the City's residents in commercial energy sources.

Southern California Edison, which provides electricity service in Placentia, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy-efficient new construction and home improvements. Owners of existing homes can receive monetary incentives for purchasing Energy-star appliances or making other energy-saving improvements such as installing a whole-house attic fan.

Another strategy for building energy-efficient homes is the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes pilot program was launched in 2005 and includes standards for new single-family and multi-family home construction.

The City Council has authorized participation in the Home Energy Renovation Program (HERO) as provided for through the Western Riverside Council of Governments. The HERO program is financed through property assessments where the improvements are made and is not a City program, but simply a means to provide property assessed financing to eligible property owners in the City for various energy and water conservation improvements.

3.2 Constraints

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, and constraints imposed by other governmental entities. Potential governmental and non-governmental constraints along with City efforts to reduce these constraints are discussed below.



Governmental Constraints

Potential governmental constraints include policies, standards, requirements, and actions imposed by various levels of government on housing development. These constraints may include land use controls, building codes, growth management measures, development fees, processing and permit procedures, and site improvement standards. State and federal agencies may also play a role in the imposition of governmental constraints; however, these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

Land Use Controls

Land use controls include General Plan policies, zoning regulations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

1. General Plan

Every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. Placentia’s General Plan was comprehensively updated in 2019. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. The Placentia General Plan identifies three residential land use designations, a Planned Community designation and a Specific Plan designation. Table 3-2 summarizes the residential land use designations and their associated acreages and density ranges.

Designation	Description	Density
Low Density Residential	Single family residences on individual parcels.	6 du/ac maximum
Medium Density Residential	Single-family and multi-family developments including attached and detached housing. Can include clustering and planned unit development approaches	15 du/ac maximum
High Density Residential	Multifamily residences such as apartments	25 du/ac maximum
Old Town	Mix of housing, retail, office, and/or other similar uses within a half-mile of quality public transportation	30-65 du/ac
Transit Oriented Development	Mix of high-density housing, office, retail and/or other amenities	65-95 du/ac
Mixed Use	Combination of non-residential and residential uses in the same structure or on the same site	
Residential Planned Community	Allows a variety of housing types and related commercial uses through a development plan	7.1 du/ac maximum mean
Specific Plan	Specific Plans, programs, regulations, and conditions that are unique for an area and are pertinent to maintain compatibility with surrounding areas.	Established individually for each Specific Plan

Source: City of Placentia, 2021



2. Zoning Code

The Zoning Code is the primary tool for implementing the Land Use Element of the General Plan. It is designed to protect and promote public health, safety, and welfare. Placentia’s residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table 3-3 summarizes the single-family residential zoning designations and their requirements. Table 3-4 summarizes the multi-family residential designations and requirements. Based on residential units approved and constructed complying with these standards, the City has determined the development standards do not unreasonably impact the cost and supply of housing nor the ability of projects to achieve maximum densities.

The City will be adding a Transit Oriented Development (TOD) overlay zone to its Zoning Code as well as adjusting the land use categories to reflect higher densities within such TOD zones. The City received a grant from the Southern California Association of Governments in September 2013 to assist in drafting a TOD zoning code. The TOD overlay zone, as well as allowing higher densities than the current 25 du/ac, will provide the City with a means to achieve its Regional Housing Needs Assessment allocation of units.

Table 3-3 – Summary of Single-Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-A	20,000	40%	N/A	30'	25'	6' one side, 12' other side; corner lot line, 11'		Corner and interior lot, 5'
R-1	Interior lots 7,000; corner lots 7,500	50%	1,300	30'; accessory buildings 20'	20'-25'	6' on one side and 10' opposite side; corner lot 12'		20'
PUD	N/A	60%	N/A	35'; 30' when located adjacent to properties zoned "R-A" or "R-1," may be modified pursuant to §23.15.090	10'	None required; except there shall be a minimum 10-foot separation between buildings	5' or less, or 18' or more	10'

Source: City of Placentia Municipal Code, Chapter 23



Table 3-4 – Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height	Minimum Front Yard	Minimum Interior Side Yard	Minimum Street Side Yard	Minimum Rear Yard
R-2	Interior lots 7,000; corner lots 8,000;	50%	35'; 30' when located adjacent to properties zoned "R-A" or "R-l," may be modified pursuant to §23.15.040	20'-25'	5'	Subject to §23.15.110	10'
R-G	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-l," may be modified pursuant to §23.18.040	20'	0'-10'	Subject to §23.81.130	0'-10'
R-3	Interior lots 8,000; corner lots 9,000	60%	35'; 30' when located adjacent to properties zoned "R-A" or "R-l," may be modified pursuant to §23.21.040	15'	0'-5'	10'-15'	0'-10'
MHP	15 acres	Subject to Title 25 of the Calif. Admin. Code	2 stories or 35'	10'		25'	

Source: City of Placentia Municipal Code, Chapter 23

The single-family residential zones are R-A and R-1. As shown in Table 3-5, single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8. Single-family units are approved administratively without a public hearing, although subdivisions require a discretionary review process pursuant to the Subdivision Map Act.

The multi-family residential zones are R-2, R-G, R-3, and MHP. Multi-family dwellings are permitted subject only to Development Plan Review (DPR) by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones. The DPR process (Municipal Code Chapter 23.75) ensures that projects are consistent with applicable policies and standards. Multi-family developments are subject to a conditional use permit in the RPC (Residential Planned Community) zone.

Table 3-5 – Summary of Permitted Residential Uses by Zone

Residential Zone	Single-family	Multi-family	Mobile home Parks	Second and Accessory Units
R-A	Permitted	Prohibited	Permitted	Permitted
R-1	Permitted	Prohibited	Permitted With CUP	Permitted
R-2	Permitted	Permitted	Permitted With CUP	Prohibited
R-G	Prohibited	Permitted	Permitted With CUP	Prohibited
R-3	Prohibited	Permitted	Permitted With CUP	Prohibited
RPC	Permitted	Permitted With CUP	Permitted With CUP	Permitted
MHP	Prohibited	Prohibited	Permitted With CUP	Prohibited
PUD	Permitted	Prohibited	Permitted With CUP	Permitted
SP-3	Prohibited	Permitted ¹	Prohibited	Prohibited
SP-4	Prohibited	Permitted ²	Prohibited	Prohibited
SP-6	Permitted	Prohibited	Prohibited	Permitted
SP-7	Permitted	Permitted	Permitted With CUP	Permitted
SP-8	Permitted	Prohibited	Prohibited	Prohibited
SP-9	Prohibited	Permitted	Prohibited	Prohibited

¹Apartment projects for persons 55 years of age or older.

²Apartments of medium density residential setting reserved for lower-income families for a minimum of 30 years.

Source: City of Placentia Municipal Code Chapter 23



Transit Oriented Development (TOD) Overlay Zone

In 2017 the City adopted Municipal Code Chapter 23.111 Transit Oriented Development Packing House District Development Standards, which encompasses a former manufacturing area located south of downtown and immediately adjacent to a Metrolink commuter rail station³ currently under construction. The TOD zone is approximately 110 acres in size and runs south from the Burlington Northern Rail line to Orangethorpe Avenue, and east from State Route 57. The TOD area provides for residential densities up to 95 dwelling units per acre, mixed-use residential-commercial, and increased amenities to encourage use of the commuter rail station.

Old Town Placentia Revitalization Plan Regulations

In 2017 the City adopted Municipal Code Chapter 23.112 Old Town Placentia Revitalization Plan Development Standards, which covers the Old Town area immediately north of the TOD zone and the Metrolink commuter rail line. The purpose of the Old Town regulations is to facilitate the enhancement of the city's historic core, characterized by its small-scaled village atmosphere, shopfront architecture, mix of uses and inviting streetscapes.

The Old Town district is divided into five subareas and one overlay zone as shown in Figure 3-1:

- Main Street (MS)
- Village (V)
- Mixed-Use (MU)
- High-Density Residential (HDR)
- Public Facilities (PF)
- R-2 Overlay Zone

Multi-family residential development, either stand-alone or mixed-use, is allowed in the HDR subarea and residential is allowed on the upper floors in all subareas except Public Facilities. Maximum densities are 25 units/acre in the Main Street subarea, 35 units/acre in the Village subarea, 55 units/acre in the Mixed-Use subarea, and 65 units/acre in the High-Density Residential subarea. Allowable building heights range between 2 and 4 stories depending on location.

3 <https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure>



Figure 3-1 – Old Town Zoning District Planning Subareas





Parking Requirements

Table 3-6 summarizes the residential parking requirements in Placentia. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available land for residential development.

Table 3-6 – Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (Off Street)
R-A and R-1 (4 or fewer bedrooms)	2 (2 in garage) per unit
R-A and R-1 (5 or more bedrooms)	3 (3 in garage) per unit
R-G	2 (1 in garage) per unit; plus 10% of said total for guest parking; carports allowed for multiple dwellings
R-3	2 (1 in garage) per unit; plus 15% of said total for guest parking; carports allowed for multiple dwellings
PUD (bachelor and 1 bedroom)	2 (1 in garage) per unit
PUD (2 or more bedrooms)	3 (2 in garage) per unit; 1 recreational vehicle space, for each 10 units
Mobile Home Parks	2 spaces per mobile home lot (may be in tandem), plus 1 additional space per every 5 mobile home lots provided as guest parking. In addition, there shall be provided 1 boat or travel trailer space for every 5 mobile home lots
Boardinghouses, fraternities, and group living quarters	1 space per resident
Rest Homes	1 space for each 4 beds, plus 1 ½ space per employee
Second Residential Units	1 space in addition to that required for the primary unit; shall not be located within the required front yard setback and may be open

Source: City of Placentia Municipal Code Title 23, Sect. 78.030 et. seq.

There are no specific criteria for allowing carports in multi-family housing. When carports are utilized, the required dimensions of a carport space shall be measured from the interior of the carport. The carport shall cover the entire length of the space and shall be separated from open parking spaces by a landscaped buffer.

The off-street parking requirements for multi-family housing are the same regardless of unit size. To ensure that the City’s parking requirements do not pose future constraints on development of smaller units, the Housing Plan (Chapter 4) includes Program 1.17 to review and revise parking requirements to mitigate any identified constraints.

Density Bonus

In order to encourage the construction of affordable housing, State law established requirements for cities to allow increased density and other incentives when projects include affordable units. The City of Placentia has adopted a Density Bonus Ordinance (Chapter 23.23 of the Municipal Code) describing standards and procedures for providing density bonus upon request from the applicant. Recent State legislation has modified density bonus requirements; therefore, Program 1.11 in the Housing Plan (Chapter 4) includes a commitment to process an amendment to City regulations for density bonus and incentives consistent with State law.



Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City allows residential care facilities for 6 or fewer persons by-right in any single-family residence in an R-A, R-1 or R-2 zone. Residential care facilities provide 24-hour supervised non-medical care. Group dwellings including nursing homes, rest homes, and other special needs facilities are permitted in residential and commercial districts subject to a use permit.

Placentia's Zoning Code allows group housing and residential care facilities, including nursing homes, intermediate care facilities and assisted care facilities, in the C-2 zone with a conditional use permit, senior housing and facilities in Specific Plan 3 area as a permitted use, and independent living facilities, assisted living facilities, and skilled nursing facilities in Specific Plan 9 area as a permitted use.

Specific Plan 3 area developments are subject to the requirements found in Chapter 23.103 (Specific Plan 3) of Placentia Municipal Code. Specific Plan 3 area contains requirements for board and care facilities for persons 62 years of age or older, with private bathrooms, central kitchen facilities and services which include transportation, activities programs, housekeeping, linen and laundry service and full-time staff supervision; and apartment projects for persons 55 years of age or older, which contain a private entry and individual kitchen, but are no larger than two bedrooms, where two bedroom units do not exceed 50 percent of the total number of units.

Specific Plan 9 area developments are subject to the requirements found in Chapter 23.109 (Specific Plan 9) of Placentia Municipal Code. A deed restriction for this area requires that for the life of the structures at least one resident of each independent living unit shall meet the minimum age requirement of 55 years.

