City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.13. TWO UNIT HOUSING DEVELOPMENTS

§ 23.13.010. Two unit housing development.

(a) For purposes of this chapter, the following definition shall apply:

(1) “Housing development” shall mean no more than two (2) residential units within a single-family zone that meets the requirements of this section. The two (2) units may consist of two (2) new units or one (1) new unit and one (1) existing unit.

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

(1) The parcel is located within a single-family residential zone.

(2) The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

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

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

(B) Prime farmland or farmland of statewide importance as further defined in **Government Code** Section 65913.4(a)(6)(B).

(C) Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(D) A very high fire hazard severity zone as further defined in Government Code Section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the **Health and Safety Code**, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

(F) A delineated earthquake fault zone as determined by the state geologist in any official maps published by the state geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city’s building department.

(G) A special flood hazard area subject to inundation by the one (1) percent annual chance flood (one hundred (100) year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following is met:

(i) The site has been subject to a letter of map revision prepared by FEMA and issued to the city; or

(ii) The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program as further spelled out in **Government Code** Section 65913.4(a)(6)(G)(ii).

(H) A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

(I) Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in **Government Code** Section 65913.4(a)(6)(I).

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the **Fish and Game Code**), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(K) Lands under a conservation easement.

(4) The proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(B) Housing that is subject to any form of rent or price control by the city;

(C) A parcel or parcels on which an owner of residential real property exercised rights under **Government Code** Section 7060 et seq. to withdraw accommodations from rent or lease within fifteen (15) years before the date of the application; or

(D) Housing that has been occupied by a tenant in the last three (3) years.

(5) Demolition of an existing unit shall not exceed more than twenty-five (25) percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three (3) years.

(c) Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone or applicable single-family residential specific plan land use designation, unless they conflict with state law:

(1) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(2) Except for those circumstances described in section (C)(1) above, for units eight hundred (800) square feet or less, the setback for side and rear lot lines shall be four feet. For units eight hundred and one (801) square feet and larger, the side and rear set back shall be the same as set forth in the applicable single-family residential zone or applicable specific plan designation. The front setback shall be as set forth in the single-family residential zone or applicable single family residential specific plan designation.

(3) The applicant shall provide easements for the provision of public services and facilities as required.

(4) All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with driveway requirements of Title 23.

(5) Off-street parking shall be limited to one space per unit and follow the standards in Title **23**, unless they conflict with state law or this chapter, in which case state law and this chapter shall prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by **Public Resources Code** Section 21155(b) or a major transit stop as defined in Public Resources Code Section 21064.3; or

(B) There is a car share vehicle located within one block of the parcel.

(6) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant provides a percolation test completed within the last five (5) years, or if the percolation test has been recertified, within the last ten (10) years, which shows that the system meets acceptable infiltration rates.

(7) The front setback shall be twenty (20) feet on a lot that fronts on a street.

(8) The height of the structure shall be same as set forth in the single-family zone or applicable specific plan designation. However, any unit within the four feet rear set back shall be limited to one story. If the second structure meets the rear set back requirements of the single-family zone or applicable single-family residential specific plan land use designation, the height may be the same as required in said zone or land use designation, however, any second story must be stepped back a minimum of five (5) feet from the first-floor wall plane. Decks and balconies are prohibited.

(9) Lot coverage shall be the same as set forth in the single-family residential zone or applicable single-family residential specific plan land use designation, so long as it does not prevent the construction of two (2) eight hundred (800) square foot units.

(10) All grading shall comply with Chapter **20.40** of this code.

(11) Each resulting property must adjoin the public right of way or have vehicular access to the public right of way through a fee interest or perpetual access easement.

(12) Driveway locations are subject to public works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in Section **23.04.010** of this code.

(13) Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within one hundred fifty (150) feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and Title 18 of this code.

(14) Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:

(A) Location and size shall be determined in accordance with city standards.

(B) Water shall include domestic, irrigation, and fire water systems.

(C) Property shall be responsible to install new or upsized connections to city facilities in accordance with City standards.

(D) Unused connections shall be abandoned per city standard.

(15) Water heaters (excluding tank less) and laundry facilities (washer and dryer) may not be located on the exterior of a dwelling unit. Tank less water heaters, when installed on the exterior of structure may only be installed on the first floor, must not be installed on any street facing elevation, and must not be installed on the same elevation as the entrance to the dwelling.

(16) HVAC units must not be installed on any street facing elevation, and must not be installed on the same elevation as the entrance to the dwelling.

(17) The total floor area of each primary dwelling unit built pursuant to this section may be less than eight hundred (800) square feet and also consistent with the minimum standards required by state law (generally two hundred twenty (220) square foot minimum). A primary dwelling unit that was legally established on the subject site prior to the two (2) unit project that is smaller than eight hundred (800) square feet may be expanded to eight hundred (800) square feet or larger after or as part of the two (2) unit project pursuant to the development standards enforced in this chapter. A primary dwelling unit that was previously legally established on the subject site that is larger than eight hundred (800) square feet is limited to the lawful floor area at the time of the two (2) unit project approval and may not be expanded.

(18) In addition to complying with the single family residential zone landscape provisions of this code, all developments shall plant mature landscaping consisting of (but not limited to) a minimum size thirty-six (36) inch box trees, fifteen (15) gal shrubs, or a combination of both.

(19) All development shall comply with the single family residential zone open space provisions of this code, to the extent that is does not prevent two (2) primary dwelling units on the subject property of eight hundred (800) square feet each.

(d) The city shall not:

(1) Impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two (2) units on either of the resulting parcels or that would result in a unit size of less than eight hundred (800) square feet.

(2) Deny an application solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(e) An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the city attorney to be recorded against the property stating the following:

(1) That the uses shall be limited to residential uses.

(2) That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one (31) days.

(3) For an urban lot split, that the parcel is formed by an urban lot split and is subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development.

(f) The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in **Government Code** Section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(g) Any unit constructed must be compatible in design to the existing primary structure and must also comply with the existing accessory dwelling unit standards and requirements set forth in Chapter **23.73** of this code unless those standards and requirements conflict with this section or state law, in which case this section and state law apply.

(h) The provisions of this section supersede any provisions in the Titles **22** and **23** of the Municipal Code to the contrary.

(Ord. O-2022-01 § 2, 2022; Ord. O-2022-07 § 5, 2022)

§ 23.13.020. Parcel maps for urban lot splits.

Notwithstanding anything else in this section to the contrary, if the lot was previously involved in a subdivision pursuant to Municipal Code Section **22.80.021** (Urban lot split requirements), then an ADU or JADU is allowed if, after construction, there would be no more than two (2) housing units on the lot, including, but not limited to, units otherwise allowed pursuant to density bonus provisions, ADU provisions, or JADU provisions.

(Ord. O-2022-01 § 2, 2022; Ord. O-2022-07 § 5, 2022)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.112. OLD TOWN PLACENTIA REVITALIZATION PLAN DEVELOPMENT STANDARDS

§ 23.112.010. Purpose and intent.

The following provides detailed regulations for development of land uses within Old Town Placentia (Old Town). The purpose of these standards 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. Specifically, these regulations are aimed at accomplishing the following objectives, complementing the objectives of the TOD Packing House District to the south:

(a) Meet the goals, objectives and follow the recommendations for Old Town as detailed in the Old Town Revitalization Plan;

(b) Preserve and enhance the distinguishable "village" look and feel of Old Town Placentia;

(c) Preserve the original Old Town grid pattern comprised of short, walkable blocks;

(d) Preserve the diverse mix of land use types while attracting a more diversified commercial base that creates a shopping destination and contributes to a more pedestrian-friendly environment;

(e) Encourage infill development that contributes to creating a compact walkable environment important to a vital town center;

(f) Support businesses and attract new investment through enhanced safety and security measures, development incentives, a high level of amenities and adaptive reuse standards;

(g) Create fine-grained detail in architectural and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;

(h) Enhance public safety by improving street lighting, public services, streetscapes and alleys, and police surveillance;

(i) Support multimodal transportation that improves ease of access to a variety of transportation methods such as walking, cycling and public transit;

(j) Create a sustainable environment through standards that result in "green" buildings and infrastructure, as well as a safe, healthy and attractive environment;

(k) Preserve and highlight historic features that make Old Town Placentia a unique destination;

(l) Provide for public gathering spaces and small passive recreation places;

(m) Improve connections between Old Town and the region through increased transit ridership and the provision of hubs for various transportation;

(n) Maintain an adequate level of parking and access for automobiles;

(o) Continue to brand Old Town Placentia through wayfinding, welcome signs, banners, public art, creative public spaces, a focal point (i.e., gazebo), etc.;

(p) Create a physical and visual connection with the TOD Packing House District to the south through interconnected plazas on both sides of the rail line; and

(q) Ensure high quality architecture (three hundred sixty (360) degree design) that embraces the character of Old Town and its architecture and urban design.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.020. Applicability and general provisions.

Old Town Placentia shall apply to lands delineated as such on the city's official zoning map and shown in Section **23.112.030** Figure 1. All land uses and development within Old Town shall be located and developed in accordance with the following provisions. The standards of Old Town shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.030. Planning subareas and overlay zone.

Old Town Placentia is divided into five (5) subareas and one (1) overlay zone described below:

(a) Main Street (MS) (this subarea has two-, three- and four-story areas).

(b) Village (V).

(c) Mixed-Use (MU).

(d) High-Density Residential (HDR).

(e) Public Facilities (PF).

(f) R-2 Overlay Zone.

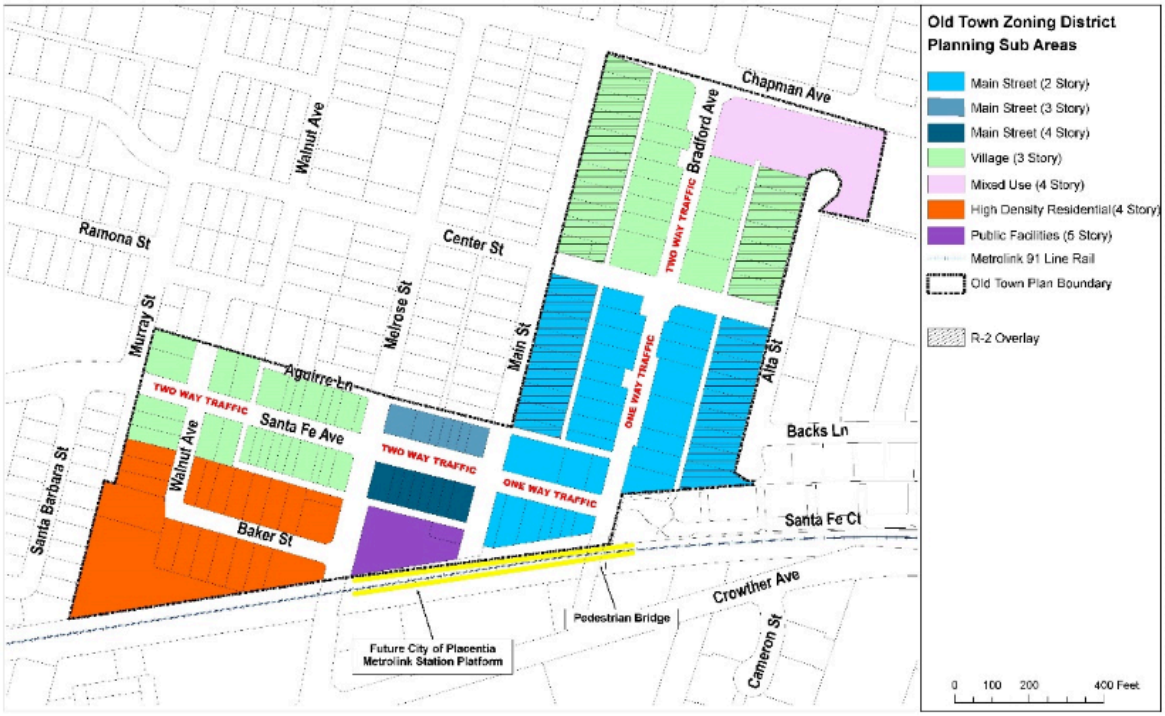


Figure 1. Old Town Zoning Map

(Ord. O-2017-05 § 4, 2017)

§ 23.112.040. Land use and permit requirements.

This section identifies the land use types allowed by the city in Old Town Placentia.

(a) Allowable Land Uses. A parcel or building within Old Town shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of the ordinance codified in this chapter or in the Placentia Municipal Code (PMC) (Definitions, Chapter **23.04**).

(1) Multiple Uses. Any one or more land use identified by Table 1 as being allowable within Old Town may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

(2) Unlisted Uses. The development services director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:

(A) The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the planning subarea;

(B) The use is compatible with permitted or conditionally permitted uses in the planning subarea;

(C) The use will meet the purpose of the planning subarea;

(D) The use is consistent with the goals and policies of the general plan; and

(E) The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the use conformity determination process, outlined in Section **23.39.035** of the PMC.

(3) Residential Uses. In the R-2 overlay area as shown on the Old Town Zoning District planning subarea map, existing and residential are permitted pursuant to Chapter **23.15** of the zoning code.

(b) Permit Requirements. Table 1 provides for land uses that are:

(1) Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and may require a development plan review or site plan review in compliance with Chapter **23.75** of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in this chapter and in this zone must be reviewed by the planning and development ad hoc committee.

(2) Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing before the planning commission in compliance with Chapter **23.87** of the PMC. These uses are shown as a “UP” in Table 1. All proposed projects in this zone must be reviewed by the planning and development ad hoc committee.

(3) Not Permitted. These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the district, except as otherwise provided in Section **23.112.030(a**)(3). Uses that are expressly listed as not permitted are prohibited.

(c) Standards for Specific Land Uses. Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

Table 1. Allowed Land Uses and Permit Requirements
P – permitted
UP – use permit
NP – not permitted

	Planning Subareas					**Notes And Special Use**
Permit Requirement	**Main Street**	**Village**	**Mixed-Use (1)**	**High-Density Residential**	**Public Facility**	**Regulations**
Recreation, Education, Public Assembly Uses						
1. Commercial Recreation Facility, Indoor	NP	NP	NP	NP	NP	
2. Community Recreation Facility	NP	NP	NP	NP	NP	
3. Conference/ Convention Facility	NP	NP	NP	NP	NP	
4. Health/Fitness Facility, including stand alone or roving fitness classes	NP	UP	UP	NP	NP	
5. Library, Museum	NP	UP	NP	NP	NP	
6. Public Park, Playground or Plaza	P	P	P	P	P	
7. School – specialized education, training	NP	NP	NP	NP	NP	
8. Studio – art, dance, martial arts, music, photography, cooking, instructional, fit-	UP	UP	UP	NP	NP	Not to exceed 1,500 square feet

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
ness (such as yoga, Pilates, spin, etc.)						
9. Theatre (live performing arts, live music)	UP	UP	UP	NP	NP	Movie cinemas only permitted in mixed use.
Residential Uses						
1. Emergency/Transitional Shelter	NP	NP	NP	NP	NP	
2. Home Occupation	NP	P	P	P	NP	Not permitted in ground floor units, must comply with home occupation provisions of PMC.
3. Live Work	NP	UP	NP	NP	NP	
4. Multifamily Residential, new construction only, maximum of 29 du/ac	UP (only permitted above the second floor)	UP (upper floors only)	UP (upper floors only)	NP	NP	See definition of “new construction.”
5. Multifamily Residential, new construction only, minimum of 30 du/ac	NP	UP (upper floors only)	UP (upper floors only)	P (by right)	NP	By right developments must meet: • The purpose and intent of this chapter as well as all standards. • All zoning code regulations. • All city policies. • Requires review by the planning & development ad hoc committee. • All existing and future design guidelines.
6. Assisted Living Facility	NP	NP	NP	NP	NP	
7. Single-Family or Duplex Residential, new	NP	NP	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to Ch. **23.15** of the municipal code.
8. Existing Residential Uses Fronting on Main and Alta Streets	P	P	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Ch. **23.15** of the municipal code.
9. Mixed Use Development	UP (only permitted above the second floor)	UP	UP	NP	NP	
Retail/Commercial Uses (2)						
1. New Ground Floor Residential and Office Uses in R-2 Overlay Zone	UP	UP	NA	NA	NA	50% of the lot depth, measured from Alta or Main, must be either residential or office along Alta and Main. The rear 50%, facing the alley, may be any other use permitted in the subarea.
2. Accessory Retail or Services	P	P	P	NP	NP	Only permitted when primary commercial use is established. Must be incorporated into mixed-use; cannot stand alone.
3. Adult Entertainment Facility or Business	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.89**
4. Liquor Stores/Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	NP	NP	NP	NP	
5. Antique or Collectible Store	P	P	P	NP	NP	
6. Artisan/Handcraft Shop	P	P	P	NP	NP	
7. Auto Repair, Auto Sales or Auto Parts Sales	NP	NP	NP	NP	NP	
8. Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	UP	UP	UP	NP	NP	
9. Drive-Through (any uses)	NP	NP	NP	NP	NP	

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
10. General Retail – less than 5,000 sf	P	P	P	NP	NP	
11. General Retail –5,000 sf to 20,000 sf	UP	UP	UP	NP	NP	
12. General Retail – more than 20,000 sf (max 60,000 sf)	NP	NP	NP	NP	NP	
13. Groceries, Specialty Foods – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
14. Groceries, Specialty Foods – more than 10,000 sf	UP	UP	UP	NP	NP	
15. Medical Marijuana Facilities	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.46**
16. Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
17. Nightclub	UP	UP	UP	NP	NP	
18. Outdoor Dining	P	P	P	NP	NP	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the city's outdoor dining permit and guidelines.
19. Outdoor Display and Sales	NP	NP	NP	NP	NP	May not encroach into public right-of-way.
20. Pet Store, Pet Boarding, Animal Shelter	UP	UP	UP	NP	NP	Sheltering and boarding shall require a use permit.
21. Restaurant	P	P	P	NP	NP	
22. Restaurant with Alcohol Sales	UP	UP	UP	NP	NP	
23. Secondhand/Thrift/ Consignment/Pawn/Charity Store	UP	UP	UP	NP	NP	
24. Service Station	NP	NP	NP	NP	NP	
25. Tobacco Sales, including Electronic Smoking Devices	UP	UP	UP	NP	NP	
Services – Business, Financial, Medical, Professional						
1. ATM	P	P	P	NP	NP	Must be integrated into building façade.

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Stand alone kiosks not permitted.
2. Bank (2,000 sf or less)	P	P	P	NP	NP	Banks over 2,000 sf are not permitted.
3. Business Support Services (copying, printing, office supplies, etc.)	P	P	P	NP	NP	
4. Hospital	NP	NP	NP	NP	NP	
5. Medical Office	P	P	P	NP	NP	See definition. Only permitted on upper floors, except in R-2 overlay.
6. Office	P	P	P	NP	P	See definition. Only permitted on upper floors except in R-2 overlay.
Services – General						
1. Adult Daycare	NP	NP	NP	NP	NP	
2. Cigar or Hookah Lounge	UP	UP	UP	NP	NP	
3. Commercial Daycare Center	UP	UP	UP	NP	NP	
4. Hostess Bars	NP	NP	NP	NP	NP	
5. Laundromat and Laundry Services	UP	UP	UP	NP	NP	
6. Lodging – B&B	UP	UP	NP	NP	NP	
7. Lodging – Hotel	UP	UP	UP	NP	NP	
8. Massage Establishments	UP	UP	UP	NP	NP	Not permitted on the ground floor in any subarea. Pursuant to PMC § **23.30.030**
9. Meeting Halls, Banquet Centers (Stand alone)	NP	NP	NP	NP	NP	
10. Personal Services	P	P	P	NP	NP	
11. Public Safety Facility	NP	NP	NP	NP	P	
12. Spa Services (with or without alcohol)	UP	UP	UP	NP	NP	
13. Tattoo Parlors/Body Modification	UP	UP	UP	NP	NP	
Transportation, Communications & Infrastructure						
1. Broadcasting or Recording Studio	UP	UP	UP	NP	NP	May only be permitted on upper floors of mixed-use development.

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
2. Public Parking Structure or Surface Parking Lot	UP	UP	UP	UP	P	
3. Transit Station or Terminal	NP	NP	NP	NP	NP	
4. Telecommunication Cell Tower/Microcell and Small Cell Sites						Pursuant to PMC Ch. **23.82**

Notes:

(1) See Section 25.112.050, Development standards, for frontage requirements regarding building located at 102 S. Bradford Ave.

(2) Within the R-2 overlay zone, no retail or commercial uses are permitted on the ground floor.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.050. Development standards.

Table 2 identifies the development standards required for new land uses in new or modified buildings in Old Town Placentia.

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10′ from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. **23.77**. In the R-2 overlay zone, the front yard setback shall be 15′.
3. Front Yard Setback for “through lots” and	15 ft.	15 ft.	15 ft.	NA	NA	

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.						
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	
5. Side Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5′ setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (minmax)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	a. Ground Floor: i. Awnings and canopies over windows: 60″; ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area; iii. Sun shade structures: 15′; iv. Bay windows: 60″ (not wider than 10′); v. Cornices, belt courses, and similar architectural features: 12″; vi. Eaves, roof overhangs: 30″; and vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10′. b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48″ c. Art, as determined by the approval of the public art component of the project. d. For signs, see sign regulations, § **23.112.070**. e. All projections must maintain a minimum of 8′ vertical clearance from ground.					
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § **23.111.070**. c. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2	2 min/3 max sto-	3 min/4 max sto-	3 min/4 max sto-	5 stories, 65′	See "Old Town zoning map" for height subareas. New sto-

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	stories, 30′ 3-Story Area: 3 stories, 40′ 4-Story Area: 4 stories, 55′	ries, 40′	ries, 60′	ries, 55′		ries built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a “story” or “floor.”					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6′ in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	are accessory, may exceed maximum permitted height standards by up to 8′.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.					
Provision of Common Open Space (Residential Only)						
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.					
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.					
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16′.					
4. Courtyard and Common Open Space Requirements	1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 2. Minimum courtyard dimension shall be 40′ when the long axis of the courtyard is oriented EW and 30′ for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 3. When there are 2 or more courtyards, they shall be connected to each other.					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6′ min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						
The following are specific guidelines for shopfronts in the Old Town area: 1. 12′ to 16′ tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10′. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24″ and 36″ tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).						
Architectural Styles						

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
1. **Main Street Commercial** Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.						Style of architecture required in Main Street subareas
2. Mission Revival Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.						Choices of architecture for the following: • Village subarea • Mixed use subarea • High density residential subarea
3. Spanish Colonial Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.						This style of architecture permitted only in high density residential subarea

(Ord. O-2017-05 § 4, 2017)

§ 23.112.060. Parking standards.

(a) Parking Standards. Table 3 identifies the parking requirements for new land uses in new or modified buildings in Old Town Placentia. All subareas shall be subject to the parking requirements listed in Table 3, with the exception of the Main Street subarea as described in subsection **(b)**. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirement, as described in subsection **(c)**.

(b) In-Lieu Parking Fee. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirements in the Main Street subarea or in the Village subarea. Payment made to the city of Placentia in-lieu of providing some or all of the required off-street parking spaces of a project in Old Town shall be allowed by right.

(c) Main Street Subarea Parking Exception. Providing parking in this subarea is optional. However, in the three (3) and four (4) story areas of Main Street subarea, parking shall be required for third and fourth floor uses, according to this section, or by payment of an in-lieu parking fee.

(d) Village Subarea Parking Exception. Parking only required for the second and third stories, or by payment of an in-lieu parking fee. Parking for the first (ground) floor of existing and future buildings shall not be required.

(e) Un-Listed Uses. On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this section and shall be at the discretion of the development services director. The development services director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the city to determine the parking requirement for unlisted but similar uses.

(f) Parking Reduction. Applicants may apply for a parking reduction before the planning commission for Village, high density residential and mixed use subareas up to a maximum reduction of twenty-five (25) percent through a parking demand study or shared parking analysis. Many different kinds of incentives can be considered such as Zip car program, a shared car plan, or automated stacking system. The list of incentives is varied and the specific option can be considered with the completion of a parking demand study. Parking demand studies shall be reviewed and approved at a noticed public hearing before the planning commission, or by the director if a non-discretionary review.

(g) Bicycle Parking—Short-Term.

(1) Residential. One (1) resident bicycle parking space for every five (5) residential units, or portion thereof.

(2) Nonresidential. One (1) bicycle parking space for every five thousand (5,000) square feet, or portion thereof, of nonresidential floor area.

(h) Bicycle Parking—Long-Term.

(1) Residential. Two (2) bicycle storage units for every five (5) dwelling units for the first twenty (20) units, and one (1) for every five (5) additional units, or portion thereof;

(2) Nonresidential. Any establishment with a parking structure and a minimum of ten thousand (10,000) square feet of nonresidential space shall provide long-term bicycle parking at a minimum ratio of one (1) space per twenty (20) vehicle spaces.

(i) Electric Vehicle (EV) Charging Stations. A minimum ten (10) percent of a project's parking spaces shall provide EV Level 2 charging stations, or five (5) percent of total spaces if installing DC fast charging stations.

(j) Surface Parking. Surface parking is permitted as long as it is not visible from a public street and is fully landscaped and screened from public view.

(k) Parking Structure. Structured parking is permitted only if integrated into the overall design of the building and "wrapped" with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.

(l) Podium Parking. Permitted if fully integrated into a development with a "wrapped" parking structure.

(m) Underground Parking. Permitted if fully integrated into the design of the development.

Table 3. Parking Standards

Parking Standards	Standards	Applicable Land Uses
Nonresidential		
Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, bank, business support services, general retail, grocery, retail complex, personal services, pet store/boarding.
Eating and Drinking Establishments – spaces per 1,000	5 min./10 max	Bar/tavern, restaurant, brewery, etc.

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
sf		
Outdoor Dining	0	Provided the outdoor dining area does not exceed the interior dining area. Any square footage over the interior dining area shall provide parking pursuant to the eating and drinking establishment requirement above.
Specialty Goods & Foods – spaces per 1,000 sf	2 min./4 max.	
Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, recreation, playgrounds, studios, theatres cannot be stand alone.
Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
Civic & Cultural, including libraries, museums – spaces per 1,000 sf	3 min./no max.	
Office Professional – spaces per 1,000 sf	2 min./4 max.	
Personal Services	3 min./no max.	
Live Work	1 min./1.5 max.	
ATM	0	
Lodging – Bed & Breakfast	1 per sleeping room.	No assembly space permitted.
Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
Spaces per studio unit	1 min./1 max.	
Spaces per 1 bed unit	1 min./1.5 max.	
Spaces per 2 bed unit	1.5 min./2 max.	
Spaces per 3 or more bed unit	2 min./2.5 max.	
Guest spaces per 10 units	2 min./3 max.	
Mixed-Use		
Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from nonresidential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
Transit Station or Terminal	As per director of development ser-	

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
	vices in coordination with transportation authority.	
Telecommunication Facility, Small/Micro Cell Sites	1 space to service facility.	

(Ord. O-2017-05 § 4, 2017)

§ 23.112.070. Sign regulations purpose and intent.

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within Old Town Placentia, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

(1) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the city as a place to live, work, and shop;

(3) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

(4) Safeguard and protect the public health, safety, and general welfare; and

(5) Promote the pedestrian scale of the district.

(a) Applicability.

(1) These sign regulations apply to all signs in Old Town Placentia, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the city’s zoning code (sign regulations).

(2) The provisions of this chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

(3) Sign installation within the areas subject to this code shall require sign permit approval in compliance with the city’s zoning code (sign regulations), unless exempted from sign permit requirements.