The Municipal Code defines *family* as “an individual or two or more persons related by blood, marriage or adoption, or a group of not more than six persons, excluding servants, who are not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit.” The Housing Plan (Chapter 4) includes Program 2.3 to process a Municipal Code amendment to revise this definition consistent with current law.

To further accommodate housing for persons with disabilities, there are no maximum concentration requirements for residential care facilities. And the City considers parking requirements for residential care facilities on a case-by-case basis.

Program 2.3 in the Housing Plan includes a commitment to update City regulations related to persons with disabilities consistent with State law.



Reasonable Accommodation Procedures

Zoning Code Chapter 23.59 establishes the process by which persons with disabilities may request a reasonable accommodation and provides for administrative review and approval by the Director. This process is consistent with State law and assists persons with disabilities in improving their access to housing.

Emergency Shelters

Pursuant to State law, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the analysis of homelessness in Chapter 2, in 2019 a 100-bed emergency shelter/navigation center opened in Placentia.

Municipal Code Section 23.47.130 allows emergency shelters by-right in the M – Manufacturing District subject to the following standards:

- (1) The facility shall conform to all property development standards of Chapter 23.47 “M” – Manufacturing District.
- (2) Maximum number of beds or persons to be served per night by a single shelter shall not exceed 30 persons at any one time.
- (3) The facility shall operate on a first-come, first serve basis with clients only permitted on-site between 5:00 p.m. and 8:00 a.m. A curfew of 10:00 p.m. or earlier shall be established and strictly enforced, and clients shall not be admitted after curfew. Clients shall vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.
- (4) The maximum stay at the facility shall not exceed 45 days within a 120-day period.
- (5) Emergency shelters shall be located at least 300 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line.
- (6) A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open and a minimum of 2 staff members shall be on-site when the facility is open.
- (7) Exterior lighting shall be provided for the entire outdoor and parking area of the property. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.



(8) A waiting area shall be provided, which contains a minimum of 10 square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum 6 foot tall, visually screening mature landscaping, or a minimum 6 foot tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

(9) All facility improvements shall comply with the city of Placentia Municipal Code, and the most current adopted Building and Safety Codes.

(10) A security and safety plan shall be provided for the review and approval of the city administrator or designee. The plan may be required to address additional security and safety needs, as identified by the city administrator or designee. The approved security and safety plan shall remain active throughout the life of the facility. The plan shall contain provisions addressing the topical areas outlined below:

(A) Sleeping areas addressing the separation of male/female sleeping areas, as well as any family areas within the facility.

(B) Loitering control with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.

(C) Management of outdoor areas, including a system for daily admittance and discharge procedures and monitoring of waiting areas with goals to minimize disruption to nearby land uses.

(D) Alcohol and illegal drugs addressing how the operator(s) will control and regulate alcohol and illegal drug use by clients on the premises.

(E) The operator(s) shall provide the city with the most current contact information for the operator(s) of the facility during the normal daytime office business hours, and the nighttime contact information for the “person on duty” when the emergency shelter is operating.

(F) The operator(s) shall ensure proper compliance with all state laws pertaining to client residency and occupancy.

(G) Staff and Training. The plan shall describe the staffing plan and required staff training programs. Facility staff shall be trained in operating procedures, safety plans, and assisting clients with referral services. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under California Penal Code Section 290. The plan shall describe procedures for ensuring shelter staff meet these requirements.

(H) Facilities shall be maintained in good working order. Indoor and outdoor use areas shall be clean and orderly. Litter shall be removed in and around the facility in a timely manner and graffiti shall be removed within forty-eight (48) hours.



(I) A “good neighbor policy” shall be established whereby clients are instructed to be considerate of neighbors and refrain from behavior that is disruptive to the surrounding community. The operational plan shall include a written protocol for ongoing communications with the city and the surrounding neighborhood and businesses, and for responding to neighborhood complaints.

(11) The facility may provide the following services in designated areas separate from sleeping areas:

(A) A recreation area either inside or outside of the facility.

(B) A counseling center for job placement, education, health care, legal, or mental health services.

(C) Laundry facilities to serve the number of clients at the facility.

(D) Kitchen for the preparation of meals.

(E) Dining hall.

(F) Client storage area (i.e., for the overnight storage of bicycles and personal items).

(G) Counseling programs to be provided with referrals to outside assistance agencies and provide an annual report to the city.

(H) Or similar services geared to homeless clients.

(12) An emergency shelter facility shall provide off-street parking at a ratio of one (1) space per four (4) beds, and/or one-half (0.5) per bedroom designed as a family unit with children, plus one (1) per staff member, or shall submit a parking study, subject to the approval of the city administrator or designee, demonstrating the required parking demand justifies a reduced amount of off-street parking. Each facility is also encouraged to provide bike racks for clients in a secured area.

AB 139 (2019) modified the allowable parking standards for emergency shelters; therefore, Program 2.3 includes a commitment to update City parking standards for emergency shelters consistent with State law.

Transitional Housing and Supportive Housing

California Government Code Sec. 65582 establishes the following definitions for transitional and supportive housing:

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.



Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The Zoning Code does not identify allowable locations, development standards or review procedures for transitional or supportive housing. State law requires that transitional and supportive housing be permitted as residential uses that are subject only to those regulations that apply to other residential uses of the same type in the same zone. In addition, AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and nonresidential zones. Program 2.3 is included in the Housing Plan (Chapter 4) to update City regulations for transitional and supportive housing consistent with State law.

H.I.S. House currently operates a transitional living facility in Placentia. The facility, which consists of a single-family residence, was sold by the City as the successor housing agency to the non-profit and is deed restricted as affordable housing for a period of 55 years.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without a rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless, and disabled persons.

The Zoning Code allows SROs with up to 30 units as a permitted use by-right in the R-3 (High Density Multiple Family) District. Larger SRO developments with more than 30 units require approval of a conditional use permit. SROs are also permitted in the C-2 (Community Commercial) District as part of a mixed-use development subject to a conditional use permit.

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide additional opportunities for affordable housing for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods.



City ADU regulations are set forth in Municipal Code Chapter 23.73 and were last amended in 2020 to address recent legislation. Program 1.19 is included in the Housing Plan (Chapter 4) to monitor ADU legislation and update City regulations as necessary to ensure conformance with State law. The program also identifies actions the City will take to encourage production of ADUs.

Growth Management Requirements

The City has no growth management requirements restricting the number of housing units that may be built.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

Building Codes

The City of Placentia adopted the current (2019) California Building Codes, which establish construction standards for all residential buildings. The City updates building codes as needed to further define requirements based on the unique local conditions. The codes are designed to protect the public health, safety and welfare of Placentia's residents. Code enforcement in the City is performed on a complaint basis.

The local amendments to the State Building Codes are derived from Orange County Building Officials, local governments, the Orange County Building Industry Association, and the Orange County Fire Authority. The City has found that the most recent amendments to the building codes do not unduly influence the cost, availability and conservation of housing.

Code Enforcement

Contained within the City's Police Department and staffed by Police Services Officers, the City's Code Enforcement key objective is maintaining and preserving value and appearance in residential, commercial and industrial properties throughout the City. The City's Code Enforcement representatives enforce the following items:

- Substandard housing;
- Garage conversions;
- Property maintenance;
- Recreation vehicle parking on private property;
- Trash container placement, time and location;
- Illegal business activity;
- Inoperable vehicles on private property; and
- Garage sales and signage.



Code enforcement efforts are focused on property maintenance practices and standards so as to avoid conditions, which can be detrimental to the public health, safety, or general welfare.

Planning and Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The City of Placentia charges the majority of environmental, planning and engineering fees on a fixed fee basis, with some fees deposit-based and ultimately charged on a time and materials basis. The City annually reviews its fees and used a third-party consultant in 2012 to conduct a cost allocation plan and fee study. The development fees are a result of actual costs of providing the services and are reviewed annually based on staffing resources and related expenditures to provide services. Table 3-7 summarizes the total typical development fees for single-family and multi-family developments, based on projects recently constructed in the City.

In addition to impact fees for schools, parks, libraries and wastewater, the City requires an affordable housing impact fee for developments of five or more units. The fee ranges from approximately \$2,625 to \$5,250 per market-rate unit depending on project size.

Table 3-7– Typical Development Fee Comparison, Single Family and Multi-Family

Development Fee	Single-Family ¹	Multi-Family ²
Development Plan Review (DPR)	\$50	\$266
Placentia-Linda School District fee	\$6,400	\$3,200
Park in-lieu fee (city)	\$4,978	\$3,628
County Sanitation District fee	\$4,081	\$2,399
County Library Fee	\$1,820	\$1,120
Affordable housing impact fee	\$2,625 - \$5,250	\$2,625 - \$5,250
Total per unit	\$19,904-22,529	\$13,238-15,863

¹ Based on a 2,000-sq.ft. single-family house.

² Based on a 1,000-sq.ft. apartment in a 20-unit project.

Source: City of Placentia, 2021

Local Processing and Permit Procedures

Considerable holding costs can be associated with delays in processing development applications and plans. Three levels of decision-making bodies govern the review process in Placentia: the Zoning Administrator, the Planning Commission and the City Council.

The single-family residential zones are R-A and R-1. As shown in Table 3-5, individual single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8.



Multi-family dwellings are permitted subject to Development Plan Review approval by the Planning Commission in the R-2, R-G, R-3, SP-3, SP-4, SP-7 and SP-9 zones, and are subject to Planning Commission approval of a conditional use permit in the RPC zone.

The time required to process a project varies depending on the given project’s size and complexity and the number of actions and/or approvals required to complete the process. Both single-family residential and multi-family residential developments take between 6 and 12 months for total entitlement and permit processing. Table 3-8 provides a summary of the most common steps in the entitlement process. Not every project is required to follow all the steps outlined in the table. In addition, some of the approval procedures can run concurrently.

To address any constraints posed by processing timelines on residential development, this Housing Element update will include a program to review and revise processing timelines to mitigate and/or remove any identified constraints.

Procedure		Processing Time
Initial Contact	Check Requirements: Zoning, General Plan, Use Permit, Variance Tentative Map, Development Plan Review, CEQA	1-3 days
Preliminary Review	Conceptual Plan Submitted: Circulation, Traffic, Parking, Street Improvements, Building Elevations, Signs, Landscaping, CEQA requirements	1-2 weeks
Formal Submittal	Planning Commission Package: Filing Fee, CEQA (Exemption, Negative Declaration, EIR), Site Plan, Preliminary grading plan, Conceptual landscape plan, building elevations, floor plan	4 weeks
Planning Commission Hearing	Input from staff, applicant and public. (Decisions include condition of approval and standard development requirements	1 day
City Council Hearing (if required)	Same package as submitted to the Planning Commission	3 weeks
Submittal of Working Plans (First Check)	All drawings are reviewed for compliance with city design standards and policies, conditions of approval, specific details not included in conceptual plans. Drawings Submitted include engineering plans (Grading and street improvements, sewer, storm drains and utility plans and details) and Building Plans (Structural, electrical, plumbing, heating and ventilation, and air conditioning plans; soil test and reports; structural and energy calculations; landscape and irrigation plans; fence and wall plans; sign plans; and lighting plans).	2-4 weeks
Submittal of Working Plans (Second Check)	All resubmitted plans are reviewed to ensure corrections are completed and all plans consent with each other.	2-4 weeks
Issuance of Permits	Permits are issued after final map is approved and bonds are posted, grading permit issued.	1 day

Source: City of Placentia, 2021

Environmental and Infrastructure Constraints

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future development of residential units in the city.



1. Seismic Hazards

Similar to most southern California cities, Placentia is located within an area considered to be seismically active. No faults have been identified within the City limits. There are six faults within close proximity to Placentia: Whittier-Elsinore, Norwalk, Newport-Inglewood, Sierra Madre, Palos Verdes and San Gabriel. The Whittier-Elsinore fault is located approximately 1,000 feet to the north of Placentia and is able to produce a seismic event of magnitude 6.0 or greater. The impact of earthquakes on Placentia depends on several factors: the particular fault, fault location, distance from the City, and magnitude of the earthquake. Some areas of the City may experience liquefaction and ground failure during extreme shaking. As part of the City's development review process, future residential projects would be required to prepare geotechnical studies to abate and potential hazards.

2. Flooding

Portions of the City are located within 100-year flood zones. Inundation is projected to be most significant in the southwest portion of Placentia. Flooding within Placentia as a result of a 100-year flood would be expected to reach an average depth of only one foot and only at specific locations.

Prado Dam is a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers, Los Angeles District. The dam is located approximately 11 miles east of Placentia, on the Santa Ana River, west of the City of Corona. In the event of dam failure, the flood wave would reach Placentia in approximately 40 to 45 minutes with possible surge wave depths ranging from nine to twenty-three feet.

Carbon Canyon Dam provides flood control in and around the drainage basin. The dam is located approximately one mile north of Placentia. In the event of the dam's failure at maximum capacity, water would reach the northerly City limits in approximately two minutes with depths ranging from 10 to 30 feet. In the event of a dam failure at either the Prado or Carbon Canyon Dams, the City's emergency evacuation plan would be implemented and emergency service personnel would respond to any hazards.

3. Toxic and Hazardous Wastes

Although definitions of hazardous materials vary, federal, state, and county agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, process, distribution, use or disposal may present an unreasonable risk to human health or the environment. The OCFA's Hazardous Materials Area Plan provides a detailed hazard analysis of chemical hazards within Orange County.

4. Transportation of Hazardous Materials

Transportation routes through and around the City are used to transport hazardous materials from suppliers to users. Major transportation routes within



Placentia include surface streets and railroads. Additionally, the SR-57 and SR-91 freeways are located adjacent to the city. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation, and exposure to the public via airborne exposure.

The Federal Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling and routing). The California Highway Patrol (CHP) enforces the intrastate transport of hazardous materials and hazardous waste.

5. Hazardous Waste Management

The *Orange County Hazardous Waste Management Plan* provides policy direction and action programs to address current and future hazardous waste management issues that require local responsibility and involvement in Orange County. The Plan discusses hazardous waste issues and analyzes current and future hazardous waste generation in the County. The Integrated Waste Management Department (IWMD) of Orange County owns and operates three active landfills, four household hazardous waste collection centers (HHWCC) and monitors ten closed landfills.

The *California Health and Safety Code* (H&SC) establishes regulations requiring businesses within the city to complete a chemical inventory to disclose hazardous materials stored, used, or handled on site. The disclosure information is intended to assist emergency responders in planning for and handling emergencies involving hazardous materials. The main program objective is to safeguard the lives of emergency responders, the public, and to minimize property loss. The H&SC also requires a Business Emergency Plan (BEP) to assist in mitigating a release or threatened release of a hazardous material, and to minimize any potential harm or damage to human health or the environment. Disclosure of hazardous materials is updated annually. The Fire Prevention Department of the OCFA is responsible for the distribution and handling of disclosure forms. Additionally, the OCFA maintains the files of all chemical inventory information and business plans, which are made available for public inspection.

6. Fire Hazards

The City of Placentia is highly urbanized with no wildlands adjacent to areas zoned for residential use. There is minimal potential for fire related to brush or other natural materials. Fire hazards within the City may be associated with industrial uses, hazardous materials, and arson. The County of Orange Fire Authority provides fire protection services to Placentia. There are two fire stations located within the City limits.



7. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Placentia are the transportation systems. Roadways are the primary source of transportation-generated noise. The Burlington North Santa Fe Railroad also runs through the city along the Orangethorpe Corridor. The Placentia Quiet Zone went into effect in 2007. Along the quiet zone, all trains are prohibited from using horns unless an engineer feels an emergency exists that threatens human or animal injury or property damage. The Orange County Transportation Authority also constructed several grade separation projects within the City, which further diminish the noise impacts of train traffic.

Infrastructure

1. Sewer

The City maintains and operates the local sanitary sewer collection system, which includes gravity sewers and lift stations. The Orange County Sanitation District (OCSD) collects, treats, and disposes of the wastewater from central and northwestern Orange County, including Placentia. Wastewater generated by the City is transported through trunk lines to OCSD's Plant No. 1 (located at 10844 Ellis Avenue, Fountain Valley) and Plant No. 2 (located at 22212 Brookhurst Street, Huntington Beach) where it receives primary and secondary treatment. The City's future housing needs would generate increased wastewater flows, placing greater demands on wastewater treatment and collection. The City requires individual assessments of potential impacts to wastewater facilities to ensure future development does not impact the ability to serve future needs. Current and projected infrastructure capacity is adequate to serve projected housing development during the planning period.

2. Water

The City of Placentia is served by the Yorba Linda Water District and the Golden State Water Company. According to Urban Water Management Plans, water supply is expected to be sufficient to accommodate projected housing development during the planning period.

3. Dry Utilities

Residential utilities such as electricity, telephone and internet service are available in all residential areas of the city.

On- and Off-Site Improvements

On- and off-site improvements may be required in conjunction with future housing development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys and other public easements and improvements may be required to maintain public safety and convenience. Table 3-9 summarizes the City's standards for roadway and right-of-way widths.



Table 3-9 – Street Widths

Streets	Right-of-Way Width (in feet)	Pavement Width Curb Face to Curb Face (in feet)	Median Island Width (in feet)
Major street	120	104	14
Primary or modified major street	100	84	14
Secondary or modified primary street	80	64	N/A
Modified secondary street	64	52	N/A
Local industrial street	60	44	N/A
Local residential/ commercial street	60	40	N/A
Minor residential street - 500 feet or less in length	56	36	N/A
Minor residential street - looped 800 feet or less	56	36	N/A
Minor residential street - cul-de-sac, 500 feet or less serving 12 lots or less	56	36	N/A
Cul-de-sacs residential/commercial	50 radius	40 radius	N/A
Cul-de-sacs industrial	50 radius	44 radius	N/A

Source: City of Placentia, Municipal Code

Minimum sidewalk widths are as follows:

- Residential district- 4.5 feet
- Commercial district- Minimum 7.5 feet
- Industrial district- Minimum 5.5 feet

New subdivisions may be required to dedicate land for public facilities such as schools, parks, libraries, fire stations or other public uses based on the land requirements for such facilities in the adopted General Plan. Tree well easements are required on major, primary, and secondary streets in accordance with the City’s Municipal Code. Trees are installed by the developer in accordance with the master plan of street trees and City standards.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These requirements ensure public safety and health; and are not jeopardized by increased development and do not unduly hinder housing development.

3.3 Non-Governmental Constraints

Land Prices

Land costs influence the cost of housing. Prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited and combined with a rapidly growing population land prices have increased. Prices for vacant residential land in Placentia are estimated to be \$35 to \$50 per square foot.



Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Placentia are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a higher pace than the general rate of inflation recently according to the Construction Industry Research Board. Typical residential construction cost is estimated to be \$150 per square foot or more depending on quality and building type.

Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

The City is not aware of any local constraints to the availability or cost of residential financing. While mortgage underwriting standards appear to have become more strict in the wake of the mortgage crisis during the Great Recession, interest rates are at historic low levels resulting in lower mortgage costs for well-qualified borrowers.

Numerous lending institutions are active in the northern Orange County area where Placentia is located. While interest rates are very low, the significant increase in housing prices in the past few years poses a major barrier to low- and moderate-income homebuyers.



Chapter 4: Housing Plan

This section describes Placentia’s goals, policies, programs, and objectives for the 2021-2029 Planning Period related to the preservation, improvement and development of housing in the City. These policies and actions address current and future housing needs, meet the requirements specified by state law and consider the input by residents and stakeholders. While the plan provides a comprehensive approach to address housing issues throughout the City, the emphasis is on actions enabling the City to increase and maintain housing opportunities affordable to extremely-low-, very-low-, low- and moderate-income households.

4.1 Housing Goals and Programs

Placentia’s housing goals focus on four policy priority areas. Goals are provided to address each of these areas and programs are developed to support and implement each goal. The four priorities are:

1. Developing and Maintaining Housing Supply and Variety
2. Promoting Equal Housing Opportunity
3. Promoting Housing and Neighborhood Preservation and Conservation
4. Encouraging Housing Cooperation and Coordination

Goal HE-1: Housing Supply and Variety

Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents within the constraints of available land.

Program HE-1.1: Manufactured Housing and Mobile Homes

The City of Placentia recognizes the importance of existing manufactured housing and mobile homes as a source of affordable housing for the City’s residents. The City shall continue to support the maintenance and improvement of the City’s existing mobile home parks.

Objective:	Preserve existing mobile home parks and manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Program HE-1.2: Locate Housing Near Transportation, Employment and Services

To increase livability within new housing developments, the City shall encourage and coordinate the location of major housing developments, particularly affordable housing and multi-family units near transportation options, major employment centers and services. The City, through a sustainability grant provided by the Southern California Association of Governments, adopted a transit-oriented development (TOD) zone south of the future Metrolink station which allows densities up to 95 du/acre. The TOD provides for residential uses in proximity to the transit station as well as entertainment, retail and office spaces. The development regulations for the TOD area encourage and facilitate multi-family residential development and live-work units. The City will also encourage housing near transportation, employment, and services through Program HE-1.15: Transit-Oriented Development.

Objective:	Encourage new housing in proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.3: Pursue County, State, and Federal Housing Funds

Monitor availability of county, state, and federal housing programs and pursue available funds as appropriate. The City shall encourage and coordinate with housing developers and service organizations to obtain funds for affordable housing projects, initially through pre-application meetings and throughout project development. The City shall also make funding information available to all proposed developers in the City through informational materials distributed through the City’s website and at pre-application meetings.

Objective:	Increase use of county, state and federal funds
Responsible Agency:	Development Services
Funding Source:	County, state and federal programs
Implementation Schedule:	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise

Program HE-1.4: Emergency Shelters and Transitional and Supportive Housing

The Zoning Code allows emergency shelters and transitional/supportive housing in compliance with State Law (SB 2). The City purchased a property at 731 S. Melrose Street and constructed a 100-bed homeless shelter, which



opened in March 2020. The City will continue to encourage these types of housing opportunities.

Objective:	Continue to encourage the provision of emergency shelters, transitional and supportive housing
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	Ongoing

Program HE-1.5: Infrastructure Provision

To ensure that requirements for infrastructure provision are not considered an undue constraint to residential development, the City shall review infrastructure provision costs and procedures on an annual basis. Based on its findings, the City shall work with housing developers to reduce costs and streamline infrastructure-financing programs. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development.

Objective:	Reduce constraints associated with infrastructure
Responsible Agency:	Development Services/Public Works/Engineering
Funding Source:	General Fund, CDBG, Capital Improvements Program
Implementation Schedule:	Annual review, revisions as appropriate

Program HE-1.6: Development Processing System Review

The City shall continue to review existing procedures for project review, processing and building plan check to determine if the procedures are a constraint to housing development. Based on these findings, the City shall develop programs and procedures to minimize processing timelines for extremely-low-, very-low-, low- and moderate-income housing developments. In 2017 the City adopted Old Town Development Standards including a sub-area allowing high-density housing by-right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre. The City shall monitor processing timelines and modify as needed to further encourage affordable housing development.

Objective:	Minimize development review/processing time
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing, Annual Review



Program HE-1.7: Vacant and Underutilized Land Inventory

To provide additional areas for housing development and maximize the potential for a variety of housing types, the City will identify vacant and underutilized sites for development of residential units. Additionally, the City will maintain and update an inventory of these sites on an annual basis. The City will provide information about these sites to housing developers through printed materials available at City Hall and electronically on the City’s website.

Objective:	Inventory of vacant and underutilized land
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Annual update of inventory

Program HE-1.8: Adequate Sites for Housing Development

The City has a total housing need of 4,374 dwelling units during the 2021-2029 timeframe. To ensure the availability of adequate sites to accommodate this projected need, the City shall identify and rezone sufficient land at appropriate densities to accommodate the RHNA allocation in all income categories.