(4) Sign variances and historic sign designation. See the zoning code (variances).

(5) Definitions of the specialized terms and phrases used in this section are in the zoning code (sign regulations).

(b) Prohibited Signs. All sign types and sizes not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include, but are not limited to, the following:

(1) Abandoned signs (includes signs on abandoned or closed businesses);

(2) Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs);

(3) Exposed cabinet/raceways behind channel letters;

(4) Internally illuminated cabinet (can) signs;

(5) Off-site signs (e.g., billboards, and signs mounted on vehicles);

(6) Obscene signs;

(7) Pole signs and other freestanding signs over six feet in height;

(8) Roof signs;

(9) Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

(10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

(11) A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);

(12) A sign painted directly on a building, unless approved as a creative sign;

(13) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited;

(14) Temporary signs, including the following:

(A) Balloons and other inflatable devices,

(B) Flags, except official national, state, or local government, institutional or corporate flags, properly displayed, and

(C) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

(c) General Requirements for All Signs.

(1) Sign Area and Height Measurement. The measurement of sign area and height shall occur incompliance with the city's zoning code (sign regulations).

(2) Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.

(A) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

(B) Setback Requirements. Each sign shall comply with the setback requirements of the applicable subarea, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of five (5) feet from the front and side street property lines.

(C) Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

(D) Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:

(i) A projecting sign in compliance with Table 4 (Sign Standards by Use);

(ii) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;

(iii) Bus stop signs installed by a public transit company;

(iv) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or

(v) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

(E) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

(3) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

(A) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(B) Design and Construction.

(i) Except where otherwise permitted by elsewhere in this section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(ii) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(iii) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(C) Materials and Structure.

(i) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.

(ii) No sign shall include reflective material.

(iii) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

(iv) The size of the structural members (e.g., columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(v) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

(D) Street Address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one (1) or more buildings on the site.

(E) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can

enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(i) Sign copy should relate only to the name and/or nature of the business or commercial center.

(ii) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.

(iii) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(iv) The area of letters or symbols should not exceed forty (40) percent of the sign area in commercial uses or sixty (60) percent for residential uses.

(v) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

(F) Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(i) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(ii) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(iii) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(iv) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(v) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

(4) Sign Maintenance.

(A) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of fourteen (14) days from the date of damage or failure.

(B) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(C) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the city’s zoning code.

(D) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee. When an existing sign is removed, the repairs must match surface type and color of building exactly.

(d) Sign Standards by Use. Each sign shall comply with the standards provided by this section and comply with the requirements in the following Table 4, except as permitted by the approval of a creative sign permit described below.

(e) Master Sign Program. All mixed use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. A “master sign plan” means

a coordinated program of signage for new or existing commercial, office or residential which contain more than one business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

(1) Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(2) Standards. A master sign program shall comply with the following standards:

(A) The program shall comply with the purpose of this chapter;

(B) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;

(C) The program shall accommodate future revisions that may be required because of changes in use or tenants; and

(D) The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(f) Creative Sign Permit.

(1) Definition Creative Sign Permit. Applicants may apply for a creative sign permit for those signs which are not listed or which exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the sign code, but may not necessarily meet the standards shown in Table 4. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this chapter.

(2) Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(3) Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

(4) Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is fifty (50) square feet or less, and by the commission when the sign is larger than fifty (50) square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by this zoning ordinance for director-approved development permits.

(5) Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.

(A) Design Quality Criteria. The sign shall: (i) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (ii) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (iii) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

(B) Contextual Criteria. The sign shall contain at least one of the following elements: (i) classic historic design style; (ii) creative image reflecting current or historic character of the city; (iii) symbols or imagery relating to the citrus packing industry; or (iv) inventive representation of the use, name, or logo of the structure or business.

(C) Architectural Criteria. The sign shall: (i) utilize or enhance the architectural elements of the building; and (ii) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

(D) Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Table 4. Sign Standards by Use

Multifamily Residential Use

Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
1. Wall or Freestanding	Wall signs: below edge of roof. Placement shall only be located below the roof or over the primary entrance. Freestanding: 48 in.	1 wall sign or freestanding sign per entrance or street frontage	12 sf each per face area; 24 sf maximum total sf for all signs.
1. Awning	Shall be entirely on awning valance; lettering max 66% of valance height; valance height max: 18 in.	50% of the area of the valance front. 1 sign max per each separate awning valance.	1. Awning
2. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review. 1 sign max	2. Marquee

Nonresidential Use/Mixed-Use

Allowed Sign	Placement Standards	Maximum Number and Sign Area
3. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf
4. Projecting or Suspended	16 inches from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
5. Wall	2 ft. below parapet or eave. Individual letters 18 inches.	1 sf. per linear foot primary business.

Nonresidential Use/Mixed-Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
	Mounting 1-story: above 1st floor windows.	1 sign allowed per business frontage with pedestrian entrance.
	Mounting multi-story: between windows.	Side street or rear entrance wall sign max 50% of the primary sign area.
6. Window Permanent	Within window area	15% of total window area max.
7. Window Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
8. A-Boards and other Portable Sidewalk Signs are permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way and a creative sign permit.
9. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW.
10. Directional Signage on Private Property	Cannot be freestanding and shall be minimized for basic directional functions.	Included in sign permit application approval process.

(i) Legal Nonconforming Signs. A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this chapter.

(1) General Requirements. A legal nonconforming sign shall lose its legal nonconforming status as defined herein, and brought into conformance with the provisions of this chapter if any of the following occur:

(A) Changes including enlargement, reduction, changes in of the legal nonconforming sign;

(B) Structural alteration for any reason;

(C) Re-established after a business is discontinued for sixty (60) days or more, subject to the amortization clause below; or

(D) Re-established after damage or destruction to fifty (50) percent or more of the value of the sign, or its components, as determined by the building official and subject to the amortization clause below.

(2) Maintenance and Changes. Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of twenty-five (25) percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding twenty-five (25) percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.080. Amortization and existing uses.

(a) General Explanation. The proposed amortization clause seeks to preserve private property rights in existence at the time of this zone change. Immediately following adoption of the ordinance codified in this chapter, all legal uses, buildings or structures may continue to exist as a legal nonconforming use, building or structure.

(b) Five (5) years after the effective date of the ordinance codified in this chapter, any property that is sold or transferred may continue to operate a legally nonconforming use, building, or structure only in the following circumstances:

(1) The business/property is transferred from a parent to his or her child, from a child to his or her parent as defined in Chapter **23.04** of the municipal code.

(2) The business/property is transferred from an owner to his or her employee(s) such that the ownership does not change as defined in Chapter **23.04** of the municipal code.

(c) Notwithstanding the foregoing, five (5) years after the effective date of the ordinance codified in this chapter, the exception set forth in subsection **(b)** shall only apply if:

(1) The same use in existence as of five (5) years from effective date of the ordinance codified in this chapter will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Chapter **23.04** of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and

(2) The building or structure is not modified or expanded; and

(3) The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

(e) The city shall give notice to all property owners of properties within the Old Town regarding this chapter in the following manner:

(1) Within one hundred eighty (180) days of adoption of the ordinance codified in this chapter;

(2) Within three (3) years after adoption of the ordinance codified in this chapter; and

(3) At least four (4) years after adoption of the ordinance codified in this chapter.

Failure to provide any of the notices above shall not prevent the city from enforcing the requirements of this chapter.

(f) This section shall not apply to the property located at 102 S. Bradford, Placentia, CA which is subject to the Chapter **23.06** “Placentia Historic Resources Ordinance” and the California **Public Resources Code** Section 21000 et seq. “California Environmental Quality Act” as a historic resource. Due to its historical significance, conflict in complying with the historic resource provisions referenced herein, while also bringing the property into compliance with this chapter along with the costs associated with bringing the use, building or structure into compliance with this chapter, the property at 102 S. Bradford is exempt from Section **23.112.080** set forth herein. Additionally, all properties located within the R-2 overlay and/or improved with a single-family residence are exempt from Section **23.112.080** as set forth herein.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.090. Public art/public plazas.

Public art and public plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include twenty (20) or more units or which are over ten thousand (10,000) square feet. This includes new construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of Old Town Placentia and the citrus growing industry.

Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the Old Town boundaries.
(Ord. O-2017-05 § 4, 2017)

§ 23.112.100. Old Town development community facilities district fee program.

In addition to city baseline impact fees, Old Town will require additional public realm improvements and projects are subject to an Old Town community facilities district fee that ensures all public sector infrastructure improvements can be provided. In addition to the Old Town community facilities district fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the public realm development standards.
(Ord. O-2017-05 § 4, 2017)

The People are the City

Mayor
JEREMY B. YAMAGUCHI

Mayor Pro Tem
KEVIN KIRWIN

Councilmembers:
RHONDA SHADER
WARD L. SMITH
CHAD P. WANKE

City Clerk:
ROBERT S. MCKINNELL

City Treasurer
KEVIN A. LARSON

City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

October 1, 2024

Department of Housing and Community Development
Housing Policy Division
651 Bannon Street, Suite 400
Sacramento, CA 95811

ATTENTION: Michael Brockman-Velazquez

Dear Mr. Brockman-Velazquez,

The purpose of this letter is to affirm the City's commitment to complying with the State's Density Bonus Law and to outline the City's plan to bring its Density Bonus ordinance into full compliance with State Law. As described in its Housing Element Update 2021-2029, under Program HE-1.11: Density Bonus Ordinance, the City has committed to amending its Density Bonus ordinance for consistency with Government Code 65915, as amended by AB 2345, by March 31, 2025. In the meantime, the City is committed to full compliance with the current Density Bonus State Law. If a density bonus project were to be proposed prior to the City's amendment of its ordinance, the City would consider and approve the project consistent with state law. In addition, the City's Density Bonus Program provides additional incentives for the development of affordable housing, including a reduction in the site development standards, among other incentives the City offers to encourage affordable housing.

Sincerely,

Joseph M. Lambert
Director of Development Services

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.73. ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

§ 23.73.010. Purpose.

This chapter is intended to establish ministerial regulations consistent with **Government Code** Sections 65852.2 and 65852.22 in a manner which properly balances the city's goals of: (1) expanding the mix of housing opportunities in the city by encouraging the establishment of accessory dwelling units within the city; and (2) maintaining the character of residential neighborhoods by regulating when and how accessory dwelling units may be built and operated. If there is any inconsistency between the terms of this chapter and mandatory requirements of state law, the mandatory requirements of state law shall control, but only to the extent legally required.
(Ord. 84-O-117 § 1, 1984; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

§ 23.73.020. Definitions.

For purposes of this chapter the following definitions shall apply:

"Accessory dwelling unit" means a residential dwelling unit which is attached, detached, or located within a single-family residence, which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the residential dwelling is situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the **Health and Safety Code**; (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code.

"Junior accessory dwelling unit" shall mean a unit that is no more than five hundred (500) square feet and contained entirely within a single-family residence.
(Ord. 84-O-117 § 1, 1984; Ord. 91-O-114 § 1, 1991; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

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

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

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

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

(Ord. O-2020-01 § 2, 2020)

§ 23.73.040. Accessory dwelling units permitted use.

Notwithstanding any other provision of this title to the contrary, accessory dwelling units and junior accessory dwelling units are a ministerially permitted use in the following zones when developed in accordance with the provisions of this chapter:

(1) Chapter **23.10** - Residential Agricultural (R-A);

(2) Chapter **23.12** - Single-Family Residential (R-1);

(3) Chapter **23.15** - Low-Medium Density Multiple Family (R-2);

(4) Chapter **23.18** - Medium Density Multiple-Family (R-G);

(5) Chapter **23.21** - High Density Multiple-Family (R-3);

(6) Chapter **23.25** - Residential Planned Community (RPC);

(7) Chapter **23.72** - Planned Unit Development (PUD);

(8) Chapter **23.101** - Specific Plan 1, in areas where residential use is allowed;

(9) Chapter **23.102** - Specific Plan 2, in areas where residential use is allowed;

(10) Chapter **23.104** - Specific Plan 4, in areas where residential use is allowed;

(11) Chapter **23.106** - Specific Plan 6, in areas where residential use is allowed;

(12) Chapter **23.107** - Specific Plan 7, in areas where residential use is allowed;

(13) Chapter **23.108** - Specific Plan 8, in areas where residential use is allowed;

(14) Chapter **23.109** - Specific Plan 9, in areas where residential use is allowed;

(15) Chapter **23.110** - Specific Plan 10, in areas where residential use is allowed;

(16) Chapter **23.111** - Transit Oriented Development Packing House, in areas where residential use is allowed;

(17) Chapter **23.112** - Old Town Placentia Revitalization Plan, in areas where residential use is allowed.
(Ord. 84-O-117 § 1, 1984; Ord. 91-O-114 § 2, 1991; Ord. 94-O-103 § 3, 1994; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

§ 23.73.050. Submittal requirements.

Each application for an accessory dwelling unit shall comply with the following requirements:

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

(2) Application Contents. The application shall include the following documents, which shall be reviewed and approved by the director of development services or designee:

(A) Plot Plan (Drawn to Scale). Three (3) sets of plans, including plot plans, elevations and landscape plans. The plans shall be drawn to scale and shall indicate clearly, and with full dimensioning, the following information:

(i) Lots;

(ii) Setbacks;

(iii) Rights-of-way;

(iv) Building envelopes of current and proposed buildings and structures;

(v) Paved areas;

(vi) Location, size, height, materials, colors, and proposed use of buildings and structures;

(vii) Yards and space between buildings;

(viii) Walls and fences; location, height, materials and color;

(ix) Off-street parking delineated as to: location, number of spaces and dimensions of parking area;

(x) Grading and drainage plans.

(B) Floor Plans. Complete floor plans of both existing and proposed conditions. The dimensions of each room shall be provided, along with the resulting floor area calculation. The use of each room shall be labeled. The size and location of all doors, closets, walls and cooking facilities shall be clearly depicted.

(C) Elevations. North, south, east, and west elevations that show all exterior structure dimensions, all architectural projections, and all openings for both the existing residence and the proposed accessory dwelling unit.

(Ord. 84-O-117 § 1, 1984; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

§ 23.73.060. Development standards.

(a) Underlying Zoning. Accessory dwelling units shall comply with all of the development standards for a new residential dwelling unit in the zone in which the accessory dwelling unit is to be located, including, but not limited to, setbacks, height, and lot coverage unless otherwise addressed by this chapter.

(b) The following standards shall also apply:

(1) Floorspace.

(A) The total area of floorspace of an attached accessory dwelling unit shall not exceed fifty (50) percent of the proposed or existing primary dwelling living area or one thousand two hundred (1,200) square feet, whichever is less.

(B) The total area of floorspace of a detached accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet.

(C) The minimum floorspace requirements shall allow an efficiency unit, as defined in **Health and Safety Code** Section 17958.1.

(2) Setbacks.

(A) Front yard setbacks shall comply with the requirement of the zone in which the accessory dwelling unit is to be located;

(B) Side and rear yard setback requirements shall be four (4) feet;

(C) If an existing garage or other accessory structure is converted to an accessory dwelling unit, or an accessory dwelling unit is built in the same location and to the same dimensions, then no setback is required beyond that which exists for the existing garage or accessory structure.

(3) Distance Between Buildings. The minimum required distance between a detached secondary dwelling unit and the primary dwelling unit, and all other structures, including garages, on the property, shall be ten (10) feet.

(4) Height. Detached accessory dwelling units shall not exceed twenty (20) feet in height. Attached accessory dwelling units shall comply with all height requirements applicable to the primary structure.

(5) Notwithstanding the requirements above, an applicant shall be entitled to build an eight hundred (800) square foot accessory dwelling unit behind the front yard setback provided that it is no more than twenty (20) feet in height with at least four (4) foot side and rear yard setbacks.

(6) Architecture. The accessory dwelling unit shall be of the same architectural style as the primary dwelling. The building materials, colors and exterior finishes shall be substantially the same as the primary dwelling. The entrance to the accessory dwelling unit shall not be clearly visible from the street adjacent to the property or on the same side as the entrance to the primary dwelling unit.

(7) Parking. In general, one (1) off-street parking space shall be provided for the accessory dwelling unit in addition to the existing parking for the primary residence. This required parking space may be covered or uncovered and shall meet all parking space location, dimension, and surfacing requirements as outlined in Chapter **23.78**, except as modified herein. The space may be provided as tandem parking on an existing driveway, provided the parking space blocks no more than one (1) other required parking space and may be provided in other setback areas. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, no replacement parking for the primary structure shall be required. A parking space for an accessory dwelling unit shall not be required in any of the following instances:

(A) The accessory dwelling unit is located within one-half (1/2) mile walking distance of public transit. For these purposes, “public transit” means a location, including but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

(B) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(C) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

(D) When on-street parking permits are required but not offered to the occupants of the accessory dwelling unit.

(E) When there is a car share vehicle located within one (1) block of the accessory dwelling unit. For these purposes, “car share vehicle” means a motor vehicle that is to park in parking spaces designated for the exclusive use of car share vehicles, operated as part of a regional fleet by a public or private car sharing company or organization, and provides hourly or daily service.

(8) Entrances. No more than one (1) exterior entrance on any one (1) side of the accessory dwelling unit is allowed.

(9) Stairways. No exterior stairways to the accessory dwelling unit may be clearly visible from any street immediately adjacent to the property.

(10) Primary Unit Development Standards. The primary unit shall continue to comply with the minimum standards applicable to the primary dwelling unit in the zone, except as may be modified by this chapter.

(11) Utilities.

(A) All utility installations shall be placed underground.

(B) Water and sewer service to the site and the accessory dwelling unit shall be adequate.

(C) For an accessory dwelling unit contained within an existing single-family home or an existing accessory structure meeting the requirements of Section **23.73.080(a)(1)23.73.080(a**)(1) below, the city shall not require the installation of a new or separate utility connection between the accessory dwelling unit and the utility or impose a connection fee or capacity charge. Such requirements may be imposed when the accessory dwelling unit is being proposed within a new single-family home.

(D) For all other accessory dwelling units other than those described in subsection (C) above, the city shall require a new or separate utility connection between the accessory dwelling unit and the utility and shall charge a connection fee or capacity charge that is proportionate to the burden of the proposed accessory dwelling unit based on the size or number of plumbing fixtures.

(12) Legal Lot. The accessory dwelling unit will be on a lot that has been legally subdivided.

(13) One (1) Accessory Dwelling Unit. Except as otherwise allowed in this chapter, only one accessory dwelling unit shall be allowed per residential lot

(14) Accessory dwelling units shall comply with all applicable building standards code requirements. However, fire sprinklers shall not be required in any accessory dwelling unit if they were not required in the primary unit.

(15) Exception for an ADU Within an Existing Structure. If the following requirements of this subsection are met, then an accessory dwelling unit need not comply with lot coverage requirements, maximum height requirements, the requirement to provide a parking space, and the setback requirement shall be only the minimum required to comply with applicable fire safety standards. All other code requirements continue to apply:

(A) The proposed accessory dwelling unit is proposed to be entirely within a lawfully existing accessory structure;

(B) The accessory dwelling has exterior access which is independent from the existing residence.

(16) ADU Does Not Exceed Density. When determining whether a lot exceeds the maximum permissible number of dwelling units on the lot, an accessory dwelling unit that conforms to the standards of this chapter shall not be considered a dwelling unit for purposes of that calculation. Additionally, the accessory dwelling unit shall be considered to be consistent with the existing general plan and zoning for the lot.

(Ord. 84-O-117 § 1, 1984; Ord. 91-O-114 § 4, 1991; Ord. O-2002-10 § 4, 2002; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

§ 23.73.070. Additional requirements.

Accessory dwelling units shall also be subject to the following requirements:

(1) Property Owner On-Site. If different families reside in a single-family residential unit and the accessory dwelling unit, one (1) of the families must include the property owner. This requirement shall not apply to any accessory dwelling unit approved between January 1, 2020 and January 1, 2025.

(2) Additions. Any additions to an accessory dwelling unit shall meet the requirements of this chapter.

(3) Impact Fees. Notwithstanding any fee resolution to the contrary:

(A) No impact fee shall be imposed on any accessory dwelling unit less than 750 square feet in size.

(B) For accessory dwelling units seven hundred fifty (750) square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

(C) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with **Government Code** Sections 66000 et seq. and 66012 et seq.

(D) For purposes of this section, "impact fee" shall have the same meaning as set forth in **Government Code** Section 65852.2(f).

(4) Deed Restriction. Before obtaining a permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration or agreement of restrictions, which has been approved by the city attorney as to its form and content, describing restrictions that allows for and the continued use of the accessory dwelling as follows:

(A) The accessory dwelling unit shall not be sold separately from the primary residence.

(B) Rentals of the accessory dwelling unit and the primary unit shall have a contract length of at least thirty-one (31) days.

(C) The restrictions shall be binding upon any successor in ownership of the property, and lack of compliance shall result in legal action against the property owner for compliance with the requirements for an accessory dwelling unit.

(D) If subsection (1) of this section applies, the covenant shall also state that if different families reside in the primary unit and the accessory dwelling unit, one (1) of the families must include the property owner.

(5) Enforcement. Until January 1, 2030, the city shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that provides substantially as follows:

You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the city development services department. If the city determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five (5) years from the date of the original notice.

(Ord. 84-O-117 § 1, 1984; Ord. 91-O-114 § 4, 1991; Ord. O-2002-10 § 4, 2002; Ord. O-2019-01 § 2, 2019; Ord. O-2020-01 § 2, 2020)

§ 23.73.080. Mandatory approvals.

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

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

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

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

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

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

(2) One detached accessory dwelling unit that does not exceed four (4) foot side and rear yard setbacks on a lot with an existing or proposed single-family dwelling, provided that the unit shall not be more than eight hundred (800) square feet and shall not exceed sixteen (16) feet in height.

(A) A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit, it shall comply with all requirements of Section **23.73.090** below.

(3) On a lot with a multifamily dwelling structure, up to twenty-five (25) percent of the total multifamily dwelling units, but no less than one (1) unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(4) On a lot with a multifamily dwelling structure, up to two detached units, provided that neither unit is greater than sixteen (16) feet in height and has at least four (4) foot side and rear yard setbacks.

For those accessory dwelling units which require mandatory approval, the city shall not require the correction of legal, nonconforming zoning conditions.

(Ord. O-2020-01 § 2, 2020)

§ 23.73.090. Junior accessory dwelling units.

(a) One junior accessory dwelling unit shall be allowed in the single-family residential zone in conjunction with an existing or proposed single-family dwelling. A junior accessory dwelling unit may be allowed on the same lot as a detached accessory dwelling unit where the detached accessory dwelling unit is no larger than eight hundred (800) square feet and no taller than sixteen (16) feet.

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

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

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

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

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

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

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

(2) A restriction that prohibits the junior accessory dwelling unit from being enlarged beyond five hundred (500) square feet;

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

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

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

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

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

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

(i) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions.

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

(Ord. O-2020-01 § 2, 2020)

City of Placentia, CA
Monday, November 18, 2024

Title 5. Schedule of Fees

Chapter 5.30. AFFORDABLE HOUSING FEES FOR RESIDENTIAL DEVELOPMENTS

§ 5.30.010. Purpose.

The purpose of this chapter is to:

(a) Encourage the development and availability of housing affordable to a broad range of households with varying income levels within the city as mandated by state law, California **Government Code** Section 65580 et seq.

(b) Promote Housing Element Goal 2 to accommodate regional housing needs through a community wide variety of residential uses by size, type, tenure, affordability, and location.

(c) Implement the housing element by creating a mechanism to provide benefits to the community from new development in the form of affordable housing, thereby, helping to meet the housing needs of all socioeconomic segments of the community as provided in the housing element.

(d) Promote housing element goal to ensure the continued availability of affordable housing for very low, low, and moderate income households, seniors, and persons with disabilities, single-parent households, large families, and other special needs groups.

(e) Implement housing element to adopt permissible and reasonable impact fees for residential development based on impact fee nexus studies.

(f) Enhance the public welfare by imposing affordable housing impact fees for residential development projects whereby developers of residential development projects will help mitigate the impacts of their projects on the need for affordable housing by contributing to the supply of housing for households with very low, low, and moderate incomes.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.020. Definitions.

As used in this chapter, the following terms shall have the following meanings:

"Affordable housing agreement" means a written agreement between the city and the developer as provided in Section **5.30.070** of this chapter.

"Affordable housing plan" means a plan required for any residential development project which includes the provision of affordable housing units that demonstrates how the project complies with Section **5.30.070** of this chapter.

"Affordable housing unit" means a dwelling unit that shall be offered at an affordable rent or affordable ownership cost to very low, low and moderate income households.

"Affordable ownership cost" means the sales price of a for-sale affordable unit resulting in projected average monthly housing payments, during the first calendar year of a household's occupancy, including interest, principal, mortgage insurance, property taxes, homeowners insurance, homeowners' association dues, if any, and a reasonable allowance for utilities, property maintenance, and repairs, not exceeding the sales prices specified by Section 50052.5 of the California **Health and Safety Code** and **California Code of Regulations** Title 25, Sections 6910 through 6924.

"Affordable rent" means the total monthly housing expenses for a rental affordable unit not exceeding the rents specified by Section 50053 of the California **Health and Safety Code** and **California Code of Regulations** Title 25, Sections 6910 through 6924. As used in this chapter, "affordable rent" shall include the total of monthly payments by the tenant for all of the following: (1) use and occupancy of the affordable unit and land and all facilities associated with the affordable unit, including, but not limited to, parking, bicycle storage, storage lockers, and use of all common areas; (2) any additional separately charged fees or service charges assessed by the owner, other than security deposits; (3) an allowance for utilities paid by the tenant as established by the Orange County housing authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking. and refrigeration fuel, but not telephone service or cable TV; and (4) any other interest, taxes, fees or charges for use of the land or affordable unit or associated facilities and assessed by a public or private entity other than the owner, and paid by the tenant.

"Building permit" includes full structural building permits as well as partial permits such as foundation-only permits.

"City" means the city of Placentia.

"City administrator" means the city administrator of the city or designee.

"City council" means the city council of the city of Placentia.

"Decision-making body" means the city staff person or body authorized to approve or deny an application for a planning or building permit for a residential development project.

"Developer" means the person(s) or legal entity(ies), who also may be the property owner seeking real property development permits or approvals from the city or developing a particular project in the city.

"Development permit" shall mean the permit required or issued by the city of Placentia for the grading, site improvement, construction, or improvement of property associated with residential development projects as defined in this chapter.

"For-sale unit" means a residential dwelling unit that may be sold individually in conformance with the Subdivision Map Act. For-sale units also include units that are converted from rental units to for-sale units. "Household" means one person living alone or two or more persons sharing residency in one dwelling unit.

"Housing impact fee fund" means a fund for the deposit of fees established under this chapter as provided in Section **5.30.120** of this chapter.

"Low income households" means households with incomes no greater than the maximum income for low income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.

"Market-rate unit" means a new dwelling unit in a residential development project that is not an affordable unit.

"Median income" means the median income applicable to Orange County, as published annually by the city for each household size, based on median income data for Orange County published by the United

States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD).

"Moderate income households" means households with incomes no greater than the maximum income for moderate income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.

"Planning permit" means any discretionary approval of a residential development project, including, but not limited to, a general or specific plan adoption or amendment, rezoning, tentative map, conditional use permit, variances, or design review.

"Rental unit" means a dwelling unit that is intended to be offered for rent or lease and that cannot be sold individually in conformance with the Subdivision Map Act.