The City shall encourage the development of housing through financial incentives (such as land write-downs; assistance with on- or off-site infrastructure costs, fee waivers, or deferrals to the extent feasible); expedited entitlement review; in-kind technical assistance; and other regulatory concessions or incentives. The City will also provide incentives for lot consolidation (see Program HE 1.18).

Objective:	Rezone sufficient land with appropriate densities to accommodate the RHNA allocation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Prior to October 2024

Program HE-1.9: Monitoring of Constructed Units Based on Income-Level

To effectively track performance during the planning period, the City will track the income levels of units constructed by including an estimate sales/rental value at the time of unit occupancy. This value will be included as part of the building permit application to reflect the assumed market value of the home constructed.

Objective:	Tracking performance by income level.
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Program HE-1.10: Encourage Development of Housing for Extremely-Low-Income Households

The City will encourage the development of housing units for households earning 30 percent or less of the Area Median Income for Orange County. The City shall work with non-profit developers and service providers with the specific emphasis on providing family housing and non-traditional housing types such as single-room-occupancy units, transitional housing and units serving temporary needs by providing in-kind technical assistance and support in seeking funding. The City shall encourage housing for extremely-low-income households through incentives and activities such as technical assistance, expedited processing and flexibility in development standards. The completion and occupancy of 49 very-low-income units in 2020 (the Veteran's Village development) was an example of the successful implementation of this program in the previous planning period. The City will continue to review other incentive programs and pursue partnerships with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort.

Objective:	616 ELI units
Responsible Agency:	Development Services
Funding Source:	General Fund//HOME/CDBG/LIHTC
Implementation Schedule:	Annual consultation with affordable housing developers, or as development opportunities arise

Program HE-1.11: Density Bonus Ordinance

The City of Placentia provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units through its Density Bonus Ordinance. To ensure that City regulations are consistent with recent changes to State law, the City will process an amendment to the ordinance in 2022. The City will inform housing developers of the Density Bonus Ordinance through informational materials distributed at City Hall, on the City’s website and during pre-application meetings.

Objective:	Update the Density Bonus Ordinance consistent with State law
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment in 2022

Program HE-1.12: Development of Senior Housing

The City recognizes the unique character of the senior population. Seniors typically have specialized housing needs and fixed incomes that may require housing units not generally included in market rate housing. In



2020 the City Council approved entitlements for a 64-unit affordable senior housing development at 1314 N. Angelina Drive. The City shall continue to encourage the development of a wide range of housing choices for seniors through incentives (e.g., financial assistance, parking reductions, regulatory waivers). These may include independent living communities and assisted living facilities with on-site services and access to health care, nutrition, transportation and other appropriate services.

Objective:	Senior Housing Development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.13: Development of Housing for Larger Families

The City recognizes that providing appropriately-sized housing units for large families is important to improving livability, reducing instances of overcrowding and minimizing deferred maintenance issues. The City shall encourage incorporation of units with 3 or more bedrooms in for-sale and rental housing developments to accommodate the needs of larger families through activities such as technical assistance, expedited processing, and flexibility in development standards.

Objective:	Housing units with 3+ bedrooms
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.14: Housing for Persons with Special Needs

Housing to accommodate persons and families with special needs is a high priority for Placentia. In 2018 the City approved the Veteran’s Village development with 49 very-low-income units for veterans who are homeless or at risk of homelessness. The project also provides services such as vocational training, mental health counseling, job placement, etc. The City shall continue to work with non-profit housing developers, service providers and the County of Orange to encourage and support the development of housing for special needs households, including persons with developmental disabilities, through activities such as technical assistance, assistance in seeking funding, expedited processing and flexibility in development standards.

Objective:	Housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing



Program HE-1.15: Transit-Oriented Development

Transit-Oriented Development (TOD) is a compact mixed-use or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership. Consistent with federal, state and regional policies focusing on concentrated growth around transit, in 2017 the City Council adopted the TOD Packing House zoning district which allows densities up to 95 du/acre near the future Metrolink Station. Since then, 633 multi-family units have been entitled in the TOD District. Also in 2017, the Old Town Zoning District was adopted, which includes a sub-area allowing high-density housing by-right up to 65 units per acre. The City continues to work with developers on TOD opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City-owned property as well as reduced parking requirements and densities up to 95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone. The City shall encourage Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers. (see also Programs 1.2 and 1.8).

Objective:	Encourage transit-oriented development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.16: Single-Room Occupancy (SROs)

Single-room-occupancy developments (SROs) provide housing opportunities for lower-income individuals, persons with disabilities, and the elderly. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SROs. The Zoning Code allows SRO developments in the R-3 and C-2 districts. The City will continue to encourage development of SROs through a variety of methods including financial assistance, density bonus, and regulatory concessions.

Objective:	Facilitate development of SROs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-1.17: Residential Parking Requirements

The City’s greatest potential for affordable housing development exists in the area near the Metrolink station. As part of the new TOD zone for this area, the City adopted parking standards based on the realistic demand and opportunities for shared parking in TOD and mixed-use developments, especially new housing units affordable to lower- and moderate-income households. The City will also initiate an amendment to the Code to revise



multi-family parking standards for small (i.e., studio or 1-bedroom) units to reduce this potential constraint.

Objective:	Review existing multi-family parking standards and revise as necessary
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	2022-23

Program HE-1.18: Encourage and Facilitate Lot Consolidation

The City will encourage and facilitate consolidation of vacant and underutilized lots to create larger building sites for residential development through a lot consolidation density incentive that allows a 5% density increase when parcels totaling at least 0.5 acre are consolidated, and a 10% density increase when parcels totaling at least 1.0 acre are consolidated. This incentive program will be publicized to developers and other interested parties through printed materials available at City Hall and electronically on the City’s website.

Objective:	Encourage/facilitate lot consolidation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Zone Code amendment in 2022-23

Program HE-1.19: Accessory Dwelling Units

Accessory dwelling units (also known as ADUs, second units or granny flats) can help to address a portion of the city’s housing needs, particularly for small lower-income households. City ADU regulations were updated in 2020 consistent with State law. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law.

Objective:	Encourage ADU production
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Goal HE-2: Equal Housing Opportunity

Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, disability, marital status or household composition.

Program HE-2.1: Support Regional Fair Housing Efforts

The City will continue to disseminate information regarding fair housing in a variety of locations including City Hall, the City website and the library,



and refer fair housing inquiries to the Fair Housing Council of Orange County. The organization provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire.

Objective:	Fair housing activities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Program HE-2.2: Section 8 Rental Assistance

The City will continue to provide referral services and information to residents regarding the Section 8 Rental Housing Assistance Program administered by the Orange County Housing Authority.

Objective:	Provide information regarding housing assistance
Responsible Agency:	Orange County Housing Authority
Funding Source:	HUD
Implementation Schedule:	Ongoing

Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities

The City will continue to implement the Reasonable Accommodation Ordinance, which provides relief from local regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. In addition, a Zoning Ordinance amendment will be processed in 2022 to update the following regulations consistent with State law:

- Revise parking standards for emergency shelters consistent with AB 139 (2019)
- Establish standards for transitional and supportive housing consistent with State law
- Establish standards for low barrier navigation centers consistent with State law
- Revise the definition of “family”.

Objective:	Minimize regulatory constraints on housing for persons with disabilities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment in 2022; Ongoing



Program HE-2.4: Comprehensive Housing Resource Directory

The City of Placentia will continue to coordinate with the County of Orange to publicize the County’s Comprehensive Housing Resource Directory, which will be made available on the City’s website and in print form at City Hall, the library and other public buildings.

Objective:	Housing Resource Directory
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Goal HE-3: Neighborhood Preservation

Encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided; and having a sense of community identity.

Program HE-3.1: Community Based Neighborhood Rehabilitation

Encourage neighborhood rehabilitation programs that maximize community participation in the maintenance and improvement of housing in individual neighborhoods. The City will coordinate with and assist neighborhood and non-profit organizations in implementing programs such as “Neighborhood Pride Days” where the City will collect electronic waste and bulk waste from residents, promote neighborhood cleanup and beautification especially in low-income areas.

Objective:	Conserve and improve existing residential neighborhoods
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	Ongoing

Program HE-3.2: Neighborhood Identity

Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles.

Objective:	Create neighborhood identity
Responsible Agency:	Development Services
Funding Source:	Private sources
Implementation Schedule:	Ongoing



Program HE-3.3: Placentia Rehabilitation Grant Program

The City of Placentia shall continue to provide grants to rehabilitate owner-occupied, very-low-income housing units. The City shall outreach to potential applicants through the City’s website and print material.

Objective:	72 units
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	Ongoing

Program HE-3.4: Energy Conservation and Sustainable Building Practices

The City recognizes that utility costs contribute to a household’s overall expenditure for housing. The City shall promote energy and water conservation and “green building” in new and existing residential developments by providing educational materials on the City’s website and in print form at City Hall, the library and at other public buildings. Compliance with Title 24 of the California Building Code will be required of all residential construction necessitating a building permit. The City shall also refer residents to local utility providers for energy and water conservation programs through the City’s website. Finally, through participation in the HERO Program, the City shall provide information and encourage property owners to participate in the property-assessed conservation improvements as allowed by the program.

Objective:	Energy conservation/reduced utility costs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Continue to provide energy conservation educational materials to residents

Program HE-3.5: Monitoring At-Risk Units

The City shall continue to monitor units in the City with affordability covenants that will expire during the planning period. To encourage the preservation of these “at-risk” units, the City shall coordinate with the County and non-profit housing organizations to encourage the extension and/or renewal of deed restrictions or covenants.

Objective:	Encourage preservation and extension/renewal of “At Risk” units
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing coordination with the County and nonprofits



Program HE-3.6: Vacant Building Ordinance

To prevent blight and deterioration of Placentia’s residential and non-residential neighborhoods, the Municipal Code establishes owner responsibilities for the maintenance and rehabilitation of long-term vacant buildings. The ordinance requires the registration of vacant properties resulting from foreclosure, and provides for an administrative monitoring program for boarded-up and vacant buildings. To ensure compliance, the ordinance imposes fees and civil penalties; and provides for administrative review and appeal opportunities. The City will continue to implement this ordinance to prevent blight and deterioration in Placentia’s neighborhoods.

Objective:	Prevent blight and deterioration in neighborhoods
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

Goal HE-4: Housing Cooperation and Coordination

Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Program HE-4.1: Partnerships with the Housing Industry

The City of Placentia has limited resources to use for the development and maintenance of affordable housing. To maximize its funding and staff resources, the City shall seek opportunities to partner with non-profit and for-profit housing developers.

Specifically, the City shall proactive seek partnerships to develop affordable housing on identified sites within the TOD area near the Metrolink Station to meet the City’s lower-income housing needs. The City shall contribute to the partnership through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs where feasible.

Objective:	Establish partnerships with nonprofit and for-profit housing developers
Responsible Agency:	Development Services/ Neighborhood Services Division
Funding Source:	General Fund, state and federal grants
Implementation Schedule:	Ongoing



Program HE-4.2: Participation in Continuum of Care Forum

The City recognizes that homelessness is both a local and regional issue that requires a comprehensive and coordinated effort among various cities and agencies throughout the region. The City of Placentia will continue to participate in the County of Orange Continuum of Care Forum to pool resources to address homeless needs.

Objective:	Continue participation in the County of Orange Continuum of Care Forum
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing

4.2 Quantified Objectives

Activity	Quantified Objective
New Construction	
Extremely Low	616
Very Low	615
Low	680
Moderate	770
Above Moderate	1,693
Total	4,374
Rehabilitation	
Acquisition and Rehabilitation	6 (2 Extremely Low, 2 Very Low, 2 Low)
Placentia Rehabilitation Grant Program	30 Very Low/Low
Conservation	
At-Risk Units	Imperial Villas - 58 units



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Appendix A: Community Outreach

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents and other interested parties were given several opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers on the Housing Element. The following public meetings were held during the course of the update:

June 8, 2021	Planning Commission study session
August 24, 2021	Public Workshop
September 16, 2021	Public Workshop
October 12, 2021	Planning Commission study session
 	City Council study session
TBD	Planning Commission hearing
TBD	City Council hearing

Early in the update process a Housing Element webpage was established (<https://placentia.org/943/2021-2029-Housing-Element-Update>) where meeting notices, an FAQ, draft documents and other reference materials were posted. Prior to each public meeting, notices were sent directly to a list of stakeholders (Table A-1), which included organizations that represent the interests of low-income households and persons with disabilities or other special needs. Notices were posted in both English and Spanish, and an online survey was also conducted for interested stakeholders to identify housing needs and issues (Table A-2). Table A-3 summarizes common themes raised during the public meetings.

Appendix A: Community Outreach



Table A-1: Public Meeting Notification List

Kennedy Commission 17701 Cowan Ave., Suite 200 Irvine, CA 92614 cesarc@kennedycommission.org mildredp@kennedycommission.org	League of Women Voters PO Box 1065 Huntington Beach, CA 92647 hat@lwvorange coast.org	OC Association of Realtors 25552 La Paz Road Laguna Hills, CA 92653
Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Habitat for Humanity of Orange County 2200 S. Ritchey St. Santa Ana, CA 92705	Jamboree Housing Corp. 17701 Cowan Avenue Suite 200 Irvine, CA 92614
The Related Companies of California 18201 Von Karman Ave Ste 900 Irvine, CA 92612	Community Housing Resources, Inc. 17701 Cowan Avenue, Suite 200 Irvine, CA 92614	BIA/OC 17744 Sky Park Circle #170 Irvine, CA 92614
Dayle McIntosh Center 501 N. Brookhurst Street, Suite 102 Anaheim, CA 92801	OC Housing Providers 25241 Paseo de Alicia, Suite 120 Laguna Hills, CA 92653	Regional Center of Orange County P.O. Box 22010 Santa Ana, CA 92702-2010
OC Business Council 2 Park Plaza, Suite 100 Irvine, CA 92614	OC Housing Trust 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805	Neighborhood Housing Services of Orange County 198 W. Lincoln Ave., 2nd Floor Anaheim, CA 92805
Mercy Housing 480 S Batavia St Orange, CA 92868	OC Housing & Community Development 1501 E. St Andrew Place, First Floor Santa Ana, CA 92705	Orange County Housing Authority 1501 E St Andrew Pl Santa Ana, CA 92705
Fair Housing Council of Orange County 2021 E. 4th Street, Suite 122 Santa Ana, CA 92705	City of Anaheim Community Development Director 200 S. Anaheim Blvd. Anaheim, CA 92805	City of Brea Community Development Director 1 Civic Center Circle Brea, CA 92821
City of Yorba Linda Community Development Director 4845 Casa Loma Avenue Yorba Linda, CA 92885	City of Fullerton Community Development Director 303 W. Commonwealth Ave. Fullerton, CA 92832	Placentia-Yorba Linda USD 1301 E. Orangethorpe Ave. Placentia, California, 92870

Appendix A: Community Outreach



Mercy House
P.O. Box 1905
Santa Ana, CA 92702

Orange County Water District
P.O. Box 8300
Fountain Valley, CA 92728-8300

Orange County Sanitation District
10844 Ellis Avenue
Fountain Valley, CA 92708

Pathways of Hope
1231 E Chapman Ave
Fullerton, CA 92831

OC Partnership
1505 17th St.
Santa Ana, CA 92705



CITY OF PLACENTIA 2021-2029 Housing Element Update Community Workshop

The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia’s housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Tuesday, August 24th at 6:00 pm

IN-PERSON: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



¡La Ciudad de Placentia está comenzando el proceso de actualización del Elemento Vivienda 2021-2029!

Por favor, únase a nosotros en persona o virtualmente para aprender sobre lo que sucede cuando la Ciudad actualiza su Elemento de Vivienda, por qué se requiere que la Ciudad lo haga y qué oportunidades tienen los miembros de la comunidad para dar su opinión. Su participación es importante para ayudar a planificar el futuro de la vivienda de Placentia.

La reunión de la comunidad se centrará en:

- Necesidades y servicios de vivienda dentro de Placentia
- Oportunidades para proporcionar vivienda en todos los niveles de ingresos en la comunidad
- Identificación de limitaciones para la construcción y el acceso a la vivienda

CUÁNDO: Martes 24 de agosto a las 6:00 pm

EN PERSONA: Whitten Community Center
900 S. Melrose Street
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



The City of Placentia is beginning the process of updating the 2021-2029 Housing Element!

Please join us in-person or virtually to learn about what happens when the City updates its Housing Element, why the City is required to do so, and what opportunities community members have to give feedback. Your participation is important to help plan for Placentia’s housing future.

The community meeting will focus on:

- Housing needs and services within Placentia
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing

WHEN: Thursday, September 16th at 6:00 pm

IN-PERSON: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



For questions, please contact City Staff at DSD@placentia.org or (714) 993-8124
www.placentia.org/housingelement



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La reunión de la comunidad se centrará en:

- Necesidades y servicios de vivienda dentro de Placentia
- Oportunidades para proporcionar vivienda en todos los niveles de ingresos en la comunidad
- Identificación de limitaciones para la construcción y el acceso a la vivienda

CUÁNDO: Jueves 16 de septiembre a las 6:00 pm

EN PERSONA: Senior Center/Powell Building
143 S. Bradford Avenue
Placentia, CA 92870

VIRTUAL: Zoom Link: tinyurl.com/placentiahousing



Si tiene preguntas, comuníquese con el personal de la ciudad al DSD@placentia.org o al (714) 993-8124
www.placentia.org/housingelement



Table A-2: Housing Element Comments

Comment	Response

Table A-3: Online Survey Results

Comment	Response



Appendix B: Residential Land Inventory

California Housing Element law mandates that each city show it has adequate sites available through appropriate zoning and development standards to accommodate a range of housing types and income levels. This appendix evaluates potential sites for additional housing development to accommodate the City’s assigned need in the Regional Housing Needs Assessment (RHNA).

Methodology for the Sites Inventory Analysis

The residential sites inventory is comprised of four components: 1) approved projects; 2) vacant sites; 3) underutilized (non-vacant) sites with potential for additional residential development or redevelopment; and potential accessory dwelling units (ADUs).

Based on the “default density” provisions of State law, vacant or underutilized sites of at least one-half acre that allow a density of at least 30 units/acre are considered suitable for housing in all income categories. Sites smaller than one-half acre and sites allowing multi-family or mixes-use at a density less than 30 units/acre are considered suitable for moderate- or above-moderate-income housing, while sites zoned for single-family-detached homes are assigned to the above-moderate category. For approved projects (Table B-2) income levels are based upon the actual sales prices or rents.

Potential sites for residential development during the 2021-2029 planning period are summarized in Table B-1. As shown in this table, based on current zoning the capacity is not sufficient to fully accommodate the City’s RHNA allocation in all income categories. Analysis supporting this finding is provided in the discussion below and in Tables B-2 through B-4.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate
Approved Projects (Table B-2)	-	187	-	778
Vacant Sites (Table B-3)	-	-	496	69
Underutilized Sites (Table B-4)	786	469	257	384
ADUs	14	24	17	1
Total Capacity	800	680	770	1,232
RHNA	1,231	680	770	1,693
Surplus (Shortfall)	(431)	-	-	(461)

Source: City of Placentia, 2021

Approved Projects

Table B-2 summarizes residential developments that have received some form of approval and will become available during the planning period. Three projects have been approved in the TOD district at densities ranging from 73 to 89 units/acre. One of these is a 100% low-income deed-restricted housing development (USA Properties, Figure B-1). These projects demonstrate that high-density residential and mixed-use development is highly marketable in this area. All of the projects were built on underutilized sites formerly occupied by industrial and warehouse uses.



Table B-2: Approved Projects

Project/ Address	Product Type	Density (units/ac)	Units by Income Category	Status/Notes
The Herald 110-132 E. Crowther Ave.	6-story multi-family	72.9	215 (market-rate)	TOD district; redevelopment of industrial/warehouse; 95 du/ac max allowed (77%)
505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Place, 409 Evelyn Place	5-story mixed use	82.9	418 (market-rate)	TOD district; redevelopment of industrial/warehouse; 95 du/ac max allowed (87%)
USA Properties 207-209 W. Crowther Ave.	6-story mixed use	88.7	189 (187 deed-restricted lower-income)	TOD district; redevelopment of former packing house; 95 du/ac max allowed (93%)
Orangethorpe/Van Buren 455 S. Van Buren	Townhouse		139 4 market-rate	
Totals			187 low 778 above-mod	

Figure B-1: TOD Affordable Mixed-Use Project (207-209 W. Crowther Ave)



Vacant Sites

Like many older communities in the Southern California metropolitan area, Placentia has minimal vacant land suitable for residential development. The majority of vacant land is within Specific Plan 7, bounded by Buena Vista Avenue to the north, Rose Drive to the west, Orangethorpe Avenue along the south, and the Van Buren Street to the east. Many of the vacant parcels are contiguous land areas too small to allow for construction. However, through lot consolidation these parcels have the potential to provide opportunities for new housing construction. Table B-3 shows vacant sites that are suitable for residential development. Based on the densities permitted in these areas, future units would be affordable to moderate- and above-moderate-income households.

Underutilized Sites

Underutilized sites with potential for additional residential development or redevelopment are listed in Table B-4. The most significant opportunities for additional housing development are within the TOD and Old Town areas.



Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and Placentia has seen an increase in ADU development interest recently.

Over the past few years interest in ADUs has increased, and during 2018-2020 the City has approved 21 ADU permits. At that rate, it is estimated that approximately 56 additional ADUs will be approved during the 2021-2029 planning period. Based on recent analysis conducted by SCAG⁴ over two-thirds of future ADUs are expected to be affordable to lower-income households.

⁴ SCAG, [Regional Accessory Dwelling Unit Affordability Analysis, 2020](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)
(https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

Appendix B: Residential Land Inventory



Table B-3: Vacant Sites

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
336-520-26	Natchez Ave/Erie St	0.22	Medium Density	PUD	15		3		3	Vacant
337-241-63	N. Placentia Ave/W. Palm	0.14	Medium Density	R-1	15		2		2	Vacant
339-361-05	209 S. Walnut	0.07	Medium Density	R-2	15		1		1	Vacant
339-392-20	S. Walnut Ave/Baker St	0.15	Medium Density	R-2	15		2		2	Vacant
339-392-21	S. Walnut Ave/Baker St	0.10	Medium Density	R-2	15		1		1	Vacant
341-122-83	Higland/ Orchard	1.13	Medium Density	PUD	15		17		17	Vacant
341-122-89	Orangethorpe/Richfield	1.45	Medium Density	PUD	15		21		21	Vacant
341-352-10	Orchard/Van Buren	0.23	Medium Density	SP-7	15		3		3	Vacant
341-362-01	Willow St./Van Buren	0.08	Medium Density	SP-7	15		1		1	Vacant
341-362-02	Willow St./Van Buren	0.69	Medium Density	SP-7	15		10		10	Vacant
341-374-01	Cherry St./Van Buren	0.26	Medium Density	R-G	15		3		3	Vacant
341-375-01	Cherry St./Depot St.	0.30	Medium Density	R-G	15		4		4	Vacant
341-375-02	Cherry St./Van Buren	0.22	Medium Density	R-G	15		3		3	Vacant
341-481-28	Alta Vista/Van Buren	1.00	Medium Density	SP-7	15		15		15	Vacant
343-712-47	Orchard/S. Caliente Way	0.05	Medium Density	PUD	15		1		1	Vacant
343-712-48	Orchard/S. Caliente Way	0.13	Medium Density	PUD	15		1		1	Vacant
343-712-49	Orchard/S. Caliente Way	0.03	Medium Density	PUD	15		1		1	Vacant
343-712-69	Orchard/Richfield	0.04	Medium Density	PUD	15		1		1	Vacant
343-682-24	164 Los Alamitos Cir.	0.11	Medium Density	PUD	15		1		1	Vacant
343-712-03	Orchard/Richfield	0.42	Medium Density	PUD	15		6		6	Vacant
340-461-13	700 De Jesus Dr.	0.22	Low Density	PUD	6			1	1	Vacant
340-511-66	Powell/Ekenrode	0.26	Low Density	RPC	6			1	1	Vacant
341-022-10	Vina Del Mar/Puerto Natales	0.47	Low Density	R-1	6			2	2	Vacant
341-042-39	Bryce Cir./Carlsbad St.	0.37	Low Density	R-1	6			2	2	Vacant
341-042-43	Vina del Mar/Jefferson St	0.38	Low Density	R-1	6			2	2	Vacant
341-081-34	Olympic Ave	0.22	Low Density	R-1	6			1	1	Vacant
341-081-36	Yellowstone Ave.	0.34	Low Density	R-1	6			2	2	Vacant
341-082-02	Yellowstone Ave.	0.55	Low Density	R-1	6			3	3	Vacant