"Residential affordable housing impact fee" means the fee paid by developers of residential development projects to help mitigate the impacts that such developments have on the demand for affordable housing in the city and to support affordable housing development and operation.

"Residential development project" means an application for a planning permit or building permit at one location to create one or more additional dwelling units, convert nonresidential uses to dwelling units, subdivide a parcel to create one or more separately transferable parcels intended for residential development, or implement a condominium conversion, including development constructed at one time and in phases. "One location" includes all adjacent parcels of land under common ownership or control, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road, or other public or private right-of-way, or separated only by the lands owned or controlled by the developer.

"Very low income households" means households with incomes no greater than the maximum income for very low income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.
(Ord. O-2017-11 § 3, 2017; Ord. O-2021-02 § 2, 2021)

§ 5.30.030. (Reserved)

§ 5.30.040. Residential affordable housing impact fees.

(a) Residential affordable housing impact fees are hereby established for all residential development projects. The schedule of the residential affordable housing impact fees imposed by this chapter shall be established and adjusted from time to time by resolution of the city council. The impact fees shall not exceed the cost of mitigating the impact of residential development projects on the need for affordable housing in the city.

(b) Payment of the impact fees shall be due in full prior to the issuance of the first building permit(s) issued for the development. The fees shall be calculated based on the fee schedule in effect at the time the first building permit is issued. If a building permit(s) is not required for a development, payment of development impact fees shall be collected in full by the city prior to the issuance of the first development permit(s) for such development. The fees shall be calculated based on the fee schedule in effect at the time the first development permit is issued. Development impact fees for new developments that include a subdivision map with multiple buildings approved as part of the development shall be allowed to pay impact fees in phases prior to the issuance of the first building permit of each phase if requested in writing by the developer. This arrangement shall require either a development agreement or a fee deferral agreement on a form approved by the director of development services or designee. Payment of said fees in phases concurrent with the issuance of

the first building permit of each phase pursuant to a development agreement of fee deferral agreement must be requested by the owner or developer concurrently with the entitlement(s) being considered by the same approval body that is considering the development (e.g., city council or planning commission).

(c) For for-sale development projects that trigger an affordable unit requirement with a decimal fraction of less than one-half, the developer shall either build one additional affordable unit or pay an impact fee equal to the decimal fraction multiplied by the residential affordable housing impact fee for the for-sale residential project.

(d) The fees established in this chapter shall be automatically adjusted annually commensurate with changes in construction costs. Therefore, the fees shall be automatically adjusted annually effective every July 1 by an amount equal to the percentage change in the Construction Cost Index for Los Angeles as published by the Engineering News-Record, or its successor publication for the preceding 12 months. The annual fee adjustment shall be based on April to April Construction Cost Index for Los Angeles as published by the Engineering News-Record for the preceding 12 months, with the exception of the 2022 fee update which shall be based on February 2021 to April 2022 Construction Cost Index for Los Angeles as published by the Engineering News-Record.

(Ord. O-2017-11 § 3, 2017; Ord. O-2021-02 § 2, 2021; Ord. O-2021-08 § 2, 2021)

§ 5.30.050. Exemptions.

The requirements of this chapter do not apply to:

(a) Residential development projects of four or fewer new housing units, the creation of four or fewer parcels, provided that no more than four dwelling units are allowed; or accessory dwellings created pursuant to the Placentia Municipal Code.

(b) Replacement construction that results in a net increase of four or fewer new housing units.

(c) Residential developments that already have more deed-restricted units that are affordable to very low, low and moderate income households than this chapter requires, for the period required under this chapter.

(d) Residential development projects which fall within one or more of the following categories:

(1) Any structure proposed to repair or replace a building that was damaged or destroyed by fire or other calamity, so long as the square footage and use of the building remains the same, and construction of the replacement building begins within one year of the damage's occurrence.

(2) Residential development projects to the extent they have received a vested right to proceed without payment of affordable housing impact fees pursuant to state law, including those that are the subject of development agreements currently in effect with the city, if such development agreements were approved prior to the effective date of the ordinance codified in this chapter and where such agreements expressly preclude the city from requiring payment of the affordable housing impact fee.

(3) Residential development projects for which applications have been deemed complete prior to the effective date of the ordinance codified in this chapter.

(4) Other uses that may be specified by resolution of the city council.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.060. Alternatives.

(a) Notwithstanding any contrary provisions of this chapter, the city may determine that alternatives to the requirements in Section **5.30.030** of this chapter as proposed by the developer in the affordable

housing plan required by Section **5.30.070** of this chapter, provided that the city council makes the findings in Section **5.30.070(D)**, **(E)**, or **(F)** as appropriate.

(b) For-Sale Residential Projects. As an alternative to construction of affordable housing units on-site or payment of a residential affordable housing impact fee, if approved by the city council, developers of for-sale residential development projects may propose to mitigate affordable housing impacts of such housing through alternative means, including, but not limited to:

(1) Provision of affordable units off site.

(2) Purchase of existing units for conversion to affordable units.

(3) Dedication of land to the city suitable for construction of affordable units.

(4) Acquisition and rehabilitation of affordable units.

(5) Increase in the total number of affordable housing bedrooms.

(6) Provision of greater level of affordability.

(7) Construction of second dwelling units.

(8) Providing rental affordable units rather than for-sale affordable units.

(c) Rental Residential Development Projects. As an alternative to payment of residential affordable housing impact fee, developers of rental residential development projects may propose to help mitigate the affordable housing impacts of such developments through an alternative mitigation program, including, but not limited to:

(1) Construction of affordable housing units on site or through an alternative mitigation program, such as the provision of off-site affordable units, donation of land for the construction of affordable units, or purchase of existing units for conversion to affordable units.

(2) For rental residential developments proposing this alternative, eleven percent of the total development shall be restricted to occupancy by very low income households, or 20% of the total development shall be restricted to occupancy by low and moderate income households.

(3) If a developer proposes to provide affordable rental units, then, to ensure compliance with the Costa-Hawkins Rental Housing Act (Chapter 2.7 of Title **5** of Part 4 of Division 3 of the **Civil Code**), the city may only approve such a proposal if, as required by **Civil Code** Sections 1954.52(b) and 1954.53(a)(2), the developer agrees in a contract with the city to limit rents in accordance with Section 12.260.070 of this chapter in consideration for a direct financial contribution from the city or a form of assistance specified in the State's Density Bonus Law (Chapter 4.3, commencing with Section 65915, of Division 1 of Title 7 of the **Government Code**). The developer may request that the city waive the residential affordable housing impact fee as a direct financial contribution to the rental residential development project.

(d) Any affordable rental or for-sale units proposed as an alternative shall be subject to the requirements described in Section **5.30.080** of this chapter.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.070. Compliance procedures.

(a) General. Approval of an affordable housing plan and execution, recordation and implementation of an affordable housing agreement shall be conditions of any approval of a residential development project, which includes the provision of affordable housing units as provided in Section **5.30.030** or **5.30.060**. No affordable housing plan is required if the developer proposes only to pay the residential affordable housing impact fee.

(b) Affordable Housing Plan. No application for approval of a residential development project which includes the provision of affordable housing units may be deemed complete until an affordable housing plan containing all the elements identified below is submitted to the community development department. The affordable housing plan shall include:

(1) The number, location, number of bedrooms and size of the proposed market rate and affordable housing units and the basis for calculating the number of affordable housing units;

(2) The city may approve an increase in the number of units per acre in a residential development if the increase is consistent with state density bonus law per Section 65915 of the State **Government Code**. If the applicant is proposing to apply for a density bonus, the affordable housing plan must include an analysis of the density bonus request;

(3) A site plan depicting the proposed location of the initial affordable housing units;

(4) A floor plan depicting the proposed location of the initial affordable housing units within a residential development;

(5) The income levels to which each affordable housing unit will be made affordable;

(6) The mechanisms that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and city's option to purchase and other documents;

(7) For a phased residential development proposing any change to the phasing requirements specified in Section **5.30.080(B)**, a phasing plan that provides for the timely development of affordable housing units in each proposed phase of development;

(8) The conceptual plan for initial sales or rental by developer of the affordable housing units;

(9) Any proposed alternative as provided in Section **5.30.060** along with information necessary to support the findings required in Section **5.30.070(E)** for approval of such alternatives;

(10) The city administrator may request additional information as reasonably needed to assist with evaluation of the affordable housing plan under the standards of this chapter.

(c) The affordable housing plan shall be processed concurrently with all other permits required for the residential development project. Before approving the affordable housing plan, the city council shall find that the affordable housing plan conforms to this chapter. A condition shall be attached to the first approval of any residential development project to require recordation of an affordable housing agreement, as described in this subsection, prior to the approval of any final or building permit for the residential development project.

(d) Findings—All Alternatives. The city council may or conditionally approve an alternative contained in an affordable housing plan if the city council determines, based on substantial evidence, that the proposed alternative supports adopted housing element policies and goals and assists the city in meeting state housing requirements.

(e) Findings—Alternative Proposing On-Site Affordable Units. The city council may approve or conditionally approve an affordable housing plan that proposes on-site construction of affordable units if the city council determines, based on substantial evidence, that:

(1) The proposed affordable units comply with the standards in Section **5.30.080**, including, without limitation, compliance with Section **5.30.080(B)** requiring that the affordable units be made available for occupancy concurrently with the market-rate units; and

(2) The affordable units will help mitigate the impact of the project on the need for affordable housing.

(f) Findings—Alternative Proposing Off-Site Affordable Units. If a developer proposes off-site affordable housing units or any other alternative in the affordable housing plan, the city administrator may approve, conditionally approve or reject any alternative proposed by a developer

subject to final approval by the city council in its discretion. Any approval or conditional approval shall be based on a finding that:

(1) Financing or a viable financing plan, which may include public funding sources, is in place for the proposed affordable housing units;

(2) The proposed location is suitable for the proposed affordable housing, is consistent with the housing element, general plan, and zoning ordinance, and will not tend to cause residential segregation; and

(3) The net cost of the alternative is at least equal to the net cost to provide affordable housing units;

(4) The alternative does not detract from the city's program to meet its housing goals and obligations under California Housing Law (**Government Code** Section 65580 et seq.).

(g) Affordable Housing Agreement. To ensure compliance with the approved affordable housing plan, an affordable housing agreement acceptable to the city administrator or designee shall be recorded against the residential development project prior to approval of any final, or issuance of any building permit, whichever occurs first. The affordable housing agreement shall specify the number, type, location, size, phasing, and terms of affordability of all affordable units, provisions for income certification and screening of potential purchasers or renters of units, and resale control mechanisms, including the financing of ongoing administrative and monitoring costs, consistent with the approved affordable housing plan, and subject to final approval by the city council.

(h) The city administrator may adopt affordable housing guidelines consistent with this chapter and the housing element for the purpose of carrying out the administration of this chapter and may update those guidelines periodically as required.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.080. Affordable housing unit standards.

(a) All affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be comparable to the overall quality of construction to market-rate units in the same housing development as follows:

(1) The exterior appearance of the affordable units shall be compatible with that of market-rate units.

(2) Interior finishes and amenities may not differ from those provided in the base model market rate units.

(3) The number of bedrooms in the affordable units shall be comparable to the average number of bedrooms in the market-rate units, and the affordable units shall be reasonably dispersed within the residential development, with unit locations comparable to those of the market-rate units, subject to review and approval by the community development director.

(4) The affordable units shall have the same amenities as the market rate units, including the same access to and enjoyment of common open space, parking, storage, and other facilities in the residential development, provided at an affordable rent as defined in Section **5.30.010** or at affordable ownership cost as defined in Section **5.30.010**.

(b) Affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be made available for occupancy concurrently with the market-rate units. For the purposes of this subsection, "concurrently" means that the city may not issue building permits for more than fifty percent of the market-rate units until it has issued building permits for all of the affordable units, and the city may not approve any final inspections or certificates of occupancy for more than 50% of the market-rate units until it has issued final inspections or certificates of occupancy for all of the affordable units. However, the city council may modify the timing requirements for construction and occupancy of

market-rate units to accommodate phasing schedules, model variations, or other factors, if the city council determines this will provide greater public benefit.

(c) All affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be subject to a resale restriction, deed of trust, and/or regulatory agreement recorded against the property for execution by the city administrator, in a form approved by the city attorney, to ensure the continued affordability of the affordable units.

(1) Affordable housing units produced under this chapter shall be legally restricted to occupancy by households of the income levels for which the units were designated for a period of not less than 55 years for rental units and 45 years for owner-occupied units.

(2) To the extent permitted by state and federal law, preferences will be given to those households where at least one member in the household lives or works in Placentia or works for a school district serving the residents living in the city, except for those deemed ineligible due to conflict of interest noted below.

(3) Conflict of Interest. The following individuals are ineligible to purchase or rent certain affordable housing units: (i) elected or appointed city officials (including their spouse and dependents) who participated in the approval process for a project that included the affordable housing units; (ii) the project applicant and its officers and employees (and their spouse and dependents); and (iii) the project owner and its officers and employees (and their spouse and dependents). However, employees of the project applicant and project owner may purchase or rent affordable housing units if the units were designed and intended to be occupied by employees of the applicant or owner, with approval of the city council. Officials, employees, or consultants of the city and members of city boards and commissions shall comply with all applicable laws, regulations, and policies relating to conflicts of interest as to their eligibility to develop, construct, sell, rent, lease, occupy, or purchase an affordable unit.

(4) Any household that occupies an affordable unit must occupy that unit as its principal residence, unless otherwise approved in writing for rental to a third party for a limited period of time due to household hardship, as determined by the city.

(5) No household may begin occupancy of an affordable unit until the household has been determined to be eligible to occupy that unit by the community development director or designee. The city administrator or designee may from time to time adopt guidelines for determining household income and affordable housing cost, determining buyer eligibility, monitoring, and relevant administrative provisions.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.090. Affordable owner-occupied units.

(a) Sale to Eligible Households. Owner-occupied units will be offered to eligible households at a sales price set so that the eligible household will pay an affordable ownership cost. The developer shall certify each prospective purchaser's income to the city or city's designee and obtain approval of the household prior to close of escrow. The developer must obtain and review documents that demonstrate the prospective owner's total income and assets and submit such information on a form approved by the city.

(b) Initial Sales Price. The initial sales price of the affordable housing unit shall be set by the city so that the eligible household will pay an affordable ownership cost. The city shall respond to a written request by developer and provide developer with a good-faith estimate of the initial sales price during pre-development.

(c) Deed Restrictions. Deed restrictions provided by the city, recorded against title to the affordable housing unit, and secured by a deed of trust shall be required as condition of sale for all owner-occupied affordable housing units and will include, but are not limited to, the city's or its designee's option to purchase, resale restrictions, occupancy requirements, payment of penalty for any default,

and procedures and policies regarding changes in title. Deed restrictions must be approved by the city attorney prior to close of escrow.

(d) Administration. The developer or subsequent seller shall pay all administrative costs associated with the sale of the for sale affordable housing units, including for buyer review and qualification, and the review and processing of documents associated with the transaction.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.100. Affordable rental units.

(a) Non-Discrimination. When selecting tenants, the owners of affordable housing units shall comply with all fair-housing laws, rules, regulations, and guidelines. The owner shall apply the same rental terms and conditions to tenants of affordable housing units as are applied to all other tenants, except as required to comply with this chapter or with other applicable government programs.

(b) Annual Report. The owner shall submit an annual report summarizing the occupancy of each affordable housing unit for the year and demonstrating the income-eligibility of the tenant. The city administrator may require additional information to confirm household income and rental price of the unit if he or she deems necessary. The city council may establish and charge the owner or operator of the rental residential development an annual fee to cover the costs of this monitoring. The fee will be added to the master fee schedule by city council resolution.

(c) Periodic Audit. The city shall have the right to periodically audit the information supplied to the city for the annual report if deemed necessary to ensure compliance with this chapter. In addition, owners of affordable housing units shall cooperate with any audits conducted by the city, state agencies, federal agencies, or their designees.

(d) Change in Income. If, after moving into an affordable rental housing unit, a tenant's household income exceeds the limit for that unit, the tenant household may remain in the unit as long as his or her household income does not exceed 120% of the income limit, but the tenant's rent shall be increased to 30% of monthly income upon expiration of the tenant's lease. Once the tenant's income exceeds 120% of the income limit, the tenant shall be given one year's notice to vacate the unit, or the next available market rate unit in the residential development shall be offered as an affordable housing unit. The owners of the residential development are responsible for notifying the city of such changes in income and documenting the process by which the existing tenant will be removed or the next available unit shall be offered as an affordable housing unit.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.110. Administrative relief.

(a) As part of an application for the first approval of a residential development project, a developer may request that the requirements of this chapter be waived or modified by the city council, based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result, or because there is no reasonable relationship between the impact of the development and the need for affordable housing. Concurrently:

(1) Any request for a waiver or modification shall be submitted with the project application. The developer shall set forth in detail the factual and legal basis for the claim, including all supporting technical documentation.

(2) Any request for a waiver or modification based on this section shall be reviewed and considered at the same time as the project application. The city council may from time to time establish by resolution a processing fee for review of any request for a waiver or modification.

(b) The waiver or modification may be approved only to the extent necessary to avoid an unconstitutional result, based upon legal advice provided by or at the behest of the city attorney,

after adoption of written findings, based on legal analysis and the evidence. If a waiver or modification is granted, any change in the project shall invalidate the waiver or modification, and a new application shall be required for a waiver or modification pursuant to this section.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.120. Housing impact fee fund.

(a) There is hereby established in the city of Placentia a separate "housing impact fee fund," pursuant to Section 66006 of the California **Government Code**. All affordable housing impact fees or other funds collected under this chapter shall be deposited into the city's housing impact fee fund.

(b) The monies in the housing impact fee fund and all earnings from investment of the monies in the fund shall be expended exclusively to provide housing affordable to extremely low income, very low income, lower income, and moderate income households in the city, consistent with the goals and policies contained in the city's housing element and the purposes for which the fees were collected, and for administration and compliance monitoring of the affordable housing program.

(c) The city council may, from time to time, adopt guidelines for expenditure of monies in the housing impact fee fund.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.130. Enforcement.

(a) Payment of the residential affordable housing impact fee is the obligation of the developer for a residential development project. The city may institute any appropriate legal actions or proceedings necessary to ensure compliance herewith, including, but not limited to, actions to revoke, deny, or suspend any permit or development approval.

(b) The city attorney shall be authorized to enforce the provisions of this chapter and all affordable housing agreements, regulatory agreements, and all other covenants or restrictions placed on affordable units, by civil action and any other proceeding or method permitted by law.

(c) Failure of any official or agency to fulfill the requirements of this chapter shall not excuse any developer or owner from the requirements of this chapter. No permit, license, map, or other approval or entitlement for a residential development shall be issued, including, without limitation, a final inspection or certificate of occupancy, until all applicable requirements of this chapter have been satisfied.

(d) The remedies provided for in this section shall be cumulative and not exclusive and shall not preclude the city from any other remedy or relief to which it otherwise would be entitled under law or equity.

(Ord. O-2017-11 § 3, 2017)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.112. OLD TOWN PLACENTIA REVITALIZATION PLAN DEVELOPMENT STANDARDS

§ 23.112.010. Purpose and intent.

The following provides detailed regulations for development of land uses within Old Town Placentia (Old Town). The purpose of these standards 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. Specifically, these regulations are aimed at accomplishing the following objectives, complementing the objectives of the TOD Packing House District to the south:

(a) Meet the goals, objectives and follow the recommendations for Old Town as detailed in the Old Town Revitalization Plan;

(b) Preserve and enhance the distinguishable "village" look and feel of Old Town Placentia;

(c) Preserve the original Old Town grid pattern comprised of short, walkable blocks;

(d) Preserve the diverse mix of land use types while attracting a more diversified commercial base that creates a shopping destination and contributes to a more pedestrian-friendly environment;

(e) Encourage infill development that contributes to creating a compact walkable environment important to a vital town center;

(f) Support businesses and attract new investment through enhanced safety and security measures, development incentives, a high level of amenities and adaptive reuse standards;

(g) Create fine-grained detail in architectural and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;

(h) Enhance public safety by improving street lighting, public services, streetscapes and alleys, and police surveillance;

(i) Support multimodal transportation that improves ease of access to a variety of transportation methods such as walking, cycling and public transit;

(j) Create a sustainable environment through standards that result in "green" buildings and infrastructure, as well as a safe, healthy and attractive environment;

(k) Preserve and highlight historic features that make Old Town Placentia a unique destination;

(l) Provide for public gathering spaces and small passive recreation places;

(m) Improve connections between Old Town and the region through increased transit ridership and the provision of hubs for various transportation;

(n) Maintain an adequate level of parking and access for automobiles;

(o) Continue to brand Old Town Placentia through wayfinding, welcome signs, banners, public art, creative public spaces, a focal point (i.e., gazebo), etc.;

(p) Create a physical and visual connection with the TOD Packing House District to the south through interconnected plazas on both sides of the rail line; and

(q) Ensure high quality architecture (three hundred sixty (360) degree design) that embraces the character of Old Town and its architecture and urban design.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.020. Applicability and general provisions.

Old Town Placentia shall apply to lands delineated as such on the city's official zoning map and shown in Section **23.112.030** Figure 1. All land uses and development within Old Town shall be located and developed in accordance with the following provisions. The standards of Old Town shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.030. Planning subareas and overlay zone.

Old Town Placentia is divided into five (5) subareas and one (1) overlay zone described below:

(a) Main Street (MS) (this subarea has two-, three- and four-story areas).

(b) Village (V).

(c) Mixed-Use (MU).

(d) High-Density Residential (HDR).

(e) Public Facilities (PF).

(f) R-2 Overlay Zone.

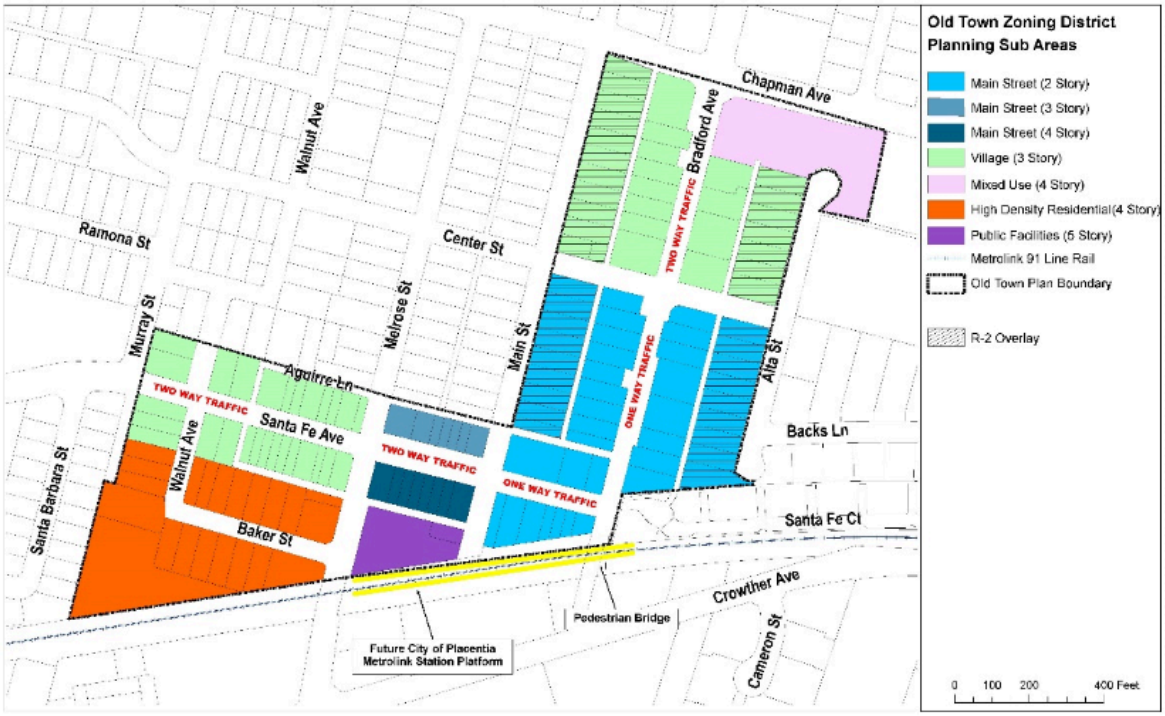


Figure 1. Old Town Zoning Map

(Ord. O-2017-05 § 4, 2017)

§ 23.112.040. Land use and permit requirements.

This section identifies the land use types allowed by the city in Old Town Placentia.

(a) Allowable Land Uses. A parcel or building within Old Town shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of the ordinance codified in this chapter or in the Placentia Municipal Code (PMC) (Definitions, Chapter **23.04**).

(1) Multiple Uses. Any one or more land use identified by Table 1 as being allowable within Old Town may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

(2) Unlisted Uses. The development services director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:

(A) The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the planning subarea;

(B) The use is compatible with permitted or conditionally permitted uses in the planning subarea;

(C) The use will meet the purpose of the planning subarea;

(D) The use is consistent with the goals and policies of the general plan; and

(E) The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the use conformity determination process, outlined in Section **23.39.035** of the PMC.

(3) Residential Uses. In the R-2 overlay area as shown on the Old Town Zoning District planning subarea map, existing and residential are permitted pursuant to Chapter **23.15** of the zoning code.

(b) Permit Requirements. Table 1 provides for land uses that are:

(1) Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and may require a development plan review or site plan review in compliance with Chapter **23.75** of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in this chapter and in this zone must be reviewed by the planning and development ad hoc committee.

(2) Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing before the planning commission in compliance with Chapter **23.87** of the PMC. These uses are shown as a “UP” in Table 1. All proposed projects in this zone must be reviewed by the planning and development ad hoc committee.

(3) Not Permitted. These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the district, except as otherwise provided in Section **23.112.030(a**)(3). Uses that are expressly listed as not permitted are prohibited.