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
341-093-02	1150 Mammoth Circle	0.23	Low Density	R-1	6			1	1	Vacant
341-093-03	1150 Mammoth Circle	0.24	Low Density	R-1	6			1	1	Vacant
341-201-35	1255 Vina Del Mar	0.49	Low Density	R-1	6			2	2	Vacant
341-343-10	Orangethorpe/Jefferson	0.18	Low Density	SP-7	6			1	1	Vacant
341-352-15	Cherry/Van Buren	0.17	Low Density	SP-7	6			1	1	Vacant
341-354-01	17272 Cherry	0.18	Low Density	SP-7	6			1	1	Vacant
341-354-02	17262 Cherry	0.26	Low Density	SP-7	6			1	1	Vacant
341-361-01	N. Van Buren/Orchard	0.96	Low Density	PUD	6			5	5	Vacant
341-361-02	N. Van Buren/Orchard	0.40	Low Density	SP-7	6			2	2	Vacant
341-421-33	502 Gerhold Lane	0.41	Low Density	SP-7	6			2	2	Vacant
341-431-01	1451 Howard Pl	0.44	Low Density	SP-7	6			2	2	Vacant
341-433-23	406 Nevin Lane	0.48	Low Density	SP-7	6			2	2	Vacant
346-171-01	560 S Van Buren	0.65	Low Density	R-1	6			3	3	Vacant
346-172-24	17000 L Paloma	0.26	Low Density	R-1	6			1	1	Vacant
346-173-01	17000 La Paloma	0.20	Low Density	R-1	6			1	1	Vacant
340-401-28	554 Vanderbilt Drive	0.16	Low Density	R-1	6			1	1	Vacant
340-401-29	548 Vanderbilt Drive	0.17	Low Density	R-1	6			1	1	Vacant
340-462-13	519 Langer Drive	0.13	Low Density	PUD	6			1	1	Vacant
340-462-14	525 Langer Drive	0.11	Low Density	PUD	6			1	1	Vacant
340-462-15	531 Langer Drive	0.12	Low Density	PUD	6			1	1	Vacant
340-462-16	Lyons Way/Langer Drive	1.21	Low Density	PUD	6			7	7	Vacant
341-365-02	6200 Van Buren	0.14	Low Density	SP-7	6			1	1	Vacant
341-365-03	6200 Van Buren	0.15	Low Density	SP-7	6			1	1	Vacant
346-013-02	Vincente/Maria Ave	0.12	Low Density	R-1	6			1	1	Vacant
346-013-03	Vincente/Maria Ave	0.13	Low Density	R-1	6			1	1	Vacant
346-172-26	La Paloma/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-172-27	La Paloma/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-181-02	17342 Atwood Ave	0.06	Low Density	R-1	6			1	1	Vacant
346-181-11	Atwood/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
346-181-12	Atoowd/Van Buren	0.19	Low Density	R-1	6			1	1	Vacant
346-181-13	Atwood/Van Buren	0.09	Low Density	R-1	6			1	1	Vacant
346-181-14	Atwood/Van Buren	0.14	Low Density	R-1	6			1	1	vacant
346-181-16	Atwood/Lincoln	0.10	Low Density	R-1	6			1	1	Vacant
346-181-17	Atwood/Lincoln	0.10	Low Density	R-1	6			1	1	Vacant
346-181-18	Atwood/Lincoln	0.09	Low Density	R-1	6			1	1	Vacant
346-181-19	Atwood/Lincoln	0.09	Low Density	R-1	6			1	1	Vacant
346-181-21	17431 Oak St	0.09	Low Density	R-1	6			1	1	Vacant
339-401-03	417 W. Crowther	0.09	TOD	TOD	95	8			8	Vacant
339-401-05	adjacent to 413 W. Crowther	0.01	TOD	TOD	95	1		1	1	Vacant
339-394-07	100 W SANTA FE AVE	0.07	OT	OT	29		2		2	Parking Lot
339-394-06	110 W SANTA FE AVE	0.05	OT	OT	29		1		1	Parking Lot
339-392-14	307 BAKER ST	0.24	OT	OT	65		15		15	Vacant
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29		2		2	
339-061-07	234 S BRADFORD AVE	0.17	OT	OT	29		4		4	Parking Lot
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29		4		4	
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35		10		10	
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29		9		9	
339-365-27	Same parcel as above	0.34	OT	OT			1		1	
339-365-15	235 S BRADFORD AVE	0.09	OT	OT	29		2		2	Parking Lot
339-392-19	323 BAKER ST	0.15	OT	OT	65		9		9	Vacant
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29		1		1	
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29		2		2	
339-365-09	234 S MAIN ST	0.09	OT	OT	29		2		2	
339-393-01	230 W SANTA FE AVE	0.13	OT	OT	29		3		3	Vacant
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29		1		1	
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	
339-052-29	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	
339-355-17	121 S BRADFORD AVE	0.15	OT	OT	35		5		5	Parking Lot
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35		1		1	

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Total Units	Existing Use
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35		2		2	
339-363-12	333 W SANTA FE AVE	0.06	OT	OT	35		2		2	Parking Lot
339-363-13	329 W SANTA FE AVE	0.06	OT	OT	35		2		2	Parking Lot
346-331-32	1958 E. Veterans Way	0.81	HDR	R-3	25		20		20	Vacant
346-331-27	2006 E. Lakeview Loop	0.38	HDR	R-3	25		9		9	Vacant
346-331-29	2018 E. Lakeview Loop	0.39	HDR	R-3	25		9		9	Vacant
346-331-02	601 S. Lakeview Ave.	4.55	HDR	R-3	25		113		113	Vacant
346-331-30	613 S. Lakeview Ave.	0.45	HDR	R-3	25		11		11	Vacant
346-331-11	625 S. Lakeview Ave.	0.53	HDR	R-3	25		13		13	Vacant
346-331-03	Lakeview Loop/Veterans Way	0.13	HDR	R-3	25		3		3	Vacant
346-164-23	503 S. Van Buren St.	0.21	HDR	R-3	25		5		5	Vacant
346-162-02	Orangethorpe/Jefferson	4.55	HDR	R-3	25		113		113	Vacant
346-162-01	Orangethorpe/Jefferson	0.47	HDR	R-3	25		11		11	Vacant
						0	496	69	573	

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Table B-4: Underutilized Sites

APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-364-18	229 S. Main St	0.13	Medium Density	R-2	15		2		2	Duplex - 2 units
343-691-06	Orchard/Highland	4.13	Medium Density	R-G	15		46		46	16 Units
346-181-21	17431 Oak St	0.09	Low Density	R-1	6			0	0	Residential, SF Home
339-401-16	Crowther/Melrose	3.24	TOD	TOD	95	307			307	Packing House
339-401-01	425 W. Crowther	0.06	TOD	TOD	95		4		4	Residential, Single Family Home
339-401-02	421 W. Crowther	0.11	TOD	TOD	95		9		9	Residential, Single Family Home
339-401-06	415 Goetz Place	0.14	TOD	TOD	95		12		12	Residential, Single Family Home
339-401-07	411 Goetz Place	0.06	TOD	TOD	95		4		4	Residential, Single Family Home
339-401-10	408 Goetz Place	0.13	TOD	TOD	95		9		9	Residential, 3 units
339-401-13	409 W. Crowther	0.09	TOD	TOD	95		7		7	Residential, Single Family Home
339-063-01	101 E. Crowther	0.60	TOD	TOD	95	56			56	Parking Lot
339-063-02	125 E. Crowther	0.25	TOD	TOD	95		23		23	Parking Lot
339-402-15	Crowther	0.10	TOD	TOD	95		9		9	Parking Lot
339-401-14	405 W. Crowther	0.10	TOD	TOD	95		8		8	Residential, Single Family Home
339-401-11	417 Evelyn Place	0.13	TOD	TOD	95		0		0	parking lot utilized by surrounding residential
339-401-12	adjacent to 417 Evelyn Place	0.13	TOD	TOD	95		0		0	parking lot utilized by surrounding residential

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-401-04	Crowther/Goetz	0.08	TOD	TOD	95		-1		-1	SF home
339-431-01	551 W. Crowther	1.35	TOD	TOD	95	128			128	Tyler Lighting - Industrial building
339-402-04	Crowther/Pedestrian Bridge		TOD	TOD	95				0	Golden State Water Well
339-091-20	190 W. Crowther	5.91	TOD	TOD	95	561			561	Industrial Building
339-401-15	Crowther/Evelyn	0.13	TOD	TOD	95		12		12	
339-394-05	116 W SANTA FE AVE #B	0.05	OT	OT	29		1		1	Office
339-394-04	118 W SANTA FE AVE #A13	0.06	OT	OT	29		1		1	Restaurant
339-394-03	126 W SANTA FE AVE	0.14	OT	OT	29		4		4	Retail
339-365-26	101 W SANTA FE AVE	0.11	OT	OT	29		3		3	Restaurant
339-364-10	233 W SANTA FE AVE	0.14	OT	OT	29		3		3	Glass Repair Shop
339-365-08	232 S MAIN ST	0.13	OT	OT	29		3		3	Residential, Multi-family
339-365-17	225 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-061-05	220 S BRADFORD AVE	0.26	OT	OT	29		7		7	Restaurant
339-362-05	233 S WALNUT AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-21	209 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-061-02	206 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-394-02	128 W SANTA FE AVE	0.17	OT	OT	29		5		5	Existing Use, Commercial

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use, Commercial
339-365-25	109 W SANTA FE AVE	0.17	OT	OT	29		5		5	Existing Use, Commercial
339-365-03	210 S MAIN ST	0.15	OT	OT	29		4		4	Residential, Multi-family
339-061-01	204 S BRADFORD AVE	0.14	OT	OT	29		3		3	Residential, Condo
339-365-22	205 S BRADFORD AVE	0.15	OT	OT	29		4		4	Residential, Multi-family
339-365-07	226 S MAIN ST	0.15	OT	OT	29		4		4	Residential, Multi-family
339-365-18	219 1/2 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use, SF Home
339-355-12	131 W CENTER ST	0.05	OT	OT	35		0		0	Residential, Single Family Home
339-355-11	144 S MAIN ST	0.10	OT	OT	35		2		2	Residential, Single Family Home
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35		10		10	Existing Use, SF Home
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29		9		9	Existing Use, Commercial
339-365-27	Same parcel as above	0.34	OT	OT	29		9		9	Existing Use, Commercial
339-061-06	228 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use- American Legion
339-365-06	224 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-355-10	140 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-14	137 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use- Commercial
339-052-27	132 S BRADFORD AVE	0.31	OT	OT	35		10		10	Existing Use- Commercial