(c) Standards for Specific Land Uses. Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

Table 1. Allowed Land Uses and Permit Requirements
P – permitted
UP – use permit
NP – not permitted

	Planning Subareas					**Notes And Special Use**
Permit Requirement	**Main Street**	**Village**	**Mixed-Use (1)**	**High-Density Residential**	**Public Facility**	**Regulations**
Recreation, Education, Public Assembly Uses						
1. Commercial Recreation Facility, Indoor	NP	NP	NP	NP	NP	
2. Community Recreation Facility	NP	NP	NP	NP	NP	
3. Conference/ Convention Facility	NP	NP	NP	NP	NP	
4. Health/Fitness Facility, including stand alone or roving fitness classes	NP	UP	UP	NP	NP	
5. Library, Museum	NP	UP	NP	NP	NP	
6. Public Park, Playground or Plaza	P	P	P	P	P	
7. School – specialized education, training	NP	NP	NP	NP	NP	
8. Studio – art, dance, martial arts, music, photography, cooking, instructional, fit-	UP	UP	UP	NP	NP	Not to exceed 1,500 square feet

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
ness (such as yoga, Pilates, spin, etc.)						
9. Theatre (live performing arts, live music)	UP	UP	UP	NP	NP	Movie cinemas only permitted in mixed use.
Residential Uses						
1. Emergency/Transitional Shelter	NP	NP	NP	NP	NP	
2. Home Occupation	NP	P	P	P	NP	Not permitted in ground floor units, must comply with home occupation provisions of PMC.
3. Live Work	NP	UP	NP	NP	NP	
4. Multifamily Residential, new construction only, maximum of 29 du/ac	UP (only permitted above the second floor)	UP (upper floors only)	UP (upper floors only)	NP	NP	See definition of “new construction.”
5. Multifamily Residential, new construction only, minimum of 30 du/ac	NP	UP (upper floors only)	UP (upper floors only)	P (by right)	NP	By right developments must meet: • The purpose and intent of this chapter as well as all standards. • All zoning code regulations. • All city policies. • Requires review by the planning & development ad hoc committee. • All existing and future design guidelines.
6. Assisted Living Facility	NP	NP	NP	NP	NP	
7. Single-Family or Duplex Residential, new	NP	NP	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to Ch. **23.15** of the municipal code.
8. Existing Residential Uses Fronting on Main and Alta Streets	P	P	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Ch. **23.15** of the municipal code.
9. Mixed Use Development	UP (only permitted above the second floor)	UP	UP	NP	NP	
Retail/Commercial Uses (2)						
1. New Ground Floor Residential and Office Uses in R-2 Overlay Zone	UP	UP	NA	NA	NA	50% of the lot depth, measured from Alta or Main, must be either residential or office along Alta and Main. The rear 50%, facing the alley, may be any other use permitted in the subarea.
2. Accessory Retail or Services	P	P	P	NP	NP	Only permitted when primary commercial use is established. Must be incorporated into mixed-use; cannot stand alone.
3. Adult Entertainment Facility or Business	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.89**
4. Liquor Stores/Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	NP	NP	NP	NP	
5. Antique or Collectible Store	P	P	P	NP	NP	
6. Artisan/Handcraft Shop	P	P	P	NP	NP	
7. Auto Repair, Auto Sales or Auto Parts Sales	NP	NP	NP	NP	NP	
8. Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	UP	UP	UP	NP	NP	
9. Drive-Through (any uses)	NP	NP	NP	NP	NP	

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
10. General Retail – less than 5,000 sf	P	P	P	NP	NP	
11. General Retail –5,000 sf to 20,000 sf	UP	UP	UP	NP	NP	
12. General Retail – more than 20,000 sf (max 60,000 sf)	NP	NP	NP	NP	NP	
13. Groceries, Specialty Foods – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
14. Groceries, Specialty Foods – more than 10,000 sf	UP	UP	UP	NP	NP	
15. Medical Marijuana Facilities	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.46**
16. Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
17. Nightclub	UP	UP	UP	NP	NP	
18. Outdoor Dining	P	P	P	NP	NP	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the city's outdoor dining permit and guidelines.
19. Outdoor Display and Sales	NP	NP	NP	NP	NP	May not encroach into public right-of-way.
20. Pet Store, Pet Boarding, Animal Shelter	UP	UP	UP	NP	NP	Sheltering and boarding shall require a use permit.
21. Restaurant	P	P	P	NP	NP	
22. Restaurant with Alcohol Sales	UP	UP	UP	NP	NP	
23. Secondhand/Thrift/ Consignment/Pawn/Charity Store	UP	UP	UP	NP	NP	
24. Service Station	NP	NP	NP	NP	NP	
25. Tobacco Sales, including Electronic Smoking Devices	UP	UP	UP	NP	NP	
Services – Business, Financial, Medical, Professional						
1. ATM	P	P	P	NP	NP	Must be integrated into building façade.

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Stand alone kiosks not permitted.
2. Bank (2,000 sf or less)	P	P	P	NP	NP	Banks over 2,000 sf are not permitted.
3. Business Support Services (copying, printing, office supplies, etc.)	P	P	P	NP	NP	
4. Hospital	NP	NP	NP	NP	NP	
5. Medical Office	P	P	P	NP	NP	See definition. Only permitted on upper floors, except in R-2 overlay.
6. Office	P	P	P	NP	P	See definition. Only permitted on upper floors except in R-2 overlay.
Services – General						
1. Adult Daycare	NP	NP	NP	NP	NP	
2. Cigar or Hookah Lounge	UP	UP	UP	NP	NP	
3. Commercial Daycare Center	UP	UP	UP	NP	NP	
4. Hostess Bars	NP	NP	NP	NP	NP	
5. Laundromat and Laundry Services	UP	UP	UP	NP	NP	
6. Lodging – B&B	UP	UP	NP	NP	NP	
7. Lodging – Hotel	UP	UP	UP	NP	NP	
8. Massage Establishments	UP	UP	UP	NP	NP	Not permitted on the ground floor in any subarea. Pursuant to PMC § **23.30.030**
9. Meeting Halls, Banquet Centers (Stand alone)	NP	NP	NP	NP	NP	
10. Personal Services	P	P	P	NP	NP	
11. Public Safety Facility	NP	NP	NP	NP	P	
12. Spa Services (with or without alcohol)	UP	UP	UP	NP	NP	
13. Tattoo Parlors/Body Modification	UP	UP	UP	NP	NP	
Transportation, Communications & Infrastructure						
1. Broadcasting or Recording Studio	UP	UP	UP	NP	NP	May only be permitted on upper floors of mixed-use development.

Permit Requirement	Planning Subareas					Notes And Special Use Regulations
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
2. Public Parking Structure or Surface Parking Lot	UP	UP	UP	UP	P	
3. Transit Station or Terminal	NP	NP	NP	NP	NP	
4. Telecommunication Cell Tower/Microcell and Small Cell Sites						Pursuant to PMC Ch. **23.82**

Notes:

(1) See Section 25.112.050, Development standards, for frontage requirements regarding building located at 102 S. Bradford Ave.

(2) Within the R-2 overlay zone, no retail or commercial uses are permitted on the ground floor.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.050. Development standards.

Table 2 identifies the development standards required for new land uses in new or modified buildings in Old Town Placentia.

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10′ from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. **23.77**. In the R-2 overlay zone, the front yard setback shall be 15′.
3. Front Yard Setback for “through lots” and	15 ft.	15 ft.	15 ft.	NA	NA	

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.						
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	
5. Side Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5′ setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (minmax)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	a. Ground Floor: i. Awnings and canopies over windows: 60″; ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area; iii. Sun shade structures: 15′; iv. Bay windows: 60″ (not wider than 10′); v. Cornices, belt courses, and similar architectural features: 12″; vi. Eaves, roof overhangs: 30″; and vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10′. b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48″ c. Art, as determined by the approval of the public art component of the project. d. For signs, see sign regulations, § **23.112.070**. e. All projections must maintain a minimum of 8′ vertical clearance from ground.					
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § **23.111.070**. c. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2	2 min/3 max sto-	3 min/4 max sto-	3 min/4 max sto-	5 stories, 65′	See "Old Town zoning map" for height subareas. New sto-

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	stories, 30′ 3-Story Area: 3 stories, 40′ 4-Story Area: 4 stories, 55′	ries, 40′	ries, 60′	ries, 55′		ries built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a “story” or “floor.”					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6′ in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	are accessory, may exceed maximum permitted height standards by up to 8′.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.					
Provision of Common Open Space (Residential Only)						
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.					
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.					
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16′.					
4. Courtyard and Common Open Space Requirements	1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 2. Minimum courtyard dimension shall be 40′ when the long axis of the courtyard is oriented EW and 30′ for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 3. When there are 2 or more courtyards, they shall be connected to each other.					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6′ min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						
The following are specific guidelines for shopfronts in the Old Town area: 1. 12′ to 16′ tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10′. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24″ and 36″ tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).						
Architectural Styles						

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
1. **Main Street Commercial** Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.						Style of architecture required in Main Street subareas
2. Mission Revival Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.						Choices of architecture for the following: • Village subarea • Mixed use subarea • High density residential subarea
3. Spanish Colonial Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.						This style of architecture permitted only in high density residential subarea

(Ord. O-2017-05 § 4, 2017)

§ 23.112.060. Parking standards.

(a) Parking Standards. Table 3 identifies the parking requirements for new land uses in new or modified buildings in Old Town Placentia. All subareas shall be subject to the parking requirements listed in Table 3, with the exception of the Main Street subarea as described in subsection **(b)**. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirement, as described in subsection **(c)**.

(b) In-Lieu Parking Fee. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirements in the Main Street subarea or in the Village subarea. Payment made to the city of Placentia in-lieu of providing some or all of the required off-street parking spaces of a project in Old Town shall be allowed by right.

(c) Main Street Subarea Parking Exception. Providing parking in this subarea is optional. However, in the three (3) and four (4) story areas of Main Street subarea, parking shall be required for third and fourth floor uses, according to this section, or by payment of an in-lieu parking fee.

(d) Village Subarea Parking Exception. Parking only required for the second and third stories, or by payment of an in-lieu parking fee. Parking for the first (ground) floor of existing and future buildings shall not be required.

(e) Un-Listed Uses. On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this section and shall be at the discretion of the development services director. The development services director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the city to determine the parking requirement for unlisted but similar uses.

(f) Parking Reduction. Applicants may apply for a parking reduction before the planning commission for Village, high density residential and mixed use subareas up to a maximum reduction of twenty-five (25) percent through a parking demand study or shared parking analysis. Many different kinds of incentives can be considered such as Zip car program, a shared car plan, or automated stacking system. The list of incentives is varied and the specific option can be considered with the completion of a parking demand study. Parking demand studies shall be reviewed and approved at a noticed public hearing before the planning commission, or by the director if a non-discretionary review.

(g) Bicycle Parking—Short-Term.

(1) Residential. One (1) resident bicycle parking space for every five (5) residential units, or portion thereof.

(2) Nonresidential. One (1) bicycle parking space for every five thousand (5,000) square feet, or portion thereof, of nonresidential floor area.

(h) Bicycle Parking—Long-Term.

(1) Residential. Two (2) bicycle storage units for every five (5) dwelling units for the first twenty (20) units, and one (1) for every five (5) additional units, or portion thereof;

(2) Nonresidential. Any establishment with a parking structure and a minimum of ten thousand (10,000) square feet of nonresidential space shall provide long-term bicycle parking at a minimum ratio of one (1) space per twenty (20) vehicle spaces.

(i) Electric Vehicle (EV) Charging Stations. A minimum ten (10) percent of a project's parking spaces shall provide EV Level 2 charging stations, or five (5) percent of total spaces if installing DC fast charging stations.

(j) Surface Parking. Surface parking is permitted as long as it is not visible from a public street and is fully landscaped and screened from public view.

(k) Parking Structure. Structured parking is permitted only if integrated into the overall design of the building and "wrapped" with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.

(l) Podium Parking. Permitted if fully integrated into a development with a "wrapped" parking structure.

(m) Underground Parking. Permitted if fully integrated into the design of the development.

Table 3. Parking Standards

Parking Standards	Standards	Applicable Land Uses
Nonresidential		
Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, bank, business support services, general retail, grocery, retail complex, personal services, pet store/boarding.
Eating and Drinking Establishments – spaces per 1,000	5 min./10 max	Bar/tavern, restaurant, brewery, etc.

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
sf		
Outdoor Dining	0	Provided the outdoor dining area does not exceed the interior dining area. Any square footage over the interior dining area shall provide parking pursuant to the eating and drinking establishment requirement above.
Specialty Goods & Foods – spaces per 1,000 sf	2 min./4 max.	
Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, recreation, playgrounds, studios, theatres cannot be stand alone.
Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
Civic & Cultural, including libraries, museums – spaces per 1,000 sf	3 min./no max.	
Office Professional – spaces per 1,000 sf	2 min./4 max.	
Personal Services	3 min./no max.	
Live Work	1 min./1.5 max.	
ATM	0	
Lodging – Bed & Breakfast	1 per sleeping room.	No assembly space permitted.
Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
Spaces per studio unit	1 min./1 max.	
Spaces per 1 bed unit	1 min./1.5 max.	
Spaces per 2 bed unit	1.5 min./2 max.	
Spaces per 3 or more bed unit	2 min./2.5 max.	
Guest spaces per 10 units	2 min./3 max.	
Mixed-Use		
Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from nonresidential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
Transit Station or Terminal	As per director of development ser-	

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
	vices in coordination with transportation authority.	
Telecommunication Facility, Small/Micro Cell Sites	1 space to service facility.	

(Ord. O-2017-05 § 4, 2017)

§ 23.112.070. Sign regulations purpose and intent.

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within Old Town Placentia, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

(1) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the city as a place to live, work, and shop;

(3) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

(4) Safeguard and protect the public health, safety, and general welfare; and

(5) Promote the pedestrian scale of the district.

(a) Applicability.

(1) These sign regulations apply to all signs in Old Town Placentia, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the city’s zoning code (sign regulations).

(2) The provisions of this chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

(3) Sign installation within the areas subject to this code shall require sign permit approval in compliance with the city’s zoning code (sign regulations), unless exempted from sign permit requirements.

(4) Sign variances and historic sign designation. See the zoning code (variances).

(5) Definitions of the specialized terms and phrases used in this section are in the zoning code (sign regulations).

(b) Prohibited Signs. All sign types and sizes not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include, but are not limited to, the following:

(1) Abandoned signs (includes signs on abandoned or closed businesses);

(2) Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs);

(3) Exposed cabinet/raceways behind channel letters;

(4) Internally illuminated cabinet (can) signs;

(5) Off-site signs (e.g., billboards, and signs mounted on vehicles);

(6) Obscene signs;

(7) Pole signs and other freestanding signs over six feet in height;

(8) Roof signs;

(9) Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

(10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

(11) A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);

(12) A sign painted directly on a building, unless approved as a creative sign;

(13) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited;

(14) Temporary signs, including the following:

(A) Balloons and other inflatable devices,

(B) Flags, except official national, state, or local government, institutional or corporate flags, properly displayed, and

(C) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

(c) General Requirements for All Signs.

(1) Sign Area and Height Measurement. The measurement of sign area and height shall occur incompliance with the city's zoning code (sign regulations).

(2) Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.

(A) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

(B) Setback Requirements. Each sign shall comply with the setback requirements of the applicable subarea, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of five (5) feet from the front and side street property lines.

(C) Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

(D) Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:

(i) A projecting sign in compliance with Table 4 (Sign Standards by Use);

(ii) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;

(iii) Bus stop signs installed by a public transit company;

(iv) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or

(v) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

(E) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

(3) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

(A) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(B) Design and Construction.

(i) Except where otherwise permitted by elsewhere in this section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(ii) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(iii) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(C) Materials and Structure.

(i) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.

(ii) No sign shall include reflective material.

(iii) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

(iv) The size of the structural members (e.g., columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(v) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

(D) Street Address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one (1) or more buildings on the site.

(E) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can

enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(i) Sign copy should relate only to the name and/or nature of the business or commercial center.

(ii) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.

(iii) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(iv) The area of letters or symbols should not exceed forty (40) percent of the sign area in commercial uses or sixty (60) percent for residential uses.

(v) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

(F) Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(i) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(ii) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(iii) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(iv) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(v) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

(4) Sign Maintenance.

(A) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of fourteen (14) days from the date of damage or failure.

(B) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(C) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the city’s zoning code.

(D) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee. When an existing sign is removed, the repairs must match surface type and color of building exactly.

(d) Sign Standards by Use. Each sign shall comply with the standards provided by this section and comply with the requirements in the following Table 4, except as permitted by the approval of a creative sign permit described below.

(e) Master Sign Program. All mixed use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. A “master sign plan” means

a coordinated program of signage for new or existing commercial, office or residential which contain more than one business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

(1) Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(2) Standards. A master sign program shall comply with the following standards:

(A) The program shall comply with the purpose of this chapter;

(B) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;

(C) The program shall accommodate future revisions that may be required because of changes in use or tenants; and

(D) The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(f) Creative Sign Permit.

(1) Definition Creative Sign Permit. Applicants may apply for a creative sign permit for those signs which are not listed or which exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the sign code, but may not necessarily meet the standards shown in Table 4. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this chapter.

(2) Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(3) Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

(4) Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is fifty (50) square feet or less, and by the commission when the sign is larger than fifty (50) square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by this zoning ordinance for director-approved development permits.

(5) Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.

(A) Design Quality Criteria. The sign shall: (i) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (ii) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (iii) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

(B) Contextual Criteria. The sign shall contain at least one of the following elements: (i) classic historic design style; (ii) creative image reflecting current or historic character of the city; (iii) symbols or imagery relating to the citrus packing industry; or (iv) inventive representation of the use, name, or logo of the structure or business.

(C) Architectural Criteria. The sign shall: (i) utilize or enhance the architectural elements of the building; and (ii) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

(D) Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Table 4. Sign Standards by Use

Multifamily Residential Use

Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
1. Wall or Freestanding	Wall signs: below edge of roof. Placement shall only be located below the roof or over the primary entrance. Freestanding: 48 in.	1 wall sign or freestanding sign per entrance or street frontage	12 sf each per face area; 24 sf maximum total sf for all signs.
1. Awning	Shall be entirely on awning valance; lettering max 66% of valance height; valance height max: 18 in.	50% of the area of the valance front. 1 sign max per each separate awning valance.	1. Awning
2. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review. 1 sign max	2. Marquee

Nonresidential Use/Mixed-Use

Allowed Sign	Placement Standards	Maximum Number and Sign Area
3. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf
4. Projecting or Suspended	16 inches from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
5. Wall	2 ft. below parapet or eave. Individual letters 18 inches.	1 sf. per linear foot primary business.

Nonresidential Use/Mixed-Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
	Mounting 1-story: above 1st floor windows.	1 sign allowed per business frontage with pedestrian entrance.
	Mounting multi-story: between windows.	Side street or rear entrance wall sign max 50% of the primary sign area.
6. Window Permanent	Within window area	15% of total window area max.
7. Window Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
8. A-Boards and other Portable Sidewalk Signs are permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way and a creative sign permit.
9. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW.
10. Directional Signage on Private Property	Cannot be freestanding and shall be minimized for basic directional functions.	Included in sign permit application approval process.

(i) Legal Nonconforming Signs. A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this chapter.

(1) General Requirements. A legal nonconforming sign shall lose its legal nonconforming status as defined herein, and brought into conformance with the provisions of this chapter if any of the following occur:

(A) Changes including enlargement, reduction, changes in of the legal nonconforming sign;

(B) Structural alteration for any reason;

(C) Re-established after a business is discontinued for sixty (60) days or more, subject to the amortization clause below; or

(D) Re-established after damage or destruction to fifty (50) percent or more of the value of the sign, or its components, as determined by the building official and subject to the amortization clause below.

(2) Maintenance and Changes. Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of twenty-five (25) percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding twenty-five (25) percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.080. Amortization and existing uses.

(a) General Explanation. The proposed amortization clause seeks to preserve private property rights in existence at the time of this zone change. Immediately following adoption of the ordinance codified in this chapter, all legal uses, buildings or structures may continue to exist as a legal nonconforming use, building or structure.

(b) Five (5) years after the effective date of the ordinance codified in this chapter, any property that is sold or transferred may continue to operate a legally nonconforming use, building, or structure only in the following circumstances:

(1) The business/property is transferred from a parent to his or her child, from a child to his or her parent as defined in Chapter **23.04** of the municipal code.

(2) The business/property is transferred from an owner to his or her employee(s) such that the ownership does not change as defined in Chapter **23.04** of the municipal code.

(c) Notwithstanding the foregoing, five (5) years after the effective date of the ordinance codified in this chapter, the exception set forth in subsection **(b)** shall only apply if:

(1) The same use in existence as of five (5) years from effective date of the ordinance codified in this chapter will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Chapter **23.04** of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and

(2) The building or structure is not modified or expanded; and

(3) The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

(e) The city shall give notice to all property owners of properties within the Old Town regarding this chapter in the following manner:

(1) Within one hundred eighty (180) days of adoption of the ordinance codified in this chapter;

(2) Within three (3) years after adoption of the ordinance codified in this chapter; and

(3) At least four (4) years after adoption of the ordinance codified in this chapter.

Failure to provide any of the notices above shall not prevent the city from enforcing the requirements of this chapter.

(f) This section shall not apply to the property located at 102 S. Bradford, Placentia, CA which is subject to the Chapter **23.06** “Placentia Historic Resources Ordinance” and the California **Public Resources Code** Section 21000 et seq. “California Environmental Quality Act” as a historic resource. Due to its historical significance, conflict in complying with the historic resource provisions referenced herein, while also bringing the property into compliance with this chapter along with the costs associated with bringing the use, building or structure into compliance with this chapter, the property at 102 S. Bradford is exempt from Section **23.112.080** set forth herein. Additionally, all properties located within the R-2 overlay and/or improved with a single-family residence are exempt from Section **23.112.080** as set forth herein.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.090. Public art/public plazas.

Public art and public plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include twenty (20) or more units or which are over ten thousand (10,000) square feet. This includes new construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of Old Town Placentia and the citrus growing industry.

Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the Old Town boundaries.
(Ord. O-2017-05 § 4, 2017)

§ 23.112.100. Old Town development community facilities district fee program.

In addition to city baseline impact fees, Old Town will require additional public realm improvements and projects are subject to an Old Town community facilities district fee that ensures all public sector infrastructure improvements can be provided. In addition to the Old Town community facilities district fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the public realm development standards.
(Ord. O-2017-05 § 4, 2017)

City of Placentia, CA
Tuesday, November 19, 2024

Title 23. Zoning

Chapter 23.23. DENSITY BONUS

§ 23.23.010. Purpose.

The purpose and intent of this chapter is to facilitate the development of affordable housing in order to serve a variety of housing needs within the city. To encourage the provision of housing for senior citizens, lower and very low income households, the city shall provide a density bonus to developers who meet the requirements established in this chapter. The density bonus allows a density increase of at least twenty-five (25) percent over the designated zoning density, plus additional incentives if warranted. The requirements set forth in this chapter shall apply citywide.
(Ord. O-2002-05 § 1, 2002)

§ 23.23.020. Definitions.

For the purposes of this chapter, the following terms shall be defined as follows:

"Affordable housing" means housing available at affordable housing cost or affordable rent at qualifying levels for lower or very low income households as defined by sections **23.23.050(f)** and **23.23.060(b)** of this chapter.

"Density bonus" means an increased density of at least twenty-five (25) percent, unless a lesser density is elected by the developer, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of the application which is granted to a developer of a housing development agreeing to restrict a percentage of the dwelling units within the housing development to senior citizen households, lower income households or very low income households as required by this chapter. This applies to both for rent and for sale housing.

"Housing development" means one or more groups of residential development projects consisting of five (5) or more dwelling units or, upon recommendation by the director of development services and approval by the city council, such development projects consisting of four (4) or fewer dwelling units. For the purposes of this chapter, "housing development" also includes (1) a project to substantially rehabilitate and convert an existing commercial building to residential use; (2) the substantial rehabilitation of an existing multifamily dwelling where the result of rehabilitation would be a net increase in available residential units, or (3) a condominium conversion of existing units satisfying the requirements of Section 65915.5 of the California **Government Code**.

"Lower income households" means those person(s) or households as defined in Section 50079.5 of the California **Health and Safety Code** whose gross household incomes do not exceed eighty (80) percent of the Orange County median income adjusted for family size as determined by income limits published by the State Department of Housing and Community Development.

"Senior citizen households" means qualifying residents as defined by Section 51.3 of the California **Civil Code** as amended from time to time.

"Very low income households" means those person(s) or households as defined in Section 50105 of the California **Health and Safety Code** whose gross household incomes do not exceed fifty (50) percent of the Orange County median income adjusted for family size as determined by income limits published by the State Department of Housing and Community Development.
(Ord. O-2002-05 § 1, 2002)

§ 23.23.030. Applicability.

This chapter shall apply to all single-family and multiple family housing developments consisting of five (5) dwelling units or more, or such developments otherwise designated as "housing developments" pursuant to Section **23.23.020** hereof. The developer shall be entitled to only one density bonus even if more than one qualifying criterion is met.
(Ord. O-2002-05 § 1, 2002)

§ 23.23.040. General standards.

The following standards shall apply to all density bonus projects in the city:

(1) In order to encourage the development of low cost housing, an applicant for a housing development may request, upon approval by the planning commission and city council, one density bonus of at least twenty-five (25) percent and possibly additional incentives if the applicant agrees to construct at least:

   (A) Ten (10) percent of the total dwelling units of a housing development as affordable housing for very low income households; or

   (B) Twenty (20%) percent of the dwelling units of a housing development as affordable housing for lower income households; or

   (C) Fifty (50) percent of the total dwelling units of a housing development for senior citizens households.

(2) The total number of dwelling units allowed under a density bonus shall be calculated by multiplying the number of units allowed under the maximum allowable residential density of the applicable zoning ordinance and land use element of the general plan as of the date of the developer's application by 1.25. If the result includes a fraction of a unit, the result shall be rounded up to the next highest full unit.

(3) The density bonus shall not be included when determining the number of dwelling units which is equal to ten (10) percent, twenty (20) percent or fifty (50) percent, whichever is applicable, of the total units in a housing development. If the calculation of the ten (10) percent, twenty (20) percent or fifty (50) percent of the total units in a housing development includes a fraction of a unit, the result shall be rounded up to the next highest unit.

(4) In cases where a density increase of less than twenty-five (25%) is requested, no reduction will be permitted in the number of units subject to the set-aside requirement.

(5) Density bonus projects shall comply with all applicable development standards, except those which may be waived or modified in conjunction with the provision of an additional incentive as provided herein and any other requirements of law.

(6) A written legal contract which binds a density bonus project to the requirements of this section shall be executed by both the city and the applicant and shall be recorded as part of the property's deed(s) prior to the issuance of building permits. The agreement shall be binding on future owners of the development.

(7) In the event that any requirements contained herein are in conflict with the requirements of any government housing programs in which participation is required, the more restrictive requirement

shall apply.

(8) Source for Area Median Income. The most recently-published Federal Department of Housing and Urban Development median income figures for the Anaheim/Santa Ana Partial Metropolitan Statistical Area, as published with adjustments for family size, shall be used to determine the area median income.

(9) Set-Aside Unit Characteristics. All set-aside units shall have a bedroom mix and amenities representative of the entire project. Set-aside units shall also be reasonably distributed through the project.

(10) Participation in Housing Programs. Application/property owner of ownership density bonus projects shall participate in the county of Orange mortgage revenue bond program or other programs approved by the city when funds are available. Applicant/property owner or rental density bonus projects shall participate in the county of Orange multifamily revenue bond program or other programs approved by the city when funds are available.

(11) An additional incentive shall be evaluated on a case-by-case basis based on information provided by the applicant.

(Ord. O-2002-05 § 1, 2002)

§ 23.23.050. Rental units.

(a) Units within rental density bonus projects shall be either occupied by, or vacant and available for, specific income tenants as follows:

(1) Ten (10) percent for very low-income households;

(2) Twenty (20) percent for low-income households;

(3) Fifty (50) percent for senior citizen households.

(b) Full-time students who are not eligible to file a joint or head-of-household Federal Income Tax Return cannot qualify as a low- or very low-income household, regardless of their income.

(c) The following priority shall be used for selecting tenants:

(1) Very low-income, Placentia resident/worker households without Section 8 certificates;

(2) Very low-income households without Section 8 certificates;

(3) Low-income households.

(d) In addition, priority shall be given to households of the following sizes in relationship to the number of bedrooms available in each set-aside unit:

No. of Bedrooms Available	First Priority	Second Priority
Bachelor	2 persons	1 person
1 bedroom	2 persons	1 person
2 bedrooms	4 persons	3 persons or less
3 bedrooms	6 persons	3 persons or less

(e) The applicant/property owner of a rental density bonus project shall immediately attempt to secure tenants in accordance with subsections **(a)** through **(d)** of this section at any time that fewer than the required number of set-aside units are occupied by very low-income, low-income or senior households as required by this section. If there is not a sufficient number of qualified tenants to immediately occupy the units, the applicant/property owner shall comply with the marketing requirements contained in Section **23.23.050** (i)

(f) Maximum Rent and Deposit Amounts.