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-365-19	217 S BRADFORD AVE	0.12	OT	OT	29		3		3	Existing Use- Commercial
339-061-04	214 S BRADFORD AVE	0.28	OT	OT	29		8		8	Existing Use- Commercial
339-365-05	218 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-02	206 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-365-23	201 S BRADFORD AVE	0.12	OT	OT	29		3		3	Existing Use- Restaurant
339-365-01	202 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-052-26	144 S BRADFORD AVE	0.31	OT	OT	35		10		10	Existing Use- Commercial
339-392-13	313 S MELROSE ST	0.06	OT	OT	65		2		2	Residential, Single Family Home
339-392-16	311 BAKER ST	0.15	OT	OT	65		8		8	Residential, Single Family Home
339-391-15	312 BAKER ST	0.27	OT	OT	65		16		16	Residential, Single Family Home
339-391-14	314 BAKER ST	0.14	OT	OT	65		8		8	Residential, Single Family Home
339-391-13	320 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-393-08	202 W SANTA FE AVE	0.13	OT	OT	29		3		3	Existing Use- Commercial
339-393-07	214 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use- Restaurant
339-392-17	315 BAKER ST	0.15	OT	OT	65		8		8	Residential, Single Family Home
339-393-06	216 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use- Commercial
339-393-05	220 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use- Commercial

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-392-18	319 BAKER ST	0.15	OT	OT	65		8		8	Residential, Single Family Home
339-393-04	222 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use- Commercial
339-393-03	224 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use- Commercial
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29		1		1	Existing Use, Commercial
339-364-16	203 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use, Commercial
339-364-15	209 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use- Commercial
339-364-14	211 W SANTA FE AVE	0.05	OT	OT	29		0		0	Residential, Single Family Home
339-364-13	215 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use- Commercial
339-365-09	234 S MAIN ST	0.09	OT	OT	29		2		2	Existing Use, SF Home
339-391-12	322 BAKER ST	0.16	OT	OT	65		10		10	Residential, Multi-family
339-391-11	326 BAKER ST	0.16	OT	OT	65		10		10	Residential, Multi-family
339-391-10	332 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-391-09	334 BAKER ST	0.16	OT	OT	65		9		9	Residential, Single Family Home
339-061-08	238 S BRADFORD AVE	0.18	OT	OT	29		5		5	Existing Use- Commercial
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29		1		1	Existing Use, Commercial
339-365-16	229 S BRADFORD AVE	0.13	OT	OT	29		2		2	Residential, Single Family Home
339-364-11	229 W SANTA FE AVE	0.09	OT	OT	29		2		2	Existing Use- Commercial

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APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-362-06	239 S WALNUT AVE	0.18	OT	OT	35		5		5	Residential, Single Family Home
339-365-20	211 S BRADFORD AVE	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-061-03	200 S BRADFORD AVE	0.15	OT	OT	29		4		4	Existing Use- Commercial
339-365-04	216 S MAIN ST	0.15	OT	OT	29		3		3	Residential, Single Family Home
339-355-09	134 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-15	131 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use- Commercial
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	Existing Use, Residential
339-052-29	120 S BRADFORD AVE	0.20	OT	OT	35		6		6	Existing Use, Residential
339-355-08	132 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-16	125 S BRADFORD AVE	0.15	OT	OT	35		5		5	Existing Use- Commercial
339-355-07	126 S MAIN ST #A	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-052-24	110 S BRADFORD AVE	0.22	OT	OT	35		7		7	Existing Use- Commercial
339-355-06	122 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-18	117 S BRADFORD AVE	0.12	OT	OT	35		4		4	Existing Use- Commercial
339-355-05	118 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-19	113 S BRADFORD AVE	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-04	114 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home

Appendix B: Residential Land Inventory



APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-052-21	102 S BRADFORD AVE	1.81	OT	OT	55	99			99	Existing Use- Church
339-355-03	110 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-20	100 W CHAPMAN AVE	0.32	OT	OT	35		11		11	Existing Use- Commercial
339-355-02	106 S MAIN ST	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-355-22	CHAPMAN/MAIN	0.13	OT	OT	35		4		4	Placentia Water Tower
339-392-02	350 W SANTA FE AVE	0.14	OT	OT	35		3		3	Residential, Single Family Home
339-392-01	352 W SANTA FE AVE	0.14	OT	OT	35		3		3	Residential, Single Family Home
339-392-22	320 S WALNUT AVE	0.10	OT	OT	65		6		6	Existing Use- Commercial
339-392-12	305 S MELROSE ST	0.11	OT	OT	35		4		4	Existing Use- Commercial
339-392-04	338 W SANTA FE AVE	0.06	OT	OT	35		2		2	Residential, Multi-family
339-392-06	334 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-07	330 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use- Commercial
339-392-09	322 W SANTA FE AVE	0.11	OT	OT	35		4		4	Existing Use- Commercial
339-392-08	326 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use- Commercial
339-392-03	340 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-05	336 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35		1		1	Existing Use, Residential

Appendix B: Residential Land Inventory



APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35		2		2	Existing Use, Residential
339-363-09	232 S WALNUT AVE	0.15	OT	OT	35		4		4	Residential, Single Family Home
339-363-10	349 W SANTA FE AVE	0.15	OT	OT	35		5		5	Residential, Multi-family
339-363-19	301 W SANTA FE AVE	0.06	OT	OT	35		2		2	Existing Use- Commercial
339-363-11	341 W SANTA FE AVE	0.17	OT	OT	35		5		5	Residential, Single Family Home
339-363-29	325 W SANTA FE AVE	0.11	OT	OT	35		3		3	Residential, Single Family Home
339-363-16	317 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-363-17	315 W SANTA FE AVE	0.06	OT	OT	35		1		1	Residential, Single Family Home
339-363-18	307 W SANTA FE AVE	0.11	OT	OT	35		4		4	Residential, Multi-family
339-391-16	400 BAKER ST	1.61	OT	OT	65	104			104	Residential, Apartment
339-391-16	400 BAKER ST	0.16	OT	OT	65		10		10	Residential, Apartment
339-391-06	321 S WALNUT AVE	0.14	OT	OT	65		8		8	Residential, Multi-family
339-391-01	412 W SANTA FE AVE	0.13	OT	OT	35		3		3	Residential, Single Family Home
339-391-02	307 S WALNUT AVE	0.13	OT	OT	35		3		3	Residential, Single Family Home
339-391-03	311 S WALNUT AVE	0.13	OT	OT	35		4		4	Residential, Multi-family
339-391-04	315 S WALNUT AVE	0.13	OT	OT	65		7		7	Residential, Single Family Home
339-391-05	319 S WALNUT AVE	0.14	OT	OT	65		8		8	Residential, Single Family Home

Appendix B: Residential Land Inventory



APN	Street Address	Acres	General Plan	Zoning	Allowable Density (du/ac)	Lower	Mod	Above Mod	Net	Existing Use
346-331-07	1952 E. Veterans Way	0.78	HDR	R-3	25		19		19	industrial
346-164-24	513 S. Van Buren St.	0.17	HDR	R-3	25		3		3	house
				Underutilized		1,255	641	0	1,896	



Figure B-2: TOD Area





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Appendix C: Review of Housing Element Performance

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the City's 2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the City's progress in implementation.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Appendix C: Review of Housing Element Performance



Name of Program	Objective	Timeframe	Status of Program Implementation
HE-1.1: Manufactured Housing and Mobile Homes	Use of Manufactured Housing	Zoning Code amendment by June 2014	Ongoing.
HE-1.2: Locate Housing Near Transportation, Employment and Services	Encourage new housing in proximity to transportation, employment and services	Ongoing	Ongoing. This remains a high priority of the City as the construction of the Placentia Metrolink Station is scheduled to start late 2019. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station.
HE-1.3: Pursue County, State and Federal Funds	Increase use of County, State and Federal funds	Monitor funding opportunities on an annual basis and apply for funding as opportunities arise	Ongoing. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit oriented development. The City successfully applied for and received SB2 and LEAP Grant funding.
HE-1.4: Emergency Shelters and Transitional and Supportive Housing	Continue to encourage the provision of emergency shelters, transitional and supportive housing	Ongoing	PMC Ch. 23.47 amended to permit emergency shelters in the M Zone. The City of Placentia purchased a property at 731 S. Melrose Street, Placentia, and constructed a 100-bed homeless shelter, which opened in March 2020.

Appendix C: Review of Housing Element Performance



HE-1.5: Infrastructure Program	Reduce constraints associated with infrastructure	Annual review, revisions as appropriate	Ongoing. The City annually reviews development costs and opportunities for removing constraints due to the high cost of infrastructure improvements. The City is near built-out with infrastructure mostly in place. Infrastructure near proposed Metrolink Station is a strong candidate for competitive grant funding. The City is continually reviewing grant funding opportunities for housing developments and is actively pursuing County and State funds, including transportation circulation grants provided by the State Department of Transportation and SCAG. In partnership with SCAG, the City Council recently approved formation of an EIFD in the Old Town Zoning District that will result in \$8.2 million in funding for infrastructure related to transit-oriented development.
HE-1.6: Development Processing System Review	Minimize development review/processing time	Ongoing, Annual Review	Completed/Ongoing. The City annually reviews its development processing procedures and has adopted several streamlined procedures in the last three years. Ordinance No. 0-2017-05 adopted by City Council in July 2017 codifies Old Town Development Standards including a sub-area allowing high density housing by right without a public hearing, reducing development processing timeframes, allowing housing at a density up to 65 dwelling units per acre.
HE-1.7: Vacant and Underutilized Land Inventory	Inventory of vacant and underutilized land	Annual update of inventory	Ongoing. The City provides the inventory of vacant and underutilized land upon request by developers, including affordable housing developers and routinely discusses these parcels with developers. The City has budgeted consulting services with an private economic development firm to assist with identifying up-to-date inventory of vacant and underutilized land. The City is in the process of selling these vacant lands to qualified developers. The City keeps a list of vacant and under-utilized sites that are owned by the City and/or City-related agency.

Appendix C: Review of Housing Element Performance



HE-1.8: Adequate Sites for Housing Development	Rezone a minimum of 8 acres to permit residential development at a density of 30 du/ac (or an amount of land needed to accommodate at least 231 units at an alternate density of more than 30 units/acre).	Prior to October 2014	Completed. Ordinance No. O-2017-05 adopted by the City Council in July 2017 codifies the Old Town District Development Standards which includes a sub-area allowing high-density residential housing by right without a discretionary review nor public hearing, at a density up to 65 dwelling units per acre for an area exceeding 1.27 acres. The maximum density for this sub-area is up to 65 dwelling units/acre. In addition, TOD Zone was also adopted in 2017 at densities of 65-95 du/ac).
HE-1.9: Monitoring of Constructed Units Based on Income Level	Tracking performance by income level	Ongoing	Ongoing. Forms have been developed to gain the information at the time a building permit is issued.
HE-1.10: Encourage Development of Housing for Extremely Low-Income Households	67 ELI Units by 2021	Annual consultation with affordable housing developers, or as development opportunities arise	Completed. The completion and occupancy of 49 very low income units in 2020 (the Veteran's Village development) contributes to achieving this goal. The City is reviewing other incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities. The elimination of redevelopment set aside funds severely restricts this effort. (John, also see attached 189 unit USA Properties staff report. Some of those units may be extremely low).
HE-1.11: Amend the Density Bonus Ordinance	Review and Revise Density Bonus Ordinance	2/1/2014	Completed. The City's density bonus ordinance was reviewed and the City will follow changes in State law relating to such bonuses. (John see PMC CH. 23.23, adopted in 2002. Not sure if it is consistent with State law).
HE-1.12: Development of Senior Housing	Senior Housing Development	Ongoing	Ongoing. The City provides incentives and density bonuses for senior housing development. On December 1, 2020, City Council approved entitlements for a 64 unit affordable senior housing development at 1314 N. Angelina Drive. (see attached staff report)