(1) Units targeted for low-income households shall have a monthly rent that does not exceed thirty (30) percent of sixty (60) percent of the monthly area median income as published and adjusted for family size by the Federal Department of Housing and Urban Development.

(2) Units targeted for very low-income households shall have a monthly rent that does not exceed thirty (30) percent of fifty (50) percent of the monthly area median income, as published and adjusted for family size by the Federal Department of Housing and Urban Development.

(3) Total move-in costs for very low- and low-income tenants occupying set-aside units shall be limited to last month's rent plus a cleaning deposit not to exceed one (1) month's rent.

(g) Duration of Set-Aside Period. Set-aside units for which no additional incentive is granted shall be subject to the conditions of this section for a period of ten (10) years, otherwise, the period is thirty (30) years, beginning when the units are first available.

(h) Compliance Monitoring.

(1) Within thirty (30) days of occupancy of a set-aside unit, the applicant/property owner shall submit the name, address and income of each person occupying set-aside units. Sworn and signed income statements shall also be included.

(2) The applicant/property owner shall submit annual compliance reports which include the name, address and income of each person occupying set-aside units. The compliance reports shall be due on the anniversary of the initial release date.

(3) The applicant/property owner shall maintain all project-related records on file. The city shall have the right to inspect these records at any reasonable time.

(4) The city shall be entitled to have an independent audit of the applicant's records conducted once per year. Such audit shall be at the city's expense unless a violation of this section is discovered. The city shall give at least forty-eight (48) hours notice prior to conducting an audit.

(i) Marketing Requirements. At any such time that set-aside units are not occupied by very low-income, low-income or senior households as required by this section and qualified tenants are not available to immediately occupy the units, the applicant/property owner shall undertake the following marketing effort:

(1) Establish a telephone number with message capabilities to receive inquiries on the set-aside units;

(2) Advertise the unit(s) in a newspaper circulated within the city each Sunday during which set-aside units are vacant. Advertising can be cancelled at any time a sufficient number or qualified tenants has been secured;

(3) Post at least one (1) sign advertising the unit(s) on the subject property in a place that is clearly visible from a public street;

(4) Notify the Orange County Housing Authority of the availability of the set-aside units.

(j) Upward Mobility Allowance. At any time a tenant occupying a set-aside unit no longer qualifies, that tenant may then be charged market rate rent. If this occurs, any currently vacant unit shall then be designated as a set-aside unit and the applicant shall immediately attempt to secure tenants in accordance with this section. If no vacant units are available at such time, the next available vacant unit shall be designated as a set-aside unit.

(k) Subletting of Units. No subletting of rental set-aside units shall be allowed unless the following conditions are met;

(1) Permission is obtained from the applicant/property owner; and

(2) The subletee qualifies as a very low- or low-income or senior citizen household and the combined income of all potential tenants, adjusted for family size, does not exceed the income limits set forth in this section.

(Ord. O-2002-05 § 1, 2002)

§ 23.23.060. Ownership units.

(a) Units within ownership density bonus projects shall be either sold to and occupied by, or vacant and available for exclusive sale to households within specific income groups as follows:

(1) Ten (10) percent for low-income households;

(2) Twenty (20) percent for low-income households;

(3) Fifty (50) percent for senior citizen households.

(b) Maximum Sales Prices and Deposit Amounts.

(1) Ownership units targeted for very low income households or lower income households shall be sold at a cost not to exceed affordable housing cost as defined by Section 50052.5 of the California Health and Safety Code, as may be amended from time to time.

(2) The total mortgage payments for ownership units targeted for senior citizen households including principal, interest, taxes, insurance and homeowner association dues, (if applicable) shall not exceed thirty (30) percent of the purchaser’s gross monthly income.

(3) The total down-payment amount for ownership set-aside units, excluding closing costs, shall not exceed ten (10) percent of the purchase price.

(c) Duration of Set-Aside Period. Set-aside ownership units for which no additional incentive is granted shall be subject to the conditions of this section for a period of ten (10) years, otherwise, the period shall be thirty (30) years, beginning when the units are first available.

(d) Compliance Requirements.

(1) The applicant/property owner shall record deed restrictions against ownership set-aside units which limit their sale and resale to the provisions of this section. Recordation shall be required prior to the issuance of building permits.

(2) The applicant/property owner shall record monetary liens on ownership set-aside units in favor of the city, with the amount to be determined by the director of development services, to discourage speculation. The monetary liens shall be in effect for the entire set-aside period. Recordation shall be required prior to the issuance of building permits.

(3) Notwithstanding subsections (a) and (b) above, developments involving the subdivision of land shall also have a deed restriction reiterating the provisions of this section recorded prior to subdivision.

(e) Marketing Requirements. Ownership set-aside units shall be, upon final occupancy clearance by the city, held for sale until such time as they are sold in accordance with the requirements of this section.

(f) Owner-Occupancy Requirements. All ownership set-aside units shall be occupied by their purchasers. No renting, leasing or subleasing shall be allowed.

(Ord. O-2002-05 § 1, 2002)

§ 23.23.070. Additional incentives.

(a) If an applicant for a Housing development agrees to set aside the requisite number of affordable units in exchange for a density bonus as set forth by this section, the city shall provide at least one of the following incentives, unless the city makes written findings pursuant to Section 65915 (b) of the **Government Code**:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the **Health and Safety Code**, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required; or

(2) Approval of mixed use zoning in conjunction with the housing development if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located; or

(3) Other regulatory incentives or concessions proposed by the applicant or the city that result in identifiable cost reductions, including but not limited to, additional density bonus, public financing and expedited processing.

(b) Evaluation Criteria. The director of development services shall evaluate and make recommendations upon requests for additional incentives based on the following:

(1) The additional incentive must be necessary to make the project economically feasible;

(2) The requested additional incentive shall not be detrimental to public health, safety and welfare, nor injurious to property and/or improvements within the project's vicinity;

(3) The requested additional incentive shall not result in an overall development pattern that is incompatible with other structures in the immediate vicinity;

(4) Notwithstanding subdivision (1) above, the city may, at its sole discretion, consider the provision of one (1) of the additional incentives solely to increase the set-aside period from the amount of time required when no additional incentive is provided (10 years) to the amount of time required when an additional incentive is provided (30 years).

(c) Request Process.

(1) Request for additional incentives shall be made in writing to the director of development services and shall accompany all other formal application materials. The director of development services shall evaluate requests using the criteria set forth in this section and shall make a recommendation to the city council who shall make the final decision.

(2) The written request shall specify the incentive requested and shall clearly indicate how the requested additional incentive is necessary to make the project economically feasible.

(Ord. O-2002-05 § 1, 2002)

§ 23.23.080. Development plan review.

(a) All density bonus projects shall be reviewed by the planning commission and city council to determine the feasibility of the physical development and related improvements to the property.

(b) All density bonus projects shall be subject to development plan review and approval, which is set forth in Chapter **23.75**.

(Ord. O-2002-05 § 1, 2002)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.21. “R-3”—HIGH DENSITY MULTIPLE-FAMILY DISTRICT

§ 23.21.010. Purpose.

The purpose of the “R-3” district is to stabilize and maintain the residential character of the district for medium high density apartment living with substantial space for cooperatively used facilities and open spaces. The maximum allowable density of this district shall be thirty (30) dwelling units per acre.
(Prior code § 25-42; Ord. 72-O-119 § 1, 1972; Ord. 85-O-105, 1985; Ord. O-2022-08 § 4, 2022)

§ 23.21.020. Permitted uses.

Uses permitted in the “R-3” district shall be as follows:

Multifamily uses;

Apartments;

Duplexes;

Triplexes;

Group dwellings;

Public schools when the site has been acted on by the planning commission;

Public uses, including public parks and playgrounds;

Small family day care home in a single-family dwelling.
(Prior code § 25-43; Ord. 72-O-109 § 11, 1972; Ord. 84-O-116 § 2, 1984)

§ 23.21.030. Uses permitted subject to obtaining a use permit.

Uses permitted subject to obtaining a use permit in the “R-3” district shall be as follows:

Single-family dwellings, when they meet all the requirements of the “R-1” district;

Condominiums, townhomes when they meet all the requirements of the “PUD” district.

Private academic schools teaching accredited subjects;

Churches, public utility uses not including corporation or equipment yards, private nonprofit recreation facilities;

Large family day care home per Section **23.81.160**;

Day nursery.
(Prior code § 25-44; Ord. 72-O-109 § 12, 1972; Ord. 84-O-116 § 2, 1984; Ord. 91-O-113 § 2, 1991; Ord. O-2001-03 § 3, 2001)

§ 23.21.035. Submittal of preliminary plans.

Prior to submission of an application for site development approval, the applicant(s) shall submit to the planning director basic site information, including aerial photos where deemed necessary by the planning director, generalized development plans, including lot sizes and open spaces proposed, existing easements, existing neighborhood development any other information which may be reasonably required by the planning director to aid and assist the planning commission in an initial consideration of the preliminary plan. The preliminary plan may be presented to the planning commission at a regular meeting for discussion by the individual commissioners. No formal action shall be taken by the planning commission regarding the preliminary plan.
(Ord. 88-O-108 § 5, 1988)

§ 23.21.040. Height.

Maximum allowable height in the “R-3” district shall be thirty-five (35) feet, except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.
(Prior code § 25-45; Ord. 85-O-105, 1985; Ord. 87-O-102, 1987)

§ 23.21.050. Building site area—Lot width.

Minimum building site area and lot width in the

“R-3” district shall be as follows:

Corner lot: Nine thousand (9,000) square feet in area and ninety (90) feet in width;

Interior lot: Eight thousand (8,000) square feet in area and eighty (80) feet in width;

School, churches and recreational uses: Forty thousand (40,000) square feet in area.

The city council, upon receipt of a report from the planning commission may approve subdivisions with less than the minimum lot widths on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts; particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than fifty (50) feet.
(Prior code § 25-46; Ord. 454 §§ 1, 4, 1967; Ord. 72-O-109 § 13, 1972; Ord. 85-O-105, 1985)

§ 23.21.060. Lot coverage.

Maximum allowable lot coverage in the “R-3” district shall be as follows:

Not more than sixty (60) percent of the total area shall be devoted to main and accessory building area, parking area, driveways, covered patios (not including lattice patio covers) and oil well enclosures. The remaining forty (40) percent of the total lot area shall be devoted to landscaping, lawn, outdoor recreation facilities incidental to residential development, such as swimming pools, tennis courts, putting greens and patios; walkways and fences.
(Prior code § 25-47; Ord. 85-O-105, 1985)

§ 23.21.070. Front yard.

Minimum front yard in the “R-3” district shall be fifteen (15) feet, fully landscaped with no encroachment except for driveways, from any street right-of-way. All of the required landscape area shall be

maintained as a condition of the use.
(Prior code § 25-48; Ord. 85-O-105, 1985; Ord. 90-O-108 § 3, 1990; Ord. 90-O-117 § 7, 1990)

§ 23.21.080. Side yard.

Minimum side yard in the “R-3” district shall be as follows:

(1) Street side of a corner lot, ten (10) feet.

(2) Interior lot line:

(A) Buildings containing living units and accessory structures not specified in subdivision (B) of this subsection, five (5) feet;

(B) Garages and carports, zero (0) setback may be approved, where the zero (0) setback does not abut property zoned “R-1,” or developed to “R-1” standards when the planning commission finds that an improved community will result in compliance with the purposes of this zone.

(Prior code § 25-48; Ord. 85-O-105, 1985; Ord. 90-O-108 § 4, 1990)

§ 23.21.090. Rear yard.

Minimum rear yard in the “R-3” district shall be as follows:

(1) Street frontage, fifteen (15) feet,

(2) Interior lot line:

(A) Buildings containing living units and accessory structures not specified in subdivision (B) of this subsection, ten (10) feet;

(B) Garages and carports, zero (0) setback may be approved, where the zero (0) setback does not abut property zoned “R-1,” or developed to “R-1” standards when the planning commission finds that an improved community will result in compliance with the purposes of this zone.

(Prior code § 25-48; Ord. 85-O-105, 1985; Ord. 90-O-108 § 5, 1990)

§ 23.21.100. Distance between buildings.

Minimum distance between buildings in the “R-3” district shall be as follows:

(1) Side yard, providing access to a single row dwelling group, twelve (12) feet;

(2) Inner court, providing access double row dwelling group, twenty (20) feet;

(3) Between all other buildings, ten (10) feet.

(Prior code § 25-49; Ord. 85-O-105, 1985)

§ 23.21.110. Off-street parking.

The provisions of Chapter **23.78** shall apply in determining the amount of parking space that must be provided for each use.
(Prior code § 25-50)

§ 23.21.115. Signs.

The provisions of Chapter **23.90** shall apply to signs in the “R-3” district.
(Prior code § 25-50.1; Ord. 70-O-109 § 14, 1972)

§ 23.21.120. Open area required.

(a) Not less than two hundred (200) square feet of open area per family unit shall be provided on-site. The required open area shall include landscaped areas, walkways, recreation areas, and private patios and balconies which exceed fifty (50) square feet, but shall not include structures, driveways, or parking areas.

(b) Shared outdoor recreational facilities such as swimming pools, spas, putting greens, volleyball and hard surface courts, barbecues and common patio areas, permanent children’s play equipment, or similar facilities shall be provided each multifamily development in the “R-3” district.

(Prior code § 25-51; Ord. 85-O-105, 1985)

§ 23.21.130. Development standards and approval of plans.

Any development in this district shall comply with all of the provisions of Chapter **23.75** and shall further comply with all other applicable requirements of the Placentia Municipal code.
(Prior code § 25-52; Ord. 85-O-105, 1985)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.81. GENERAL REGULATIONS AND EXCEPTIONS

§ 23.81.010. General provisions and exceptions.

The regulations specified for this title shall be subject to the general provisions and exceptions in this chapter.
(Prior code § 25-175)

§ 23.81.015. Special events.

The purpose of this section is to permit individual commercial businesses within an integrated development to hold special promotional events or sidewalk sales. These sales shall require an application for a special event permit which shall be completed, fee submitted and the request approved by the planning division prior to the scheduled event.

(1) Requests shall be made in writing and submitted a minimum of fourteen (14) days prior to the proposed event. Applications shall include:

  (A) Written authorization for the event from the property owner or agent;

  (B) A statement containing the event dates and hours;

  (C) A site plan showing location of displays and merchandise in relation to the building(s) and parking areas;

  (D) Type and location of temporary signage, if any;

  (E) Emergency contact name and telephone number for the individual(s) coordinating the event;

  (F) Fee of fifteen dollars ($15) for each application.

(2) A maximum of eight (8) events per calendar year shall be allowed for each business address. Each event shall not exceed three (3) consecutive days.

(3) In addition to the eight (8) three (3) day events permitted by subsections **(1)** and **(2)** of this section, each individual commercial business shall be permitted to hold four (4) additional nonconsecutive single day outdoor events provided that an approved site plan for single day events is on file with the department of development services and notification identifying the date of the event is provided to the department three (3) business days prior to the event.

(4) The outdoor display of merchandise shall be restricted to the sidewalk area directly adjacent to the businesses exterior leasehold or store frontage.

(5) The display of merchandise shall provide clear passage for wheelchair and pedestrian circulation. The event shall neither adversely impact adjacent businesses nor alter vehicular pathways; adequate parking shall be maintained at all times.

(6) After a special event, the site shall be returned to its prior condition and all debris, signage or trash removed.

(Ord. 98-O-103 § 1, 1998)

§ 23.81.020. Home occupations permits.

(a) The purpose of this section is to allow incidental and limited nonresidential activities within dwelling units. A home occupation shall be secondary to the dwelling unit's primary function as a residence and be compatible with the neighborhood within which it is located.

(b) A home occupation shall comply with the following operating standards:

(1) There shall be no employees other than the residents of the dwelling unit;

(2) The appearance of the structure or premises shall not be altered to change its residential character or visually signal that a business operates in the dwelling. No equipment, activity or process in the home shall generate excessive sound or noises, glare, vibrations, odors or fumes, or cause interference to radio or television reception;

(3) Only one (1) room of the home or accessory structure shall be used for the home occupation. The installation of a new access from this room/space which exits directly to the street is prohibited;

(4) The garage shall not be altered nor used in a way to reduce the number of covered off-street parking spaces required by the zoning district in which the residence is located;

(5) Limited indoor storage of stock or merchandise is permitted in the designated space of the residence or accessory structure used for the home occupation;

(6) Outside use or storage of materials, bulk goods, merchandise, equipment, special purpose machinery or vehicles customarily utilized in conjunction with a commercial or industrial business is not permitted;

(7) No use of materials or equipment beyond that normally required for household and/or hobby purposes is permitted;

(8) There shall be no use of utilities beyond that normally required for residential purposes;

(9) The home occupation shall not generate additional vehicular or foot traffic beyond normal residential uses;

(10) No direct sales, display or commercial signage is permitted on the premises;

(11) See Section **23.78.170(a)** for definition of "commercial vehicles";

(12) One (1) business related vehicle, which includes either a pickup or van, is permitted;

(13) Storage of explosives, highly combustible materials or hazardous material is strictly prohibited in conjunction with a home occupation permit;

(14) For rental property, the property owner's written authorization for the proposed home occupation shall be obtained and submitted with the permit application.

(15) Any other special condition(s) as made a part of this record for a home occupation permit, as deemed necessary to carry out the purpose of this section.

(c) An application for a home occupation permit shall be submitted and approved by the planning division prior to issuance of a city business license.

(d) A violation of the provisions listed in this section is a misdemeanor and may also constitute grounds for revocation of the home occupation permit, after review by the director of development services.

All decisions of the director of development services may be appealed to the planning commission. (Prior code § 25-176; Ord. 77-O-111 § 3, 1977; Ord. 88-O-115 § 2, 1988; Ord. 96-O-116 § 1, 1996; Ord. 98-O-104 § 1, 1998; Ord. 99-O-111 § 1, 1999)

§ 23.81.025. Vehicle repairs.

Vehicle repair and/or vehicle maintenance businesses shall not be permitted in any residentially designated land use area or zoning district at any time. Vehicle repair or vehicle maintenance may be permitted within a garage, however, only on vehicles registered to the current resident. “Vehicle repair,” for the purposes of this section, shall be defined as, but not limited to, engine, transmission, wheel, brake, drive train, fuel and exhaust repairs as well as vehicle body repairs. Maintenance of a trailer, camper, boat or other recreational apparatus shall be subject to the provisions of Section **23.78.145**. (Ord. 97-O-117 § 1, 1997)

§ 23.81.030. Garage sales.

Sales of personal property to the general public by means of “garage,” “yard,” “patio,” “rummage,” or other sales similarly conducted (collectively, “garage sales”) shall be a temporarily permitted accessory use in residential zones, provided such sales are held and conducted in accordance with the provisions of this section. No person shall operate, conduct, manage, or allow or permit to be conducted, a garage sale on any residentially zoned or residentially occupied property, except under the following conditions:

(1) Garage sales may only be conducted on the first full weekend of the months of March, June, September, and December. For purposes of this section, “weekend” means Saturday and Sunday. Garage sales may be conducted on days other than those specified above upon obtaining a permit. Such a permit shall be obtained by making written application to the director of development services on a form provided by the city. No more than two (2) such permits authorizing additional garage sales on any parcel of property shall be issued within a calendar year. Fees for processing and issuing a permit under this section shall be set by resolution of the city council and shall be paid at the time of submission of an application.

(2) All garage sale activity shall be conducted between the hours of 8:00 a.m. and 5:00 p.m.

(3) All garage sale items shall be displayed only on private property occupied by the person(s) putting on the garage sale. This shall include, with the permission of the property owner, (A) property containing a multiple-family dwelling, by residents of that multiple-family dwelling; (B) property owned or controlled by a homeowner’s or property owners’ association, by members of that association; and (C) property occupied by a church, charitable or other nonprofit organization, by members of that organization. Garage sale activity may not be conducted on the public sidewalks, parkways, streets, or alleys.

(4) All items sold at a garage sale must be used goods, wares or merchandise of a household or personal nature, from the household(s) of the persons conducting the garage sale, and not acquired elsewhere for resale.

(5) For placement of off-site directional signs, see Section **23.90.140**.

(6) Any police, code enforcement, or other officer of the city shall have the right to inspect the merchandise on display or stored for sale on the premises during a garage sale authorized by this section.

(7) The provisions of this section shall not apply to persons selling goods pursuant to process or order of a court of competent jurisdiction or persons acting in accordance with their powers and duties as public officials.

(Ord. O-2009-04 § 1, 2009)

§ 23.81.035. Canopies and tarps.

Any canopy, portable canopy, or tarp erected on any residentially zoned or residentially occupied property and visible from a public right-of-way shall be maintained in good and structurally sound condition and shall be removed, cleaned, repaired or replaced if broken, torn, weathered, faded, or dirty or if missing support members or other components.
(Ord. O-2009-03 § 2, 2009)

§ 23.81.040. Group dwellings.

Group dwellings, such as: boarding homes, nursing homes, rest homes, boarding schools, sororities, fraternities, or private residence clubs shall be permitted only in residential and commercial districts and shall not be established unless a use permit shall first have been secured for establishment, maintenance and operation of such use. EXCEPTION: No use permit shall be required for a residential care facility. For purposes of this section a “residential care facility” shall be defined as a single-family residence in an R-A, R-1 or R-2 zone in which twenty-four-hour supervised nonmedical care is provided for six (6) or fewer persons.
(Prior code § 25-177.1; Ord. 68-O-103 § 1, 1968; Ord. 79-O-126, 1979)

§ 23.81.050. Use permit required for certain uses.

The city recognizes that certain uses have special operational characteristics which have the potential to adversely affect adjoining businesses and/or property owners. Accordingly, the city wishes to review these uses on an individual basis. Such uses shall include the following:

(1) Game arcades; includes any establishment having four (4) or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale;

(2) Indoor amusement facilities; includes, but is not limited to, theaters, bowling alleys, roller and ice skating rinks and establishments having dance floors;

(3) Outdoor amusement facilities; includes but not limited to, miniature golf courses, race tracks and water slides;

(4) Poolrooms; includes any establishment having one (1) or more pool table(s) whether as the primary use or in conjunction with another business;

(5) Health clubs; includes, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums;

(6) Sale and/or manufacture of gasoline, alcohol, methanol and similar fuels;

(7) Conversion and/or expansion of service station facilities to other uses;

(8) Establishments that sell alcoholic beverages including on-sale and off-sale;

(9) All other uses determined by the planning commission to be similar to those listed.

The above uses shall require a use permit pursuant to Chapter **23.87**. In approving the use permit the planning commission shall consider the following: operating hours; impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Where large assemblages of people are involved, the planning commission shall consider the ability of the operators to provide services for and control the number of persons expected to attend.
(Prior code § 25-177.2; Ord. 70-O-105 § 1, 1970; Ord. 70-O-121 § 2, 1970; Ord. 73-O-120 § 1, 1973; Ord. 81-O-123 § 2, 1981; Ord. 82-O-100 § 1, 1982; Ord. 88-O-124 § 1, 1988; Ord. 94-O-130 § 1, 1994)

§ 23.81.055. Elevated decks, balconies and similar structures.

Elevated decks, balconies and similar structures shall be permitted in the “R-1,” “RPC,” “PUD,” and “SP-7” zones subject to obtaining a special use permit pursuant to the following procedure:

(1) An application for a special use permit for an elevated deck, balcony or similar structure shall be submitted to the planning division for the review and approval of the director of development services.

(2) The application shall include plans, a statement of use, the latest fee prescribed by city council resolution and all other items listed on the elevated deck submittal requirements on file with the planning division.

(3) A decision date shall be set a minimum of twenty-one (21) days from the date of accepting the completed application.

(4) Not less than ten (10) days prior to the decision date by the director of development services, notice of the proposed use shall be mailed to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the subject property.

(5) A decision on the permit shall be made by the director of development services without a hearing, unless one is requested by either the applicant or other affected person. If so requested, the hearing would be scheduled for the next available planning commission meeting.

(6) The decision of the director of development services shall be final unless appealed in writing to the planning commission by the applicant or any other interested person (as defined in Chapter **23.04**) within ten (10) calendar days.

(Ord. 94-O-114 § 1, 1994; Ord. 97-O-111 § 1, 1997; Ord. O-2007-07 § 40, 2007)

§ 23.81.060. Accessory uses and buildings in any “C” or “M” district.

Accessory uses and buildings in any “C” and “M” district may be permitted where such uses or buildings are incidental to and do not alter the character of the premises in respect to their use for purposes permitted in the district. Such accessory buildings shall be allowed only when constructed concurrent with or subsequent to the main building.

(Prior code § 25-178)

§ 23.81.070. Public utility distribution facilities.

Public utility distribution and transmission line towers and poles and underground facilities for distribution of gas, water and electricity shall be allowed in all districts, without limitation as to height or without obtaining a use permit therefor; provided, however, that all routes of proposed gas, water, telephone and electric transmission shall be submitted to the planning commission for its approval prior to acquisition of a right-of-way therefor.

(Prior code § 25-179)

§ 23.81.080. Removal or bulk storage of natural materials.

The removal or bulk storage of minerals, earth and other natural materials may be permitted, providing a use permit shall first be obtained in each case.

(Prior code § 25-180)

§ 23.81.090. Height limits—Generally.

Chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits provided a use permit is first obtained in each case. Local distribution poles for public utilities may be allowed in all districts to a greater height than allowed in the district in which they are to be located without receiving a use permit.
(Prior code § 25-181 (a))

§ 23.81.100. Height limits—Fences and walls.

Fences and walls in any district shall be subject to the following height and location restrictions:

(1) Front Yard. In required front yards, the maximum height of a solid fence or wall shall be three (3) feet above the surface of the ground. However, a wrought iron fence may be erected, not to exceed a maximum height of six (6) feet above the surface of the ground.

(2) Side and Rear Yard. In required side and rear yards, including the street sides of corner lots, the minimum height shall be six (6) feet and the maximum height shall be eight (8) feet above the surface of the ground; provided, that:

  (a) Sight clearance is maintained, in accordance with the standards of the city, for any vehicular access adjacent to said fence or wall;

  (b) Where a grade differential exists between building sites in any rear or side yard, the height of the fence or wall shall be a minimum of six (6) feet and a maximum of eight (8) feet above the highest finished grade, except as required for sight clearance.

(3) Exception. In the manufacturing district, a chain-link fence, not to exceed a maximum height of ten (10) feet, shall be permitted for use as a security fence, provided all provisions of Section **23.47.090** are complied with.

(Prior code § 25-181 (b); Ord. 79-O-129, 1980; Ord. 88-O-120 § 2, 1988; Ord. 93-O-110 § 8, 1993)

§ 23.81.105. Materials—Fences and walls.

The type of material permitted for the replacement of an existing fence or wall, or for the construction of a new fence or wall on an existing developed site where none previously existed, shall be as specified in the city fences and walls policy, on file with the development services department.
(Ord. 93-O-110 § 9, 1993)

§ 23.81.110. Building site area.

Any lot or parcel of land under one (1) ownership and of record thirty (30) days before the effective date of the ordinance codified in this chapter, and where no adjoining land is owned by the same person, may be used as a building site even when of less area or width than that required by the regulations for the district in which it is located.
(Prior code § 25-182)

§ 23.81.120. Yards.

(a) No structure of any type shall be located within five (5) feet of any alley in any district, unless such alley is thirty (30) feet or more in width.

(b) Any Multiple-Family Development. No garage shall be located any further than one hundred (100) feet from the apartment unit which it is designed to serve: provided, however, that the planning commission may approve a greater distance if it finds that improved design results from increasing such distance; and further provided, that such approval shall be by no less than three-fourths of the voting members of the planning commission.

(c) Architectural features such as cornices, eaves and canopies may not extend closer than three (3) feet to any side lot line.

(d) Open uncovered porches, landing places or outside stairways may project not closer than four (4) feet to any side lot line, and not exceeding six (6) feet to any required front or rear yard.

(e) In case an accessory building is attached to the main building it shall be made structurally a part of and have a common roof with the main building, and shall comply in all respects with the requirements of this title applicable to the main building. Unless so attached, an accessory building in an “R” district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling building existing or under construction on the same lot, or any adjacent lot. Such accessory building shall not be located within five (5) feet of any alley or within one (1) foot of the side line of the lot, or in the case of a corner lot, to project beyond the front yard required or existing on the adjacent lot.

(f) Special yards and distances between buildings in “R-3” districts:

(1) Distance between buildings in any dwelling group—minimum ten (10) feet;

(2) Side yard, providing access to single row dwelling group—minimum twelve (12) feet;

(3) Inner court, providing access to double row dwelling group—minimum twenty (20) feet.

(Prior code § 25-183)

§ 23.81.130. Building setback lines.

The following information supplements setback requirements found in each individual district:

(1) Dedication of land required for the development of any public right-of-way which abuts or crosses over the subject property shall be required as a condition of approval of any subdivision map, or where no subdivision map is involved, as a condition of approval to any building permit except a building permit for general maintenance, new roofing, installation of appliances and fixtures or similar items. The construction of full improvements shall be required as a condition of approval of any development plan, use permit, variance, change of land use or as a condition of approval to any building permit for the expansion of any structure by one thousand (1,000) square feet or more within any two (2) year period;

(2) Where four (4) or more lots in a block have been improved with buildings (not including accessory buildings), the minimum required shall be the average of the improved lots, if less than the aforesaid requirements;

(3) On any parcel of land of an average width of less than fifty (50) feet, which parcel was under one (1) ownership at the time of, or is shown as a lot on any subdivision map filed in the office of the county recorder prior to the adoption of the ordinance codified herein, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to ten (10) percent of the width of such parcel, but in no case to less than three (3) feet;

(4) Every building or portion thereof which is designed or used for any dwelling purposes in any “C” district shall comply with the provisions of this title as to side yards which are required in “R” districts; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required;

(5) No stable, paddock, coop, pen or other enclosure for the maintenance or raising of animals or fowls shall be established or maintained closer than one hundred (100) feet from the front lot line or

closer than twenty (20) feet to any residence.

(Prior code § 25-184; Ord. 88-O-120 § 1, 1988; Ord. 89-O-120 § 4, 1989)

§ 23.81.140. Application waiting period.

(a) Where the planning commission or city council of the city denies a permit or approval listed in this title, the planning division shall not accept the denied application again for a period of six months after the denial.

(b) The planning division may sooner consider an application previously denied if the application corrects the deficiencies upon which the denial was based.

(Ord. 78-O-121, 1978)

§ 23.81.150. Location of wells.

(a) Oil well locations shall be in accordance with the requirements of the state.

(b) No well, water injection, pumping unit or other type, shall be located within one hundred (100) feet of any habitable building, nor shall any such habitable building be erected within one hundred (100) feet of any well not abandoned, except buildings incidental to the operation of the well. The planning commission or city council, while reviewing a development plan review application, may waive or modify the one hundred (100) foot distance requirement subject to making the following findings:

(1) That the use or occupancy of the building is such that the one hundred (100) foot distance requirement is not necessary;

(2) That the building or the drill site incorporates adequate structural and fire safety features to compensate for the reduction in the one hundred (100) foot requirement of this section; and

(3) That the owner of the structure complies with any special safety requirements imposed by the fire department.

(Ord. 79-O-126, 1979; Ord. 92-O-100 § 6, 1992)

§ 23.81.160. Large family day care homes.

(a) Large family day care homes, as defined in Chapter **23.04**, shall be permitted only in the R-A, R-1, R-2, R-G, R-3, RPC and C-O zones and shall not be established unless a special use permit has been approved as follows:

(1) An application for a special use permit for a large family day care home shall be submitted to the planning department for review and approval by the director of development services.

(2) The application shall include a site plan, statement of use and prescribed fee as established in Section 5.16.160.

(3) A decision date shall be set a minimum of twenty-one (21) days from date of submittal.

(4) Not less than ten (10) days prior to the decision date by the director of development services, notice of the proposed use shall be mailed to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the proposed large family day care home.

(5) A decision on the permit shall be made by the director of development services without a hearing, unless one is requested by either the applicant or other affected person. If so requested, the hearing shall be scheduled for the next available planning commission meeting.

(6) All decisions of the director of development services may be appealed to the planning commission.

(b) Additional requirements include:

(1) Houses must have:

(A) A block wall a minimum of six (6) feet on rear and side property lines;

(B) Two (2) car garage;

(C) Comply with zoning and building code regulations for single-family residences.

(2) Prior to approval of a special use permit, houses shall:

(A) Be inspected to insure compliance with building and zoning regulations for single-family residences;

(B) Show proof of compliance with standards of the State Fire Marshal as adopted in Title 24 of the **California Administrative Code**.

(Ord. 84-O-116 § 2, 1984)

§ 23.81.165. Outdoor seating areas.

(a) Eating and fast food places, as defined by code, shall be permitted to provide outdoor seating areas subject to the following:

(1) Permitted Uses. Outdoor seating areas containing one (1) to four (4) tables with a maximum of sixteen (16) chairs;

(2) Uses permitted subject to obtaining a use permit pursuant to Chapter **23.87**. Outdoor seating areas containing five (5) or more tables;

(b) Additional Requirements.

(1) For small outdoor seating areas, a fully dimensioned site plan and the property owner’s written approval shall be submitted and kept on file.

(2) Standards for outdoor seating areas shall be complied with as a condition of the use. These standards and policy guidelines are on file in the planning division.

(Ord. 97-O-101 § 1, 1997)

§ 23.81.170. Grading, construction and maintenance of real property.

(a) All grading of any real property shall be permitted only between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of nine a.m. and six p.m. on Saturday, and shall be prohibited at any time on Sunday and on all federal holidays, unless other hours are approved by the chief building official or city engineer upon receipt of evidence that an emergency exists which would constitute a hazard to persons or property.

(b) Construction activities and the maintenance of real property shall be permitted only during the following time periods:

	Monday—Friday	Saturday	Sunday and Holidays
Initial construction	7:00 a.m.—7:00 p.m.	9:00 a.m.—6:00 p.m.	Prohibited

	Monday—Friday	Saturday	Sunday and Holidays
Remodeling, repair work	7:00 a.m.—7:00 p.m.	9:00 a.m.—6:00 p.m.	10:00 a.m.—5:00 p.m.
Maintenance of real property	7:00 a.m.—7:00 p.m.	9:00 a.m.—6:00 p.m.	10:00 a.m.—5:00 p.m.

(1) Initial construction work includes new residential, commercial and industrial developments. These are projects constructed on vacant property, which require the approval of the planning commission and, in particular cases, approval by the city council.

(2) Remodeling, repair work pertains to construction activity on properties where structures already exist. This includes structural additions, rehabilitation work, miscellaneous projects, re-roofing, the construction of swimming pools, etc. These projects typically require over-the-counter permit approval only.

(3) Maintenance of real property including, but not limited to: the mowing of lawns, trimming of trees and shrubs, general landscape maintenance.

(Ord. 94-O-143 § 1, 1994)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.111. TRANSIT ORIENTED DEVELOPMENT PACKING HOUSE DISTRICT DEVELOPMENT STANDARDS

§ 23.111.010. Purpose and intent.

The following provides detailed regulations for development of land uses within the Transit Oriented Development (TOD) Packing House District, Packing House District or "district"). The purpose of the TOD Packing House District is to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation to the automobile. The consequent intent is to decrease auto-dependency, and mitigate the effects of congestion and pollution. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station. The specific objectives of this district are to:

(a) Encourage mixed-use and transit oriented development;

(b) Encourage people to walk, ride a bicycle or use transit;

(c) Encourage an active, pedestrian oriented streetscape with outdoor dining and other amenities;

(d) Promote public art and creative public places;

(e) Allow for a complementary mix of land uses to create an environment that engages people at the pedestrian level;

(f) Achieve a compact pattern of development that is more conducive to walking and bicycling;

(g) Provide sufficient density of employees, residents and recreational users to support transit;

(h) Provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users;

(i) Create a physical connection with Old Town Placentia by activating the station area with a plaza and ground floor shops and restaurants in the TOD Packing House District;

(j) Promote affordable housing and provide housing for all economic segments of the community consistent with the city's housing goals;

(k) Maintain an adequate level of parking and access for automobiles;

(l) Require high-quality, finely detailed identifiable architectural styles and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;

(m) Generate a relatively high percentage of trips serviceable by transit;

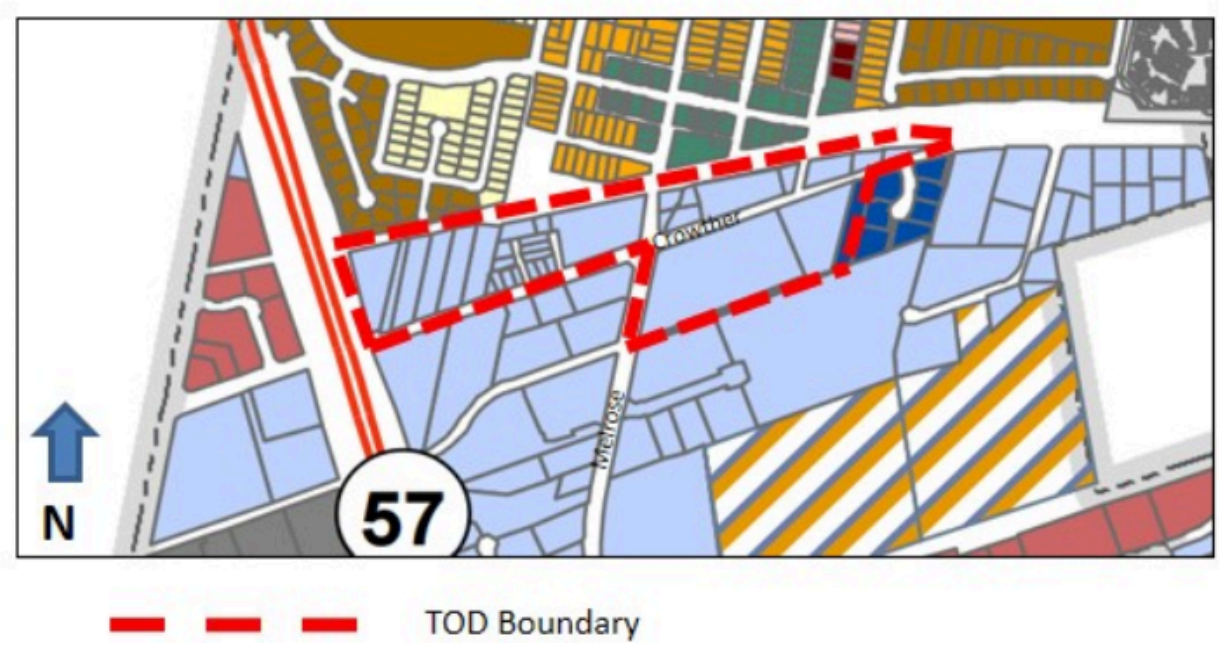
(n) Encourage integrated development, including the consolidation of parcels; and

(o) Encourage lot and building orientation on Crowther Avenue and parcels extending from Crowther to the Railroad right-of-way, to create an active streetscape.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.020. Applicability and general provisions.

The city of Placentia's TOD Packing House District shall apply to lands delineated as such on the city's official zoning map. All land uses and development within the district shall be located and developed in accordance with the following provisions. The standards of the TOD Packing House District shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.



(Ord. O-2017-04 § 4, 2017)

§ 23.111.030. Land use and permit requirements.

This section identifies the land use types allowed by the city in the TOD Packing House District.

(a) Allowable Land Uses. A parcel or building within the district shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of the ordinance codified in this chapter or in the Placentia Municipal Code (PMC) (Definitions, Chapter **23.04**).

(1) Multiple Uses. Any one or more land use identified by Table 1 as being allowable within the district may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

(2) Mixed Use Development. All new developments with parcels of twenty thousand (20,000) square feet or more, within the TOD zone must be mixed use development as defined in the definitions in Chapter **23.04** of the municipal code, except as noted in subsection (d) of this section.

(3) Unlisted Uses. The development services director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:

(A) The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the zone;

(B) The use is compatible with permitted or conditionally permitted uses in the zone;

(C) The use will meet the purpose of the zone;

(D) The use is consistent with the goals and policies of the general plan; and

(E) The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the use conformity determination process, outlined in Section **23.39.035** of the PMC.

(b) Permit Requirements. Table 1 provides for land uses that are:

(1) Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and require a development plan review or site plan review in compliance with Chapter **23.75** of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in Chapter **23.04** of the municipal code, and in this zone must be reviewed by the planning and development ad hoc committee.

(2) Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing in compliance with Chapter **23.87** of the PMC. These uses are shown as a “UP” in Table 1.

(3) Not Permitted. These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the district, except as otherwise provided in Section **23.111.030(a)(3)23.111.030(a**)(3). Uses that are expressly listed as not permitted are prohibited.

(c) Standards for Specific Land Uses. Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

(d) Mixed Use Requirement. All new developments within the TOD zone must be mixed use development, except for: (1) the “catalyst site”; or (2) those sites containing less than twenty thousand (20,000) square feet; or (3) those sites east of Melrose Street and north of Crowther Avenue, however such developments shall, at a minimum, include a significant commercial component facing Crowther on the ground floor.

(e) Frontage on Crowther. Except as noted in subsection **(d)**, seventy-five (75) percent of frontage must be designed and constructed for potential commercial with a minimum fifteen (15) foot floor to ceiling height, seventy-five (75) percent of building façade to have street level, transparent windows, and ground floor to be constructed with exhaust and grease trap systems for potential restaurant uses.

Table 1. Allowed Land Uses and Permit Requirements
P – permitted
UP – use permit
NP – not permitted

Land Use Type	Permit Requirement	Specific Use Regulations
Recreation, Education, Public Assembly Uses		
1. Commercial recreation facility – indoor	NP	
2. Conference/Convention Facility	NP	
3. Health/Fitness Facility, including stand alone or roving fitness classes	NP	
4. Library, Museum	P	Permitted only in the historic Packing House building.[1]

Land Use Type	Permit Requirement	Specific Use Regulations
5. Park, Playground	P	Only permitted when integrated into the overall development of a site.
6. School – specialized education, training	NP	
7. Studio – art, dance, martial arts, music, cooking, fitness (such as yoga, Pilates, spin, etc.)	P	Permitted only above the ground floor within a mixed use development or above the ground floor of the Packing House building. Only one studio per development.
8. Theatre (live performing arts)	P	Movie cinemas not permitted.
Residential Uses		
9. Emergency Shelter	NP	
10. Home Occupation	P	PMC Section **23.81.020**. No additional parking shall be permitted for those units with home occupation.
11. Live Work, in Packing House Building	P	
12. Live Work	UP	
13. Mixed Use Project with Residential	P	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms. The design and construction of multifamily residential developments as courtyard housing projects is encouraged. Ground floors in mixed use projects must be plumbed/planned restaurant infrastructure including exhaust and grease control device.
14. Multifamily Residential, Catalyst Site	UP	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms. Project with only multifamily residential are permitted only on the “catalyst site.” See definition of “catalyst site.”
15. Non Mixed Use Project with a parcel size under 20,000 square feet	UP	Must be commercial on ground floor. May also include commercial, residential or office above ground floor. Must meet all other development standards. Must meet the intent and purpose of this chapter.
16. Residential Only	NP, except as permitted as a catalyst site as described in definitions.	
Retail/Commercial Uses		
17. Accessory Retail or Services	P	Only permitted when primary commercial use is established. Must be incorporated into mixed-use or within Packing House; cannot stand alone.
18. Adult Entertainment Facility or Business	NP Pursuant to PMC Ch. **23.89**	

Land Use Type	Permit Requirement	Specific Use Regulations
19. Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	
20. Antique or Collectible Store	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
21. Artisan Shop	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
22. Auto Repair or Auto Parts Sales	NP	
23. Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
24. Neighborhood Market (without alcohol beverage sales)	P	With alcohol sales, a use permit is required.
25. Drive-Through (any uses)	NP	
26. Furniture, Furnishings and Appliance Store	NP	
27. General Retail – less than 5,000 sf	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
28. General Retail –5,000 sf to 20,000 sf	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
29. General Retail – more than 20,000 sf (max 60,000 sf)	NP	
30. Groceries, Specialty Foods – 10,000 sf or less	P	With alcohol sales, a use permit is required.
31. Groceries, Specialty Foods – more than 10,000 sf	UP	
32. Medical Marijuana Facilities	NP Pursuant to PMC Ch. **23.46**	
33. Nightclub (including comedy clubs)	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. “Hostess” clubs are not permitted.
34. Outdoor Dining	P	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the outdoor dining permit and guidelines.
35. Outdoor Display and Sales	NP	May be permitted with a special event permit as part of a coordinated event, pursuant to PMC Section **23.81.015**. No more than 4 a year.
37. Restaurant with Alcohol Sales	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
38. Restaurant	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
39. Secondhand/Thrift/Pawnshop/Charity Store	NP	
40. Service Station	NP	

Land Use Type	Permit Requirement	Specific Use Regulations
41. Tobacco Sales, including electronic smoking devices	UP	
Services – Business, Financial, Professional		
42. ATM	P	Must be integrated into building façade. Stand alone kiosks not permitted.
43. Bank, over 2,000 sf	NP	Small banks of 2,000 sf or less are permitted.
44. Medical Services	UP	See definition. May only be permitted on 2nd story of mixed-use development.
45. Office	P	Upper floors; or in conjunction with live/work. Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development.
Services – General		
46. Adult Daycare	NP	
47. Commercial Daycare Center	NP	Large family daycare facilities not permitted. All child care facilities shall be integrated into the over development.
48. Lodging – Bed and Breakfast	UP	Maximum of 10 beds allowed. Are not required to contain residential units or uses.
49. Lodging – Hotel	UP	Are not required to contain residential units or uses. Permitted within 250 feet (verify) of freeway right-of-way. 1st floor must include 25—50% of floor area as retail or restaurant or conference area. Retail/restaurant uses must be consistent with mixed use standards. Must include conference center.
50. Massage Establishments	UP Pursuant to PMC § **23.30.030**	
51. Personal Services	P	Must be incorporated into mixed-use or within Packing House; cannot consist of a stand-alone use or building. May only be permitted on 2nd story of mixed-use development or Packing House.
52. Public Safety Facility	NP	Except that city police department satellite stations are permitted. Satellite stations may not be stand alone facilities.
53. Spa Services	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development. Must include a full suite of services.
54. Spa Services with Alcohol	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of

Land Use Type	Permit Requirement	Specific Use Regulations
		mixed-use development. Must include a full suite of services.
55. Cigar or Hookah Lounge	UP	
56. Meeting Halls, Banquet Centers (stand alone)	NP	
57. Tattoo Parlors/Body Modification	UP	
58. Hostess Bars	NP	
Transportation, Communications & Infrastructure		
59. Broadcasting or Recording Studio	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development.
60. Public Parking Structure	P	
61. Transit Station or Terminal	P	
62. Telecommunication Cell Tower	Pursuant to PMC Ch. **23.82**	
Historic Packing House Building		
63. Adaptive Re-Use of Packing House Building. The building and property located at 341 S. Melrose Street is a local historic building and is listed on the California Register. As an historic building, it is eligible for adaptive re-use in order to preserve the historic elements and quality of the building and property.	UP, subject to an adaptive re-use plan prepared by a qualified preservation expert as deemed appropriate by the city.	Adaptive re-use plan may be reviewed for comment by the city of Placentia historical committee. The adaptive re-use of this building is not subject to any development standards contained in this chapter, however a finding must be made that the re-use plan meets and is consistent with the intent and purpose of this chapter.

Notes:
1 The Packing House Building is located at 341 S. Melrose Street.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.040. Development standards.

Table 2 identifies the development standards required for new land uses in new or modified buildings in the TOD Packing House District.

(a) Parking Standards. On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this chapter and shall be at the discretion of the development services director. The development services director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the city to determine the parking requirement for unlisted but similar uses.

(b) Parking Calculations. Parking standards are based on gross floor area.

Table 2. Development Standards		
	Standard	**Notes**
Architectural Review		

Table 2. Development Standards		
	Standard	**Notes**
	High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the city.	Third party review costs are the responsibility of the applicant.
Building Placement Regulations		
1. **Density**	65 dwelling unit/acre minimum and 95 dwelling units/acre maximum	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. **Block Length and Lot Size Requirements.** Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum Building Length without Breaks in Building Massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. **Setbacks**. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10 ft. from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	
c. Side Yard Setback	0 feet, or 10 ft. when adjacent to a property containing residential uses.	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max.	
4. **Projections**		
a. **Allowable Setback Projections.**		
i. Ground Floor:		
• Awnings and canopies over windows: 60 inches;		
• Sun shade structures: 15 feet;		

Table 2. Development Standards		
	Standard	**Notes**
• Bay windows: 60 inches (not wider than 10 feet);		
• Cornices, belt courses, and similar architectural features: 12 inches;		
• Eaves, roof overhangs: 30 inches; and		
• Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet.		
ii. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches.		
iii. Art, as determined by the approval of the public art component of the project.		
iv. For signs, see Sign Regulations, § **23.110.050**.		
v. All projections must maintain a minimum of 8 feet vertical height from ground.		
b. **Public right-of-way encroachments require approval of an encroachment permit.**		
5. Building Height, Rooftop Amenities, Frontages, and Ground Floor		
a. Building Height	3 stories minimum, 35 ft. minimum, 5 stories maximum, not to exceed 68 ft.	
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15 ft. floor to ceiling height.		
6. **Provision of Common Open Space (Residential Portion Only)**		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more live work units.	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	• Common open space can be active or passive but must be accessible to all non-residential tenants (i.e., employees and employers) and residential residents.	
	• Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units.	
	• Common open space shall be fully landscaped and requires an approved landscape plan.	
	• Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.	
c. Rooftop Amenities	Rooftop amenities are permitted if they provide additional recre-	

Table 2. Development Standards		
	Standard	**Notes**
	ational or common open space activities for the residents of the building.	
	• 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.	
	• Rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16 ft. above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area.	
	• Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street.	
	• Rooftop amenities are intended for the use of building residents.	
d. Courtyard Common Open Space Requirements	Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards.	
	• Minimum courtyard dimension shall be 40 ft. when the long axis of the courtyard is oriented EW and 30 ft. for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.	
	• When there are 2 or more courtyards, they shall be connected to each other.	
	• The area required for first level patios shall not be deducted from the overall courtyard area.	

Table 2. Development Standards		
	Standard	**Notes**
7. **Provision of Private Open Space (Residential Portion Only)**		
a. Live Work	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
b. Residential-Attached & Multifamily	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
8. **Parking**	**Standards**	**Applicable Land Uses**
a. Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, general retail, grocery, retail complex, personal services
b. Eating and Drinking Establishments – spaces per 1,000 sf	5 min./10 max.	Bar/tavern, restaurant, brewery, etc.
c. Outdoor Dining on Private Property	0	• Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project. • Outdoor dining may project into required setbacks.
		• No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage. • Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, playgrounds, studios, theatres cannot be stand alone.
f. Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	

Table 2. Development Standards		
	Standard	**Notes**
l. Lodging – B&B	1 per sleeping room.	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
t. Bike Parking – Short-Term	Residential: 1 resident bicycle parking space for every 5 residential units, or portion thereof; Nonresidential: 1 bicycle parking space for every 5,000 sf, or portion thereof, of nonresidential floor area.	
u. Bike Parking – Long-Term	Residential: 2 bicycle storage units for every 5 dwelling units for the first 20, and 1 for every 5 additional units, or portion thereof; Nonresidential: Any establishment with a parking structure and a minimum of 10,000 sf of nonresidential space shall provide long-term bicycle parking at a minimum ratio of 1 space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations.	Minimum 10% of project's parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC fast charging stations.	
w. Transit Station or Terminal.	As per director of development services in coordination with transportation authority.	
x. Telecommunication Facility	1 space to service facility.	
y. Surface Parking.	Surface parking is permitted as long as not visible from public	

Table 2. Development Standards		
	Standard	**Notes**
	street and is fully landscaped and screened from public view.	
z. Parking Structure.	Structure parking permitted only if integrated into overall design of building and “wrapped” with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking.	Permitted if fully integrated into a development with a “wrapped” parking structure.	
bb. Underground Parking.	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction.	Applicants may apply for parking reduction before the planning commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	

(Ord. O-2017-04 § 4, 2017)

§ 23.111.050. Sign regulations.

(a) Purpose and Intent. These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the TOD area, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

(1) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the city as a place to live, work, and shop;

(3) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

(4) Safeguard and protect the public health, safety, and general welfare; and

(5) Promote the pedestrian scale of the district.

(b) Applicability.

(1) These sign regulations apply to all signs in this zone, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the city’s zoning code (sign regulations).

(2) The provisions of this chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

(3) Sign installation within the areas subject to this code shall require sign permit approval in compliance with the city's zoning code (sign regulations), unless exempted from sign permit requirements.

(4) Sign variances and historic sign designation. See the zoning code (variances).

(5) Definitions of the specialized terms and phrases used in this section are in the zoning code (sign regulations).

(c) Prohibited Signs. All sign types and sizes not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include, but are not limited to, the following:

(1) Abandoned signs (includes signs on abandoned or closed businesses);

(2) Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;

(3) Exposed cabinet/raceways behind channel letters;

(4) Internally illuminated cabinet (can) signs;

(5) Off-site signs (e.g., billboards, and signs mounted on vehicles);

(6) Obscene signs;

(7) Pole signs and other freestanding signs over six feet in height;

(8) Roof signs;

(9) Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

(10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

(11) A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);

(12) A sign painted directly on a building;

(13) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited;

(14) Temporary signs, including the following,

(A) Balloons and other inflatable devices,

(B) Flags, except official national, state, or local government, institutional or corporate flags, properly displayed, and

(C) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

(d) General Requirements for All Signs.

(1) Sign Area and Height Measurement. The measurement of sign area and height shall occur in compliance with the city's zoning code (sign regulations).

(2) Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.

(A) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

(B) Setback Requirements. Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of five (5) feet from the front and side street property lines.

(C) Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

(D) Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:

(i) A projecting sign in compliance with Table 3 (Sign Standards by Use);

(ii) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;

(iii) Bus stop signs installed by a public transit company;

(iv) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or

(v) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

(E) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

(3) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

(A) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(B) Design and Construction.

(i) Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(ii) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(iii) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(C) Materials and Structure.

(i) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall

match those used on the buildings on the site and any other signs on the site.

(ii) No sign shall include reflective material.

(iii) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

(iv) The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(v) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

(D) Street Address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one (1) or more buildings on the site.

(E) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(i) Sign copy should relate only to the name and/or nature of the business or commercial center.