Appendix C: Review of Housing Element Performance



HE-1.13: Development of Housing for Larger Families	Housing Units with larger bedroom counts	Ongoing	Ongoing. The City has not implemented an incentive program. The elimination of redevelopment funds severely restricts this effort. The City is reviewing incentive programs to implement. The City has increased its contacts with non-profit developers regarding affordable housing opportunities.
HE-1.14: Housing for Persons with Special Needs	Housing Units for households with special needs	Ongoing	Completed/Ongoing. The City has not implemented an incentive program at this time, however the issuance of permits for 49 very low income units in 2018 (the Veteran's Village development) contributes to this as qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential parcels for additional special needs housing.
HE-1.15: Transit-Oriented Development	Encourage Transit-Oriented Development	Ongoing	Completed and ongoing. The City Council approved and adopted the Transit Oriented Development (TOD) Packing House District near the future Metrolink Station on April 18, 2017 which allows densities up to 95 du/acre. To date, 633 units have been entitled in the TOD District. On July 18, 2017, the Old Town Zoning District was adopted (Ordinance No. O-2017-05) by City Council and the Development Standards include a sub-area allowing high density housing by right without a public hearing, at a density up to 65 dwelling units per acre. Both the TOD and Old Town Zoning Districts are immediately adjacent to the Placentia Metrolink Station and allow Transit Oriented Development. The City continues to work with developers on Transit Oriented Development opportunities connected with the forthcoming Placentia Metrolink Station. Incentives include the utilization of City owned property as well as reduced parking requirements and densities up to

Appendix C: Review of Housing Element Performance



			95 dwelling units per acre for the TOD Zone and up to 65 dwelling units per acre for the Old Town Zone, both of which surround the proposed facility.
HE-1.16: Single-Room Occupancy Units (SROs)	Facilitate development of SROs	Ongoing	Completed. On May 7, 2016 the City Council approved Ordinance No. 0-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures thereto. (John, see PMC CH. 23.24)
HE-1.17: Review and Revise Residential Parking Requirements	Adopt appropriate parking requirements for new TOD and mixed-use development; Review existing multi-family parking standards and revise as necessary	2014	Partially completed. The City will review and propose amendments to its city-wide residential parking requirements during the forthcoming General Plan and Zoning Code updates. The City has already adopted significantly reduced parking requirements for the newly adopted Transit Oriented Development (TOD) Zone and Old Town District Zone, both of which were adopted in 2017.
HE-1.18: Encourage and Facilitate Lot Consolidation	Encourage and Facilitate Lot Consolidation	Zone Code amendment in 2014	Completed and Ongoing. The City will address potential regulatory incentives through the General Plan, Zoning Code, and newly adopted Transit Oriented Development (TOD) Zone and Old Town Zone, both of which were adopted in 2017 and both of which encourage lot consolidation. To date, 633 units have been entitled in the TOD District. One development consists of two lots being consolidated to accommodate the new TOD development and the other consists of seven lots consolidated to accommodate the new TOD development.
HE-2.1: Support of Regional Fair Housing Efforts	Fair Housing Activities	Ongoing	Ongoing. The City continues to support the Fair Housing Council of Orange County and to refer members of our community to the Council for counseling, mediation and low-cost advocacy for housing related needs.

Appendix C: Review of Housing Element Performance



HE-2.2: Section 8 Rental Assistance	Provide information regarding housing assistance	Ongoing	Ongoing. The City continues to partner with the Orange County Housing Authority to receive vouchers for Placentia residents.
HE-2.3: Reasonable Accommodation Procedures	Provide reasonable accommodation in housing regulations for persons with disabilities	Ongoing	On May 7, 2016 the City Council approved Ordinance No. O-2013-08 to amend Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Emergency Shelters, Supportive and Transitional Housing Facilities, Single Room Occupancies and Provisions for Reasonable Accommodations for Persons with Disabilities, including Standards and Procedures Therefore.
HE-2.4: Comprehensive Housing Resource Directory	Housing Resource Directory	Ongoing	The City does not have the resources to develop its own directory but works with the Orange County Community Resources Department to provide information and direct residents to their online housing resource area for information.
HE 2.5: Zoning Regulations	Revise the Municipal Code definition of family consistent with current law	March 2014	In process - not yet completed.
HE-3.1: Community Based Neighborhood Rehabilitation	Conserve and Improve existing residential neighborhoods	Ongoing	Ongoing. The City created a Neighborhood Services Division in order to foster increased neighborhood services to include the coordination of CDBG funded rehabilitation. This Office is responsible for the rehabilitation program and is working with specific neighborhoods on community-centered programs.
HE-3.2: Neighborhood Identity	Creation of Neighborhood Identity	Ongoing	Ongoing. Through the City's Neighborhood Services Division, the City continues to work with neighborhoods to foster their sense of identification.
HE-3.3: Placentia Rehabilitation Grant Program	72 units provided rehabilitation grants	Ongoing	Ongoing/Completed. The City is very successful in implementing the CDBG rehabilitation program. The City is on track to exceed the identified number of units rehabilitated.

Appendix C: Review of Housing Element Performance



HE-3.4: Energy Conservation and Sustainable Building Practices	Energy conservation/reduced utility costs	Continue to provide energy conservation educational materials to residents	The City has utilized federal Energy Efficiency & Conservation Block Grants to provide material and energy efficient products to residents in order to promote energy efficiency. Additionally, on December 6, 2016, the City Council adopted Ordinance No. O-2016-07 adopting the new 2016 California Building Codes, including the latest Green Building Code and the City Council has authorized incentivizing increased compliance with Title 24 through building permit fee reduction.
HE-3.5: Monitoring At-Risk Units	Encourage the preservation and extension of "at-risk" units. Prevent blight and deterioration in neighborhoods	Ongoing coordination with the County and nonprofits	Ongoing. The City continues to work with the County of Orange Community Resources department to target at-risk projects and seek assistance from the County and non-profit housing groups to continue monitoring and implementing a strategy to preserve such units. Separately, the City is currently partnering with a non-profit to possibly apply for a Federal grant.
HE-3.6: Vacant Building Ordinance	Prevent blight and deterioration in neighborhoods	Ongoing	Completed and ongoing. On May 7, 2013 the City Council adopted Ordinance No. O-2013-02 pertaining to the maintenance and rehabilitation of long term boarded and vacant buildings. In addition, in late 2020, the City adopted the International Property Maintenance Code, 2018 Edition (latest edition). The City continues to enforce the Vacant Building Ordinance through its Code Enforcement, Planning, and Building Divisions.
HE-4.1 Partnerships with Housing Industry	Establish partnerships with non-profit and for-profit housing developers	Ongoing	Ongoing. The City began to establish, and continues to do establish, relationships with non-profit and for-profit housing partners. The City issued building permits for 49 very low income units in 2018 (the Veteran's Village development) and qualified residents must be Veterans who are homeless or at risk of homelessness and the development will provide "wrap around" services to provide vocational training, mental health services, job placement, and more. The City has also identified potential

Appendix C: Review of Housing Element Performance



			parcels for additional special needs housing.
HE-4..2: Participation in Continuum of Care Forum	Continue participating in the County of Orange Continuum of Care Forum	Ongoing	The City continues to participate with the County of Orange Continuum of Care Forum and has actively responded to the needs of the County in providing letters of support and other requested material in support of funding applications to the Federal government.



Table C-1 – Progress in Achieving Housing Element Quantified Objectives, 2013-2021

Program	Quantified Objective	Level of Achievement
New Construction		
Extremely Low	67	49
Very Low	66	
Low	98	-
Moderate	90	40
Above-moderate	209	343
TOTAL	530	432
Rehabilitation		
Acquisition/Rehabilitation		-
Extremely Low	2	-
Very Low	2	-
Low	2	-
TOTAL	6	-
Placentia Rehabilitation Grant Program		-
Very Low/Low	30	-
Preservation/Conservation		
At-Risk Units	Imperial Villas- 58 Moderate	58



Appendix D: Glossary

Above Moderate-Income Household. A household with an annual income greater than 120% of the Area Median Income (AMI) adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Apartment. An apartment is one or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to Low- or Moderate-Income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “Low-Income” or “Moderate-Income.” May also refer to the financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by counties or the California Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A type of ownership in which the interior space is individually owned and the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe private restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing at the same site or at another location.



Density, Residential. The number of residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically small apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Temporary housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. [*California Health and Safety Code §50801(e)*]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall include seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.



Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The state agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of Low-and Moderate-Income households.

Housing Element. One of the seven state-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under state law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementing Policies. The City’s statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. The existing or projected ratio of employment to housing units within a geographic area.



Land Use Classification. A system for classifying and designating the allowable use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and state governments for investors in low-income housing.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”)

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower, or total rent and utilities paid by a tenant on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A building designed and used exclusively as a dwelling by two or more households occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments



or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program.

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification of existing and projected housing need, by household income group, for localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Two or more dwelling units on a single site, under common ownership.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.



Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The program operates by providing housing assistance payments to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI).

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80 to 250 square feet, with a sink and closet, but which may require the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in *California Health and Safety Code* §3260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional



settings, veterans, or homeless people. [*California Health and Safety Code* §50675.14(b) and §53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very-low- and low-income households.

Tenure. A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Emergency Shelter”) Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. [*California Health and Safety Code* §50675.2(h)]

Very-Low-Income Household. A household with an annual income usually no greater than 50% of the area median income adjusted by household size, as determined by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development.



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Hi Andrew and Joe, I hope this finds you well! I wanted to check in to see if you had or will have any public meetings for the Housing Element. I was on vacation for two weeks in July, so I may have missed it. Thanks so much, Elizabeth

--
Elizabeth Hansburg
Co-Founder & Executive Director



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Orange County

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Jeannette,

In the letter received from the Kennedy Commission after the last City Council meeting they requested to be notified when items regarding the Housing Element are presented.

We would appreciate the City giving us notice of any public meetings regarding the Housing Element. We look forward to working with the City of Placentia to encourage effective housing policies that will help create balanced housing development and create much-needed affordable housing in our local communities. If you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,
Cesar Covarrubias
Executive Director
Kennedy Commission

I don't think the agenda notification system on the website will work until we switch to Peak agenda.

We could put them on the agenda mailing list but those don't always reach agencies before the meeting.

Between us can we remember to notify them when you have a Housing Element item?

Let me know your thoughts.

Karen

Karen O'Leary | Deputy City Clerk
City of Placentia | 401 E. Chapman Ave. Placentia, CA 92870
714-993-8244 | FAX 714-961-0283 | koleary@placentia.org



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Via Electronic Mail

September 27, 2021

Joseph M. Lambert
Director of Development Services
City of Placentia
401 E Chapman Avenue
Placentia, CA 92870
jlambert@placentia.org

Re: City of Placentia 2021 Housing Element Update

Dear Mr. Lambert:

This law firm represents Orangethorpe Investment Partners LLC (“Applicant”), which has submitted an application to develop a mixed-use project (“Project”) at 777 W. Orangethorpe Avenue in the City of Placentia (“City”), assessor’s parcel number 339-112-27 (the “Property”). Our firm routinely assists property owners and developers as they navigate the entitlement process in jurisdictions throughout California. We also frequently advise clients regarding participation in and the implications of housing element updates. These efforts involve direct communication with the Department of Housing and Community Development and the California Attorney General’s office with regard to compliance by local jurisdictions. We understand that the City is presently engaged in its planning process for its Sixth Cycle Housing Element Update covering the planning period from October 2021 to October 2029 (the “HEU”).

The purpose of this letter is to formally notify the City of Applicant’s interest and desire for the Property to be included as part of the City’s Sites Inventory in the HEU. As you know, the Project would include up to 260 residential units. We appreciate that the HEU is a work in progress, and as you are aware, the viability of future development (and interest from property owners) can and should be considered by the City as it develops its Sites Inventory.

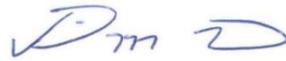
We will continue to work with our client and City staff to process the development application for SPA 2021-01, DPR 2021-02, and EA 2021-01, but wanted to bring this property to your attention in order to assist the City as you and your team evaluate potential opportunities for new development in the City.

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Joseph M. Lambert
September 27, 2021
Page 2

Should you have any questions about the Project or the Property, please do not hesitate to contact me or my client's representative, Gilad Ganish.

Sincerely,



Timothy M. Hutter

TMH

cc: Gilad Ganish
Matthew R. Fogt, Esq.