(ii) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.

(iii) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(iv) The area of letters or symbols should not exceed forty (40) percent of the background area in commercial uses or sixty (60) percent for residential uses.

(v) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

(F) Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(i) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(ii) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(iii) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(iv) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(v) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

(4) Sign Maintenance.

(A) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of fourteen (14) days from the date of damage or failure.

(B) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(C) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the city's zoning code.

(D) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee.

(5) Sign Standards by Use. Each sign shall comply with the standards provided by this section and comply with the requirements in the following Table 3, except as permitted by the approval of a creative sign permit described below.

(6) Master Sign Program. All mixed use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. "Master sign plan" means a coordinated program of signage for new or existing commercial, office or residential which contain more than one (1) business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

(A) Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(B) Standards. A master sign program shall comply with the following standards:

(i) The program shall comply with the purpose of this chapter.

(ii) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;

(iii) The program shall accommodate future revisions that may be required because of changes in use or tenants; and

(iv) The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(7) Creative Sign Permit.

(A) Definition Creative Sign Permit. Applicants may apply for a creative sign permit for those signs which are not listed or which exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the Sign Code, but may not necessarily meet the standards shown in Table 3. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this chapter.

(B) Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that

make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

(C) Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is fifty (50) square feet or less, and by the commission when the sign is larger than fifty (50) square feet.

Notification for a sign permit for a creative sign shall be given in the same manner specified by this zoning ordinance for director-approved development permits in Chapter 19.48.

(D) Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.

(i) Design Quality Criteria. The sign shall: (1) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (2) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (3) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

(ii) Contextual Criteria. The sign shall contain at least one (1) of the following elements: (1) classic historic design style; (2) creative image reflecting current or historic character of the city; (3) symbols or imagery relating to the citrus packing industry; or (4) inventive representation of the use, name, or logo of the structure or business.

(iii) Architectural Criteria. The sign shall: (1) utilize or enhance the architectural elements of the building; and (2) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

(iv) Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Table 3. Sign Standards by Use

Multi-Family Residential Use

Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
i. Wall or Freestanding	Wall signs: below edge of roof. Freestanding: 48″	1 wall sign or freestanding sign per entrance or street frontage.	12 sf each per face area; 24 sf maximum total sf for all signs.

Nonresidential Use/Mixed Use

Allowed Sign	Placement Standards	Maximum Number and Sign Area
i. Awning	Shall be entirely on awning valence; lettering max 66% of valence height; valence height max: 18″.	50% of the area of the valence front. 1 sign max per each separate awning valence.
ii. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review. 1 sign max.
iii. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf

Nonresidential Use/Mixed Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
iv. Projecting or Suspended	16″ from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
v. Wall	2 ft. below parapet or eave. Individual letters 18″. Mounting 1-story: above 1st floor windows. Mounting multi-story: between windows.	1 sf per linear foot primary business. 1 sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign max 50% of the primary sign area.
vi. Window Permanent	Within window area.	15% of total window area max.
vii. Window Temporary	Within window area.	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
viii. A-Boards and Other Portable Sidewalk Signs are Permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way.
ix. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW
x. Directional Signage on Private Property		

(8) Legal Nonconforming Signs. A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

(A) General Requirements. A legal nonconforming sign shall not be:

(i) Changed to another nonconforming sign;

(ii) Structurally altered to extend its useful life;

(iii) Enlarged;

(iv) Re-established after a business is discontinued for sixty (60) days or more, subject to the amortization clause below; or

(v) Re-established after damage or destruction to fifty (50) percent or more of the value of the sign, or its components, as determined by the building official and subject to the amortization clause below.

(B) Maintenance and Changes. Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of twenty-five (25) percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding twenty-five (25) percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.060. Amortization and existing uses.

(a) In order to preserve private property rights, all legal uses, buildings or structures in existence immediately preceding the effective date of the ordinance codified in this chapter, may be continued to operate as a legal nonconforming use, building or structure.

(b) Five (5) years after the effective date of the ordinance codified in this chapter, the property may be sold or transferred and the legally nonconforming use, building, or structure may continue in the following circumstances:

(1) The business/property is transferred from a parent to his/her child, from a child to his or her parent as defined in Chapter **23.04** of the municipal code.

(2) The business/property is transferred from an owner to his or her employee(s) such that the ownership does not change as defined in Chapter **23.04** of the municipal code.

(c) Notwithstanding the foregoing, five (5) years after the effective date of the ordinance codified in this chapter, the exception set forth in subsection **(b)** shall only apply if:

(1) The same use in existence as of five (5) years from the effective date of the ordinance codified in this chapter will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Chapter **23.04** of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and

(2) The building or structure is not modified or expanded; and

(3) The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

(d) The provisions of this section shall not apply to the Packing House, located at 341 S. Melrose Street, identified in the California Register of Historical Resources as eligible for designation as a historic resource. Due to its historical significance and the additional costs associated with bringing a historic resource that requires adaptive reuse into compliance with the TOD standards, the Packing House is exempt from amortization requirements as set forth herein.

(e) The city shall give notice to all property owners of properties within the TOD regarding this chapter in the following manner:

(1) Within one hundred eighty (180) days of adoption of the ordinance codified in this chapter;

(2) Within three (3) years after adoption of the ordinance codified in this chapter; and

(3) At least four (4) years after adoption of the ordinance codified in this chapter.

Failure to provide any of the notices above shall not prevent the city from enforcing the requirements of this chapter.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.070. Public art/public plazas.

(a) Applicability. Public art and public plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include twenty (20) or more units or which are over twenty thousand (20,000) square feet. Public art is encouraged in construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of the Packing House District and citrus growing industry.

(b) Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the TOD project area.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.080. TOD development impact fee program.

In addition to city baseline impact fees, the TOD zone will require additional public realm improvements and projects are subject to a TOD impact fee that ensures all public sector infrastructure improvements can be provided. In addition to the TOD impact fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the adopted Public Realm Development Standards and Streetscape Master Plan.

(Ord. O-2017-04 § 4, 2017)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.75. DEVELOPMENT PLAN REVIEW

§ 23.75.010. Development plan review.

(a) Construction of new buildings in all zones, and exterior additions to existing buildings in all commercial and industrial zones shall require that the planning commission first make a finding that the proposed new building/exterior addition is in conformity with both the intent and provisions of this title. Structures associated with the drilling for and/or production, handling, storage, extraction and removal of oil, gas and other hydrocarbons shall be subject to development plan review regardless of the zone within which they are located.

(b) Exceptions.

(1) Exterior additions less than ten (10) percent of total square footage of existing buildings in commercial and industrial zones may be approved pursuant to the provisions of Section **23.75.015** of this code.

(2) Construction of commercial or industrial facilities on a legal parcel consisting of one (1) acre or less as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(3) Construction of four (4) or less dwelling units in a residential zone as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(4) Accessory buildings or buildings less than five hundred (500) square feet in all zones subject to compliance with all development standards and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(Prior code § 25-185; Ord. 68-O-116 § 1, 1968; Ord. 69-O-113 § 5, 1969; Ord. 85-O-101, 1985; Ord. 92-O-119 § 1, 1992; Ord. O-2009-09 § 2, 2009; Ord. O-2014-07 § 3, 2014)

§ 23.75.015. Site plan review.

(a) Unless otherwise specified in this title, a site plan review application shall be required for all new development. The applicant shall submit a site plan review application to the development services manager or designee and shall pay a fee as established by resolution of the city council. The development services manager or designee shall determine the provisions of Section **23.75.020** applicable to said application.

(b) Unless otherwise specified in this title, the site plan shall be reviewed by the development services manager or designee for conformity with the provisions of the zone in which the development is to occur.

(Ord. O-2009-09 § 5, 2009)

§ 23.75.020. Development standards.

The following criteria are established as minimum standards to be considered by the planning commission in reviewing plans submitted prior to the approval of such plans:

(1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;

(2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;

(3) That the design, functional plan and exterior architecture of the proposed structure will not be at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;

(4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;

(5) That all of the provisions of this title are complied with;

(6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

(A) Building, structures and improvements,

(B) Vehicular, ingress and egress and internal circulation,

(C) Setbacks,

(D) Height of buildings,

(E) Location of service facilities,

(F) Walls and fences,

(G) Landscaping,

(H) Police and fire protection;

(7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;

(8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter **23.90**;

(9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, screen deleterious uses, and in applicable development projects, will incorporate xeriscape principles in accordance with the provisions of Chapter **23.77**;

(10) That a solid masonry wall shall be provided around the perimeter of all sites proposed for development. Additionally, all residential lots shall be provided with a solid masonry wall along the rear and side property lines. All walls shall conform to the height regulations contained in Section **23.81.100**. Wall requirements may be specified or waived in part or total by a majority vote of the total membership of the planning commission or city council;

(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter **23.78**, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be a ten (10) foot landscape buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district. The evergreen trees shall be of a low-water consuming variety in accordance with the provisions of Chapter **23.77**;

(13) That there shall be provisions for trash collection areas within one hundred (100) feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official.

(Prior code 25-186; Ord. 68-O-116 § 1, 1968; Ord. 88-O-124 § 2, 1988; Ord. 91-O-108 § 2, 1991)

§ 23.75.030. Submittal of plans and documents.

Applications for site development approval shall be accompanied by the application fee as prescribed by city council resolution and sixteen (16) sets of plans including plot plans, elevations, and landscape plans.

The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:

(1) Lot dimensions and easements;

(2) All buildings and structures; location, size, height, materials, colors, and proposed use;

(3) Yards and space between buildings;

(4) Walls and fences; location, height, materials and color;

(5) Off-street parking delineated as to: location, number of spaces and dimensions of parking area, internal circulation pattern, and wheel stops;

(6) Detailed grading and drainage plans;

(7) Access: pedestrian, vehicular, service, points of ingress and egress;

(8) Signs, location, size and height;

(9) Loading, location, dimensions, number of spaces, internal circulation;

(10) Lighting, location and general nature, hooding devices;

(11) Street dedications and improvements;

(12) Landscaping, including names, types and sizes of plant materials to be used;

(13) Irrigation system indicating type of system, location of water mains, and location and control valves and hose bibbs;

(14) Such other data as may be required to permit the planning commission to make the required findings.

(Prior code § 25-187; Ord. 68-O-116 § 1, 1968; Ord. 72-O-103 § 3, 1972; Ord. O-2007-07 § 34, 2007)

§ 23.75.035. Public hearings and public notices.

(a) Public Hearing. The planning commission or, if the matter has been appealed pursuant to Section **23.75.050**, the city council, as the case may be, shall hold a public hearing.

(b) Notice of Public Hearing.

(1) Mail or Delivery. Notice of hearing shall be mailed or delivered at least ten (10) days prior to the hearing to the owner of the subject real property or the owner’s duly authorized agent, the project applicant, each local agency that provides facilities and services whose ability to provide those services may be significantly affected, and all owners of real property as shown on the latest equalized assessment roll within a three hundred (300) foot radius of the exterior boundaries of the real property that is the subject of the hearing.

(2) Post. Ten (10) days prior to the hearing, notice of the hearing shall be posted in at least three (3) public places within the city including at least one (1) place on or near the real property that is the subject of the hearing.

(c) Failure to Receive Notice. Failure of any property owner to receive such notice shall not alter the validity of the hearing.

(Ord. 89-O-130 § 1, 1989; Ord. 91-O-119 § 4, 1991)

§ 23.75.040. Action by planning commission.

The planning commission shall approve the application for site development approval only if:

(1) It meets or exceeds the criteria established in Section **23.75.020**; and

(2) There have been attached any other conditions necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

(3) The proposed development will be consistent with the latest adopted general plan; and

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

(Prior code § 25-188; Ord. 68-O-116 § 1, 1968; Ord. 75-O-109, 1975; Ord. 94-O-103 § 4, 1994)

§ 23.75.050. Appeal to city council.

(a) The decision of the planning commission shall be final unless appealed in writing to the city council by the applicant or any other interested person (as defined in Chapter **23.04**) within ten (10) calendar days. The letter of appeal shall be accompanied by a processing fee as established by city council resolution. The letter shall be filed with the city clerk's office.

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office.

(c) There shall be a hearing before city council and notices, given as provided in Section **23.75.035(b)** and **(c)**, shall apply.

(d) The city council shall make its own determination as to whether the proposed development meets the standards outlined in Section **23.75.040** and may approve, modify or disapprove the decision of the planning commission. Any significant modification of the proposed development, not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed modification. Failure to report on the proposed modification within forty (40) days, or such longer period as the council may designate, shall be deemed an approval of the proposed modification.

(Prior code § 25-189; Ord. 68-O-116 § 1, 1968; Ord. 75-O-109, 1975; Ord. 81-O-115, 1981; Ord. 91-O-119 § 5, 1991; Ord. O-2007-07 § 35, 2007)

§ 23.75.060. Final action.

The approved plans, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning director. Two (2) copies of such plans and conditions shall be delivered to the building inspector, who shall issue a building permit requiring compliance with the approved plans and conditions.

(Prior code § 25-189.1; Ord. 68-O-116 § 1, 1968)

§ 23.75.070. Alterations to approved plans.

Minor alterations to approved plans prior to occupancy release may be approved by the director of development services when construction according to the approved plans is not feasible and when the deviation from approved plans will, in the opinion of the director, fulfill the objectives of the initial approval. Alterations to an approved site plan which are of a more significant nature shall be considered pursuant to the procedures set forth in this chapter for initial site development approval.
(Prior code § 25-189.2; Ord. 68-O-116 § 1, 1968; Ord. 76-O-117 § 2, 1976; Ord. 85-O-101, 1985)

§ 23.75.080. Time limit.

(a) Any site development approval granted in accordance with the terms of this title shall expire if not used within two (2) years from the date of final approval.

(b) Upon application filed prior to the expiration of the approved site development, the time at which such site development expires may be extended by the planning director for a period not exceeding one (1) year.

(c) If the planning director denies the application for extension, the applicant may appeal to the city council within ten (10) calendar days after denial by the planning director by filing with the city clerk a letter of appeal accompanied by a processing fee as established by city council resolution.

(d) A site development approved in conjunction with a vesting tentative map shall expire at the time that the corresponding map expires. If an extension is granted for the map, the same extension shall automatically be granted for the site development.

(e) When a final vesting subdivision map has been recorded for a project, the accompanying site development approved in conjunction with the map shall remain in effect.

(Ord. 77-O-111 § 2, 1977; Ord. 79-O-109 § 1, 1979; Ord. 83-O-119 § 1, 1983; Ord. 93-O-110 § 6, 1993; Ord. 93-O-114 § 1, 1993; Ord. O-2007-07 § 36, 2007)

ORDINANCE NO. O-2022-07

AN ORDINANCE OF THE CITY OF PLACENTIA, CALIFORNIA AMENDING SECTION 22.28.021 (URBAN LOT SPLIT) AND CHAPTER 23.13 (TWO-UNIT HOUSING DEVELOPMENT) TO INCORPORATE OBJECTIVE STANDARDS

City Attorney's Summary

This Ordinance amends Section 22.28.01 (Urban Lot Split) and Chapter 23.3 (Two-Unit Housing Development) of the Placentia Municipal Code (PMC), adopted on January 18. 2022, under Urgency Ordinance No. O-2022-01, to add objective standards in connection with the implementation of Senate Bill 9 (SB9).

WHEREAS, the City of Placentia wishes to amend Section 22.28,021 and Chapter 23.13 of the PMC to establish objective standards for the development of an urban lot split and two-unit housing developments; and

WHEREAS, on June 14, 2022, the Planning Commission of the City of Placentia held a duly noticed public hearing and recommended to the City Council approval of the amendments to the PMC incorporated objective subdivision, zoning design standards for urban lot splits and two-unit housing developments; and

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

WHEREAS, on July 5, 2022, the City Council of the City of Placentia held a duly noticed public hearing at which time it considered all evidence presented whether written or oral; and

WHEREAS, all other prerequisites to the adoption of this ordinance have occurred; and

WHEREAS, pursuant to Government Code sections 65852.21(j) and 66411.7(n) the amendments implementing SB9 are not considered a project under CEQA.

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

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

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such

decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 3. CEQA. Pursuant to Government Code sections 65852.21(j) and 66411.7(n) the amendments implementing SB9 are not considered a project under CEQA.

SECTION 4. Section 22.80.021 of the Placentia Municipal Code is hereby amended as follows:

Urban Lot Split Requirements:

A. Definitions. For purposes of this Section, the following definition shall apply:

1. "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.

B. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

3. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.

4. Both newly created parcels are no smaller than 1,200 square feet.

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

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

b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).

c. Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2(June 21, 1993).

d. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

f. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.

g. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

    i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or

    ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance

Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);

h. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

i. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).

j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

k. Lands under a conservation easement.

6. The proposed lot split would not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Housing that is subject to any form of rent or price control by the city;

c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or

d. Housing that has been occupied by a tenant in the last three years.

7. The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

8. Flag lots are not permitted, unless necessary to comply with this section.

C. Standards and Requirements. The following requirements shall apply:

1. The lot split must conforms to all applicable ~~objective~~ requirements of the California Subdivision Map Act (Government Code §§ 66410, et seq.) and Title 22 of the Placentia Municipal Code, except as the same are modified by this section.

2. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Except for those circumstances described in section C.2 above, the setback for side and rear lot lines for units 800 square feet or less shall be four feet. For units 801 square feet and larger, the side and rear set back shall be the same as set forth in the single-family residential zone or applicable single-family residential specific plan land use designation. The front setback shall be as set forth in the applicable single-family residential zone or applicable single-family residential specific plan land use designation.

4. The applicant shall provide easements for the provision of public services and facilities as required to service the newly created lots.

5. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with driveway requirements of Title 23.

6. Off-street parking shall be limited to one space per unit and follow the standards in Title 23, unless they conflict with this section, in which case this section will prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:

   a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or

   b. There is a car share vehicle located within one block of the parcel.

7. Lot coverage shall be the same as set forth in the single-family residential zone, so long as it does not prevent the construction of two 800 square foot units.

8. All grading shall comply with Chapter 20.40 (Grading and Excavating) of this code.

9. Each resulting property must adjoin the public right of way or have vehicular access to the public right of way through a fee interest or perpetual access easement.

10. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in section 23.04.010 of this code.

11. Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and Title 18 of this code.

12. Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:

a. Location and size shall be determined in accordance with City standards.

b. Water shall include domestic, irrigation, and fire water systems.

c. Property shall be responsible to install new or upsized connections to City facilities in accordance with City standards.

d. Unused connections shall be abandoned per City standard.

D. In connection with an application under this section, the city shall not:

1. Require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.

2. Impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

3. Require the correction of nonconforming zoning provisions as a condition for the lot split.

4. Deny an application solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

1. That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a "community land trust" or a "qualified nonprofit corporation" as the same are defined in the Revenue and Taxation Code.

2. That the uses shall be limited to residential uses.

3. That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.

4. That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.

5. <u>That prohibits the separate fee interest conveyance of any unit on the parcel.</u>

6. <u>That the parcel is formed by an urban lot split and is subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development.</u>

F. The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

G. This section shall not apply to:

1. Any parcel which has been established pursuant to a lot split in accordance with this section; or

2. Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. Acting in concert shall also include where the owner of a property proposed for an urban lot split is the same, related to, or connected by partnership to the owner, buyer or seller (if transferred within the previous three years) of an adjacent lot. However, acting in concert is not limited to these situations.

G. Any unit constructed must be compatible in design to the existing primary structure and must also comply with the existing accessory dwelling unit standards and requirements set forth in Chapter 23.73 of this Code unless those standards and requirements conflict with this section or state law, in which case this section and state law apply.

H. The provisions of this section supersede any provisions of the Titles 22 and 23 of the Municipal Code to the contrary.

J. An existing non-conforming or unpermitted dwelling unit may be legalized if it meets or can be improved to meet all requirements of Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code relating to enforcing building code standards. Nothing in this subsection shall be construed as a requirement for the correction of nonconforming zoning conditions as a condition of approval for a Two-Unit Housing Development.

SECTION 5. Chapter 23.13 of the Placentia Municipal Code is hereby amended as follows:

Section 23.13.010 Two-unit Housing Development

A. For purposes of this section, the following definition shall apply:

1. “Housing development” shall mean no more than two residential units within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.

B. The city shall ministerially approve a housing development containing no more than two residential units if it meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

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

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

   b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).

   c. Wetlands as defined in the Unites States Fish and Wildlife Service Manual, Part 660 FW 2(June 21, 1993).

   d. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

   e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

   f. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.

   g. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise

eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or

ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);

h. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

i. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).

j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

k. Lands under a conservation easement.

4. The proposed housing development would not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Housing that is subject to any form of rent or price control by the city;

c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or

d. Housing that has been occupied by a tenant in the last three years.

5. Demolition of an existing unit shall not exceed more than 25 percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three years.

C. Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone or applicable single-family residential specific plan land use designation, unless they conflict with state law:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

2. Except for those circumstances described in section C.1 above, for units 800 square feet or less, the setback for side and rear lot lines shall be four feet. For units 801 square feet and larger, the side and rear set back shall be the same as set forth in the applicable single-family residential zone or applicable specific plan designation. The front setback shall be as set forth in the single-family residential zone or applicable single family residential specific plan designation.

3. The applicant shall provide easements for the provision of public services and facilities as required.

4. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with driveway requirements of Title 23.

5. Off-street parking shall be limited to one space per unit and follow the standards in Title 23, unless they conflict with state law or this chapter, in which case state law and this chapter shall prevail. Notwithstanding the

above, no parking requirements shall be imposed in either of the following circumstances:

a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or

b. There is a car share vehicle located within one block of the parcel.

6. For residential units connected to an onsite wastewater treatment system (septic tank), the applicant provides a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.

7. The front setback shall be 20 feet on a lot that fronts on a street.~~, except on lots where the street-facing side (width) is longer than the depth, in such case the setback from the street-facing lot line shall be 10 feet.~~

~~8. For landlocked parcels side yard setbacks shall apply to all property lines.~~

9. The height of the structure shall be same as set forth in the single-family zone or applicable specific plan designation. However, any unit within the four feet rear set back shall be limited to one story. If the second structure meets the rear set back requirements of the single-family zone or applicable single-family residential specific plan land use designation, the height may be the same as required in said zone or land use designation, however, any second story must be stepped back a minimum of 5 feet from the first-floor wall plane. Decks and balconies are prohibited.

10. Lot coverage shall be the same as set forth in the single-family residential zone or applicable single-family residential specific plan land use designation, so long as it does not prevent the construction of two 800 square foot units.

11. All grading shall comply with Chapter 20.40 of this code.

12. Each resulting property must adjoin the public right of way or have vehicular access to the public right of way through a fee interest or perpetual access easement.

13. Driveway locations are subject to Public Works standards and requirements in place at the time of the application. All driveways shall comply with the driveway development standards set forth in section 23.04.010 of this code.

14. Properties must have an approved route for firefighter access and hose pull to all existing or potential structures within 150 feet of the fire apparatus. All properties shall comply with all fire protection requirements set forth in the California Fire Code and Title 18 of this code.

15. Each resulting lot (properties) must have dedicated wet (water, sewer, storm drain) and dry (gas and electric) utilities which shall meet the following standards:

a. Location and size shall be determined in accordance with City standards.

b. Water shall include domestic, irrigation, and fire water systems.

c. Property shall be responsible to install new or upsized connections to City facilities in accordance with City standards.

d. Unused connections shall be abandoned per City standard.

16. Water heaters (excluding tank less) and laundry facilities (washer and dryer) may not be located on the exterior of a dwelling unit. Tank less water heaters, when installed on the exterior of structure may only be installed on the 1st floor, must not be installed on any street facing elevation, and must not be installed on the same elevation as the entrance to the dwelling.

17. HVAC units must not be installed on any street facing elevation, and must not be installed on the same elevation as the entrance to the dwelling.

18. The total floor area of each primary dwelling unit built pursuant to this Ordinance may be less than 800 sq. ft. and also consistent with the minimum standards required by state law (generally 220 sq. ft. minimum). A primary dwelling unit that was legally established on the subject site prior to the two-unit project that is smaller than 800 sq., ft. may be expanded to 800 sq. ft. or larger after or as part of the two-unit project pursuant to the development standards enforced in this chapter. A primary dwelling unit that was previously legally established on the subject site that is larger than 800 sq. ft. is limited to the lawful floor area at the time of the two-unit project approval and may not be expanded.

19. In addition to complying with the single family residential zone landscape provisions of this code, all developments shall plant mature landscaping consisting of (but not limited to) a minimum size 36” box trees, 15 gal shrubs, or a combination of both.

20. All development shall comply with the single family residential zone open space provisions of this code, to the extent that is does not prevent two primary dwelling units on the subject property of 800 sq. ft. each.

D. The city shall not:

1. Impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

2. Deny an application solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

1. That the uses shall be limited to residential uses.

2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.

3. For an urban lot split, that the parcel is formed by an urban lot split and is subject to the city's urban lot split regulations, including all applicable limits on dwelling size and development. ~~That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.~~

F. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

G. Any unit constructed must be compatible in design to the existing primary structure and must also comply with the existing accessory dwelling unit standards and requirements set forth in Chapter 23.73 of this Code unless those standards and

requirements conflict with this section or state law, in which case this section and state law apply.

H. The provisions of this section supersede any provisions in the Titles 22 and 23 of the Municipal Code to the contrary.

Section 23.13.020 Parcel Maps for Urban Lot Splits.

"Notwithstanding anything else in this section to the contrary, if the lot was previously involved in a subdivision pursuant to Municipal Code section 22.80.021 (Urban Lot Split – Approval Process), then an ADU or JADU is allowed if, after construction, there would be no more than two housing units on the lot, including, but not limited to units otherwise allowed pursuant to density bonus provisions, ADU provisions, or JADU provisions."

SECTION 6. The City Council finds, in accordance with the requirements of Section 23.96.040 ("Amendments") of the Placentia Municipal Code, that the proposed amendments to the municipal code will not be detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed amendments or within the city, and that it will not be injurious to the property or improvements within the neighborhood or within the city. The City Council also finds that the amendment is consistent with the latest adopted General Plan.

SECTION 7. This Ordinance shall take effect on the 31st day after adoption.

SECTION 8. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of the City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

INTRODUCED at a regular meeting of the City Council of the City of Placentia held on the 5th day of July, 2022.

Passed, approved, and adopted this 19th day of July, 2022.

Rhonda Shader, Mayor

ATTEST:

_____
Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced on the 5th day of July, 2022 and adopted at a regular meeting of the City Council of the City of Placentia, held on the 19th day of July 2022 by the following vote:

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

ATTEST:

_____
Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

_____
Christian Bettenhausen, City Attorney

City of Placentia – Pending Development Project List

October 2024

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
1390 N. Kraemer Boulevard	UP 91-01 MOD 2	A request to permit the administrative modification of Use Permit No. UP 91-01 to permit an existing restaurant (Type 47 - On-Sale General - Eating Place) to allow the onsite sale and consumption of alcohol on an existing patio.	Ramon Valdez	10/22/24	N/A	Administrative action pending.
320 E. Crowther Avenue	UP 2024-06	A request to utilize a conditional use permit to permit the establishment and operation of a batting cage operation at 320 E. Crowther Avenue, in the Manufacturing (M) Zoning District	Matthew Cotter	7/31/24	11/12/24	Tentatively scheduled for November 12, 2024 Planning Commission meeting.
440 N. Jefferson Street	DPR 2024-01, TTM 19300, UP 2024-05	A request to permit the development of 140, three-story condominium townhome units on an approximately 4.97-acre site.	Toffoli Investments	7/8/24	11/12/24	Tentatively scheduled for November 12, 2024 Planning Commission meeting.
950 S. Via Rodeo	UP 2015-04 MOD; Administrative UP 2024-06	A request to permit the modification of UP 2015-04 to permit an expansion of the existing Type 41 ABC license to occupy an approximately 728-square-	Rick and Amanda Smets, of Stereo Brewing	7/2/24	N/A	Administratively approved 10/14/24.

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
		foot newly constructed patio adjacent to the brewery.				
216 S. Melrose Avenue	SPR 2024-03	A request to permit the construction of a new, six (6)-bedroom, four (4)-bathroom home in the rear portion of a parcel.	Luis Madrigal	3/20/24	Administrative action pending	Under Entitlement Review
1664 Vincente Avenue	SPR 2024-02	A request to permit the construction of a 1,918-square-foot single-family residence with a 399-square-foot attached garage, covered front porch, rear deck, driveway, and associated landscaping on a vacant lot.	Ameen Younis	3/12/24	Administratively approved 6/18/24	Planning approved. Awaiting Building submittal.
202 W. Santa Fe Avenue	SPR 2024-01	A Site Plan Review (SPR) to permit a 5,500-square-foot 2nd floor addition to an existing, 5,500-square-foot commercial building,	Gevork Martirosian	2/22/24	Administratively approved 6/11/24	In Building Plan Check.
300,307,312,314, and 323 Baker Street	SPR 2023-03. DDA 2023-01	A request to permit the development of a five-story apartment building, with 68 affordable residential units.	Mercy Housing	11/16/23	Administratively approved 3/7/24. DDA approved by City Council	Awaiting Plan Check submittal

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
201 E. Madison Avenue	UP 1969-05 MOD	A request to expand the total permitted enrollment at Towne & Country Early Education Center from 68 to 84 students, to accommodate an infant center with a capacity of 16 infants, as well as construct a new, 1,756-square-foot building and 1,022-square-foot covered patio.	Maximus Kurera	10/27/23	Approved by Planning Commission on 4/9/24	In Building and Fire Plan Check
910 W. La Jolla Street	DPR 2023-01	To permit the demolition of a three-unit housing complex, and construct five (5) new three-story, townhomes.	Anh Khoi Lam	10/19/23	Approved at Planning Commission meeting 2/13/24	Awaiting Building Plan Check submittal
803 W. La Jolla Street	SPR 2023-02	To permit the development of a two-story, approximately 6,559-square-foot condominium triplex with six enclosed garage parking spaces and one open guest parking space, including onsite hardscape and landscape improvements.	CHD International	10/3/23	Approved by Planning Commission on 11/14/23	In Building Plan Check

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
717 Dunn Way	Administrative UP 2023-08	A request to permit the development of a permanent outdoor drinking/dining area on the site of an existing parking lot at The Bruery.	The Bruery, LLC	7/18/23	N/A	Under Administrative Review
604 S. Van Buren Street	SPR 2023-01	A site plan review for one new two-story, 2,649-square-foot single-family dwelling on a vacant lot consisting of 3,920 square feet, containing a 1,050-square foot roof deck, along with a 100-square foot balcony on the front façade.	Mark Lee	4/17/23	Administratively approved 2/28/24	In Building Plan Check
Northeast of Alta Vista Street and Rose Drive. 341-501-01 through 341-501-65	SPA 2022-01, DPR 2022-04, TTM 19250, MND 2022-01	To permit a new residential planned community consisting of 100 single-family detached homes.	Eric Everhart, Toll Brothers, Inc.	9/12/22	Approved at the 5/9/23 Planning Commission meeting. Approved at 6/6/23 City Council meeting.	Initial grading and street-facing landscaping underway. Production models under construction. Temporary Certificate of Occupancy issued for two production models on 3/15/24.

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
1952 & 1958 E. Veterans Way (346-337-33 & 35)	DPR 2022-01, TTM 19183, UP 2022-01	To permit the subdivision to establish 39, three-story residential condominiums on approximately 1.3 acres.	Toffoli Investments, Inc.	4/14/22	Approved by Planning Commission 2/14/2023. Tentative Tract Map Approved by City Council 3/21/23.	Approved 10/23/24. Grading permit issued. In Building Plan Check.
17000 La Paloma Avenue	SPR 2022-01; TPM 2019-175	Construction of three 2,532-square-foot, two-story, single-family houses on three recently subdivided parcels	Elliot Barker	3/14/22	Administratively approved 4/20/22	Entitlement renewed until April 20, 2025.
860 S. Placentia Avenue	DPR 2021-03; UP 2021-04	Construction of a new 34,275-square-foot warehouse building and a new 34,063 square foot maintenance building at an existing 6.28-acre lot.	U-Haul Co. of Orange County	7/29/21	Approved at Planning Commission 7/12/22	Under construction.
777 W. Orangethorpe Avenue	DPR 2021-02; SPA 2021-01; EA 2021-01	A 248-unit development consisting of a five-story, 250,681-gross-square-foot residential building with 2,703 sq. ft. of ground floor commercial space and a seven-level, 151,900 gross sq. ft. wrapped parking structure located on a 2.72-acre lot.	Gilad Ganish, representing Orangethorpe Investment Partners, LLC	6/24/21	Planning Commission 7/9/24 City Council 9/3/24	Approved at September 3, 2024 City Council meeting.

Project Address	Project Case No.	Project Description	Applicant	Project Submittal	Public Hearing Date	Project Status
2095 E. Orangethorpe Avenue	DPR 2020-02; UP 2020-07	A request to permit the development, establishment, and operation of a 4,296-square-foot multi-tenant commercial building at the northwest corner of E. Orangethorpe Avenue and N. Lakeview Avenue.	Maikel Faragalla, representing Urban Dwell Architects	8/24/20	Recommended for approval at 7/13/21 Planning Commission meeting. Extension granted on 10/31/23.	Under construction.
207-209 W. Crowther Avenue	DPR 2020-03; DA 2020-01, MND 2020-03	The development of a mixed-use community including 189 mixed-income apartment units and 1,500 square feet of retail on a 2.13-acre site on City-owned property.	USA Properties Fund Inc.	3/3/20	Approved by the City Council on 6/1/21	In Building Plan Check. Landscape Plan approved 7/24/24.
455 S. Van Buren Street	ZC 2018-01; DPR 2018-01; TTM 19104	Development of 139, three-story townhome units on an approximately 5.57-acre site. Zoning of parcel to change from Manufacturing (M(O)) to High-Density Residential (R-3).	Toffoli Investments	1/11/18	Approved by the City Council on 4/20/21	Final phases of construction in progress.
SEC of Rose Drive and Alta Vista Street (Chick-Fil-A)	ZCA 2017-09; DPR 2017-03; UP 2017-09; VTTM 18176	Development of an approximately 5,500-square-foot commercial retail pad building and 54, single-family detached residential homes located on an 8.45-acre lot.	SC Development, LLC, c/o M. Paul Conzelman and Shea Homes	8/29/17	Approved by City Council on 7/24/18	In Building and Planning Plan Check. All single-family homes complete.

BUILDING ACTIVITY REPORT: For the Month of October 2024

PERMIT TYPE	NUMBER OF PERMITS
Solar	15
Residential Alteration/Addition	15
Reroof	24
Commercial Alteration/Addition	0
Signs	3
New Condo/SFR	0
ADU/JADU	1
Patio	4
Pools & Spa	3
Fence/Walls	3
Demolition	3
Windows	2
TOTAL	**73**

City of Placentia, CA
Tuesday, November 19, 2024

Title 23. Zoning

Chapter 23.75. DEVELOPMENT PLAN REVIEW

§ 23.75.010. Development plan review.

(a) Construction of new buildings in all zones, and exterior additions to existing buildings in all commercial and industrial zones shall require that the planning commission first make a finding that the proposed new building/exterior addition is in conformity with both the intent and provisions of this title. Structures associated with the drilling for and/or production, handling, storage, extraction and removal of oil, gas and other hydrocarbons shall be subject to development plan review regardless of the zone within which they are located.

(b) Exceptions.

(1) Exterior additions less than ten (10) percent of total square footage of existing buildings in commercial and industrial zones may be approved pursuant to the provisions of Section **23.75.015** of this code.

(2) Construction of commercial or industrial facilities on a legal parcel consisting of one (1) acre or less as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(3) Construction of four (4) or less dwelling units in a residential zone as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(4) Accessory buildings or buildings less than five hundred (500) square feet in all zones subject to compliance with all development standards and upon approval pursuant to the provisions of Section **23.75.015** of this code.

(Prior code § 25-185; Ord. 68-O-116 § 1, 1968; Ord. 69-O-113 § 5, 1969; Ord. 85-O-101, 1985; Ord. 92-O-119 § 1, 1992; Ord. O-2009-09 § 2, 2009; Ord. O-2014-07 § 3, 2014)

§ 23.75.015. Site plan review.

(a) Unless otherwise specified in this title, a site plan review application shall be required for all new development. The applicant shall submit a site plan review application to the development services manager or designee and shall pay a fee as established by resolution of the city council. The development services manager or designee shall determine the provisions of Section **23.75.020** applicable to said application.

(b) Unless otherwise specified in this title, the site plan shall be reviewed by the development services manager or designee for conformity with the provisions of the zone in which the development is to occur.

(Ord. O-2009-09 § 5, 2009)

§ 23.75.020. Development standards.

The following criteria are established as minimum standards to be considered by the planning commission in reviewing plans submitted prior to the approval of such plans:

(1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;

(2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;

(3) That the design, functional plan and exterior architecture of the proposed structure will not be at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;

(4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;

(5) That all of the provisions of this title are complied with;

(6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

(A) Building, structures and improvements,

(B) Vehicular, ingress and egress and internal circulation,

(C) Setbacks,

(D) Height of buildings,

(E) Location of service facilities,

(F) Walls and fences,

(G) Landscaping,

(H) Police and fire protection;

(7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;

(8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter **23.90**;

(9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, screen deleterious uses, and in applicable development projects, will incorporate xeriscape principles in accordance with the provisions of Chapter **23.77**;

(10) That a solid masonry wall shall be provided around the perimeter of all sites proposed for development. Additionally, all residential lots shall be provided with a solid masonry wall along the rear and side property lines. All walls shall conform to the height regulations contained in Section **23.81.100**. Wall requirements may be specified or waived in part or total by a majority vote of the total membership of the planning commission or city council;

(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter **23.78**, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be a ten (10) foot landscape buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district. The evergreen trees shall be of a low-water consuming variety in accordance with the provisions of Chapter **23.77**;

(13) That there shall be provisions for trash collection areas within one hundred (100) feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official.

(Prior code 25-186; Ord. 68-O-116 § 1, 1968; Ord. 88-O-124 § 2, 1988; Ord. 91-O-108 § 2, 1991)

§ 23.75.030. Submittal of plans and documents.

Applications for site development approval shall be accompanied by the application fee as prescribed by city council resolution and sixteen (16) sets of plans including plot plans, elevations, and landscape plans.

The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:

(1) Lot dimensions and easements;

(2) All buildings and structures; location, size, height, materials, colors, and proposed use;

(3) Yards and space between buildings;

(4) Walls and fences; location, height, materials and color;

(5) Off-street parking delineated as to: location, number of spaces and dimensions of parking area, internal circulation pattern, and wheel stops;

(6) Detailed grading and drainage plans;

(7) Access: pedestrian, vehicular, service, points of ingress and egress;

(8) Signs, location, size and height;

(9) Loading, location, dimensions, number of spaces, internal circulation;

(10) Lighting, location and general nature, hooding devices;

(11) Street dedications and improvements;

(12) Landscaping, including names, types and sizes of plant materials to be used;

(13) Irrigation system indicating type of system, location of water mains, and location and control valves and hose bibbs;

(14) Such other data as may be required to permit the planning commission to make the required findings.

(Prior code § 25-187; Ord. 68-O-116 § 1, 1968; Ord. 72-O-103 § 3, 1972; Ord. O-2007-07 § 34, 2007)

§ 23.75.035. Public hearings and public notices.

(a) Public Hearing. The planning commission or, if the matter has been appealed pursuant to Section **23.75.050**, the city council, as the case may be, shall hold a public hearing.

(b) Notice of Public Hearing.

(1) Mail or Delivery. Notice of hearing shall be mailed or delivered at least ten (10) days prior to the hearing to the owner of the subject real property or the owner’s duly authorized agent, the project applicant, each local agency that provides facilities and services whose ability to provide those services may be significantly affected, and all owners of real property as shown on the latest equalized assessment roll within a three hundred (300) foot radius of the exterior boundaries of the real property that is the subject of the hearing.

(2) Post. Ten (10) days prior to the hearing, notice of the hearing shall be posted in at least three (3) public places within the city including at least one (1) place on or near the real property that is the subject of the hearing.

(c) Failure to Receive Notice. Failure of any property owner to receive such notice shall not alter the validity of the hearing.

(Ord. 89-O-130 § 1, 1989; Ord. 91-O-119 § 4, 1991)

§ 23.75.040. Action by planning commission.

The planning commission shall approve the application for site development approval only if:

(1) It meets or exceeds the criteria established in Section **23.75.020**; and

(2) There have been attached any other conditions necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

(3) The proposed development will be consistent with the latest adopted general plan; and

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

(Prior code § 25-188; Ord. 68-O-116 § 1, 1968; Ord. 75-O-109, 1975; Ord. 94-O-103 § 4, 1994)

§ 23.75.050. Appeal to city council.

(a) The decision of the planning commission shall be final unless appealed in writing to the city council by the applicant or any other interested person (as defined in Chapter **23.04**) within ten (10) calendar days. The letter of appeal shall be accompanied by a processing fee as established by city council resolution. The letter shall be filed with the city clerk's office.

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office.

(c) There shall be a hearing before city council and notices, given as provided in Section **23.75.035(b)** and **(c)**, shall apply.

(d) The city council shall make its own determination as to whether the proposed development meets the standards outlined in Section **23.75.040** and may approve, modify or disapprove the decision of the planning commission. Any significant modification of the proposed development, not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed modification. Failure to report on the proposed modification within forty (40) days, or such longer period as the council may designate, shall be deemed an approval of the proposed modification.

(Prior code § 25-189; Ord. 68-O-116 § 1, 1968; Ord. 75-O-109, 1975; Ord. 81-O-115, 1981; Ord. 91-O-119 § 5, 1991; Ord. O-2007-07 § 35, 2007)

§ 23.75.060. Final action.

The approved plans, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning director. Two (2) copies of such plans and conditions shall be delivered to the building inspector, who shall issue a building permit requiring compliance with the approved plans and conditions.

(Prior code § 25-189.1; Ord. 68-O-116 § 1, 1968)

§ 23.75.070. Alterations to approved plans.

Minor alterations to approved plans prior to occupancy release may be approved by the director of development services when construction according to the approved plans is not feasible and when the deviation from approved plans will, in the opinion of the director, fulfill the objectives of the initial approval. Alterations to an approved site plan which are of a more significant nature shall be considered pursuant to the procedures set forth in this chapter for initial site development approval.
(Prior code § 25-189.2; Ord. 68-O-116 § 1, 1968; Ord. 76-O-117 § 2, 1976; Ord. 85-O-101, 1985)

§ 23.75.080. Time limit.

(a) Any site development approval granted in accordance with the terms of this title shall expire if not used within two (2) years from the date of final approval.

(b) Upon application filed prior to the expiration of the approved site development, the time at which such site development expires may be extended by the planning director for a period not exceeding one (1) year.

(c) If the planning director denies the application for extension, the applicant may appeal to the city council within ten (10) calendar days after denial by the planning director by filing with the city clerk a letter of appeal accompanied by a processing fee as established by city council resolution.

(d) A site development approved in conjunction with a vesting tentative map shall expire at the time that the corresponding map expires. If an extension is granted for the map, the same extension shall automatically be granted for the site development.

(e) When a final vesting subdivision map has been recorded for a project, the accompanying site development approved in conjunction with the map shall remain in effect.

(Ord. 77-O-111 § 2, 1977; Ord. 79-O-109 § 1, 1979; Ord. 83-O-119 § 1, 1983; Ord. 93-O-110 § 6, 1993; Ord. 93-O-114 § 1, 1993; Ord. O-2007-07 § 36, 2007)

City of Placentia, CA
Tuesday, November 19, 2024

Title 5. Schedule of Fees

Chapter 5.30. AFFORDABLE HOUSING FEES FOR RESIDENTIAL DEVELOPMENTS

§ 5.30.010. Purpose.

The purpose of this chapter is to:

(a) Encourage the development and availability of housing affordable to a broad range of households with varying income levels within the city as mandated by state law, California **Government Code** Section 65580 et seq.

(b) Promote Housing Element Goal 2 to accommodate regional housing needs through a community wide variety of residential uses by size, type, tenure, affordability, and location.

(c) Implement the housing element by creating a mechanism to provide benefits to the community from new development in the form of affordable housing, thereby, helping to meet the housing needs of all socioeconomic segments of the community as provided in the housing element.

(d) Promote housing element goal to ensure the continued availability of affordable housing for very low, low, and moderate income households, seniors, and persons with disabilities, single-parent households, large families, and other special needs groups.

(e) Implement housing element to adopt permissible and reasonable impact fees for residential development based on impact fee nexus studies.

(f) Enhance the public welfare by imposing affordable housing impact fees for residential development projects whereby developers of residential development projects will help mitigate the impacts of their projects on the need for affordable housing by contributing to the supply of housing for households with very low, low, and moderate incomes.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.020. Definitions.

As used in this chapter, the following terms shall have the following meanings:

"Affordable housing agreement" means a written agreement between the city and the developer as provided in Section **5.30.070** of this chapter.

"Affordable housing plan" means a plan required for any residential development project which includes the provision of affordable housing units that demonstrates how the project complies with Section **5.30.070** of this chapter.

"Affordable housing unit" means a dwelling unit that shall be offered at an affordable rent or affordable ownership cost to very low, low and moderate income households.

"Affordable ownership cost" means the sales price of a for-sale affordable unit resulting in projected average monthly housing payments, during the first calendar year of a household's occupancy, including interest, principal, mortgage insurance, property taxes, homeowners insurance, homeowners' association dues, if any, and a reasonable allowance for utilities, property maintenance, and repairs, not exceeding the sales prices specified by Section 50052.5 of the California **Health and Safety Code** and **California Code of Regulations** Title 25, Sections 6910 through 6924.

"Affordable rent" means the total monthly housing expenses for a rental affordable unit not exceeding the rents specified by Section 50053 of the California **Health and Safety Code** and **California Code of Regulations** Title 25, Sections 6910 through 6924. As used in this chapter, "affordable rent" shall include the total of monthly payments by the tenant for all of the following: (1) use and occupancy of the affordable unit and land and all facilities associated with the affordable unit, including, but not limited to, parking, bicycle storage, storage lockers, and use of all common areas; (2) any additional separately charged fees or service charges assessed by the owner, other than security deposits; (3) an allowance for utilities paid by the tenant as established by the Orange County housing authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking. and refrigeration fuel, but not telephone service or cable TV; and (4) any other interest, taxes, fees or charges for use of the land or affordable unit or associated facilities and assessed by a public or private entity other than the owner, and paid by the tenant.

"Building permit" includes full structural building permits as well as partial permits such as foundation-only permits.

"City" means the city of Placentia.

"City administrator" means the city administrator of the city or designee.

"City council" means the city council of the city of Placentia.

"Decision-making body" means the city staff person or body authorized to approve or deny an application for a planning or building permit for a residential development project.

"Developer" means the person(s) or legal entity(ies), who also may be the property owner seeking real property development permits or approvals from the city or developing a particular project in the city.

"Development permit" shall mean the permit required or issued by the city of Placentia for the grading, site improvement, construction, or improvement of property associated with residential development projects as defined in this chapter.

"For-sale unit" means a residential dwelling unit that may be sold individually in conformance with the Subdivision Map Act. For-sale units also include units that are converted from rental units to for-sale units. "Household" means one person living alone or two or more persons sharing residency in one dwelling unit.

"Housing impact fee fund" means a fund for the deposit of fees established under this chapter as provided in Section **5.30.120** of this chapter.

"Low income households" means households with incomes no greater than the maximum income for low income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.

"Market-rate unit" means a new dwelling unit in a residential development project that is not an affordable unit.

"Median income" means the median income applicable to Orange County, as published annually by the city for each household size, based on median income data for Orange County published by the United

States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD).

"Moderate income households" means households with incomes no greater than the maximum income for moderate income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.

"Planning permit" means any discretionary approval of a residential development project, including, but not limited to, a general or specific plan adoption or amendment, rezoning, tentative map, conditional use permit, variances, or design review.

"Rental unit" means a dwelling unit that is intended to be offered for rent or lease and that cannot be sold individually in conformance with the Subdivision Map Act.

"Residential affordable housing impact fee" means the fee paid by developers of residential development projects to help mitigate the impacts that such developments have on the demand for affordable housing in the city and to support affordable housing development and operation.

"Residential development project" means an application for a planning permit or building permit at one location to create one or more additional dwelling units, convert nonresidential uses to dwelling units, subdivide a parcel to create one or more separately transferable parcels intended for residential development, or implement a condominium conversion, including development constructed at one time and in phases. "One location" includes all adjacent parcels of land under common ownership or control, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road, or other public or private right-of-way, or separated only by the lands owned or controlled by the developer.

"Very low income households" means households with incomes no greater than the maximum income for very low income households, as published annually by the city for each household size, based on United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) income limits for Orange County.
(Ord. O-2017-11 § 3, 2017; Ord. O-2021-02 § 2, 2021)

§ 5.30.030. (Reserved)

§ 5.30.040. Residential affordable housing impact fees.

(a) Residential affordable housing impact fees are hereby established for all residential development projects. The schedule of the residential affordable housing impact fees imposed by this chapter shall be established and adjusted from time to time by resolution of the city council. The impact fees shall not exceed the cost of mitigating the impact of residential development projects on the need for affordable housing in the city.

(b) Payment of the impact fees shall be due in full prior to the issuance of the first building permit(s) issued for the development. The fees shall be calculated based on the fee schedule in effect at the time the first building permit is issued. If a building permit(s) is not required for a development, payment of development impact fees shall be collected in full by the city prior to the issuance of the first development permit(s) for such development. The fees shall be calculated based on the fee schedule in effect at the time the first development permit is issued. Development impact fees for new developments that include a subdivision map with multiple buildings approved as part of the development shall be allowed to pay impact fees in phases prior to the issuance of the first building permit of each phase if requested in writing by the developer. This arrangement shall require either a development agreement or a fee deferral agreement on a form approved by the director of development services or designee. Payment of said fees in phases concurrent with the issuance of

the first building permit of each phase pursuant to a development agreement of fee deferral agreement must be requested by the owner or developer concurrently with the entitlement(s) being considered by the same approval body that is considering the development (e.g., city council or planning commission).

(c) For for-sale development projects that trigger an affordable unit requirement with a decimal fraction of less than one-half, the developer shall either build one additional affordable unit or pay an impact fee equal to the decimal fraction multiplied by the residential affordable housing impact fee for the for-sale residential project.

(d) The fees established in this chapter shall be automatically adjusted annually commensurate with changes in construction costs. Therefore, the fees shall be automatically adjusted annually effective every July 1 by an amount equal to the percentage change in the Construction Cost Index for Los Angeles as published by the Engineering News-Record, or its successor publication for the preceding 12 months. The annual fee adjustment shall be based on April to April Construction Cost Index for Los Angeles as published by the Engineering News-Record for the preceding 12 months, with the exception of the 2022 fee update which shall be based on February 2021 to April 2022 Construction Cost Index for Los Angeles as published by the Engineering News-Record.

(Ord. O-2017-11 § 3, 2017; Ord. O-2021-02 § 2, 2021; Ord. O-2021-08 § 2, 2021)

§ 5.30.050. Exemptions.

The requirements of this chapter do not apply to:

(a) Residential development projects of four or fewer new housing units, the creation of four or fewer parcels, provided that no more than four dwelling units are allowed; or accessory dwellings created pursuant to the Placentia Municipal Code.

(b) Replacement construction that results in a net increase of four or fewer new housing units.

(c) Residential developments that already have more deed-restricted units that are affordable to very low, low and moderate income households than this chapter requires, for the period required under this chapter.

(d) Residential development projects which fall within one or more of the following categories:

(1) Any structure proposed to repair or replace a building that was damaged or destroyed by fire or other calamity, so long as the square footage and use of the building remains the same, and construction of the replacement building begins within one year of the damage's occurrence.

(2) Residential development projects to the extent they have received a vested right to proceed without payment of affordable housing impact fees pursuant to state law, including those that are the subject of development agreements currently in effect with the city, if such development agreements were approved prior to the effective date of the ordinance codified in this chapter and where such agreements expressly preclude the city from requiring payment of the affordable housing impact fee.

(3) Residential development projects for which applications have been deemed complete prior to the effective date of the ordinance codified in this chapter.

(4) Other uses that may be specified by resolution of the city council.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.060. Alternatives.

(a) Notwithstanding any contrary provisions of this chapter, the city may determine that alternatives to the requirements in Section **5.30.030** of this chapter as proposed by the developer in the affordable

housing plan required by Section **5.30.070** of this chapter, provided that the city council makes the findings in Section **5.30.070(D)**, **(E)**, or **(F)** as appropriate.

(b) For-Sale Residential Projects. As an alternative to construction of affordable housing units on-site or payment of a residential affordable housing impact fee, if approved by the city council, developers of for-sale residential development projects may propose to mitigate affordable housing impacts of such housing through alternative means, including, but not limited to:

(1) Provision of affordable units off site.

(2) Purchase of existing units for conversion to affordable units.

(3) Dedication of land to the city suitable for construction of affordable units.

(4) Acquisition and rehabilitation of affordable units.

(5) Increase in the total number of affordable housing bedrooms.

(6) Provision of greater level of affordability.

(7) Construction of second dwelling units.

(8) Providing rental affordable units rather than for-sale affordable units.

(c) Rental Residential Development Projects. As an alternative to payment of residential affordable housing impact fee, developers of rental residential development projects may propose to help mitigate the affordable housing impacts of such developments through an alternative mitigation program, including, but not limited to:

(1) Construction of affordable housing units on site or through an alternative mitigation program, such as the provision of off-site affordable units, donation of land for the construction of affordable units, or purchase of existing units for conversion to affordable units.

(2) For rental residential developments proposing this alternative, eleven percent of the total development shall be restricted to occupancy by very low income households, or 20% of the total development shall be restricted to occupancy by low and moderate income households.

(3) If a developer proposes to provide affordable rental units, then, to ensure compliance with the Costa-Hawkins Rental Housing Act (Chapter 2.7 of Title **5** of Part 4 of Division 3 of the **Civil Code**), the city may only approve such a proposal if, as required by **Civil Code** Sections 1954.52(b) and 1954.53(a)(2), the developer agrees in a contract with the city to limit rents in accordance with Section 12.260.070 of this chapter in consideration for a direct financial contribution from the city or a form of assistance specified in the State's Density Bonus Law (Chapter 4.3, commencing with Section 65915, of Division 1 of Title 7 of the **Government Code**). The developer may request that the city waive the residential affordable housing impact fee as a direct financial contribution to the rental residential development project.

(d) Any affordable rental or for-sale units proposed as an alternative shall be subject to the requirements described in Section **5.30.080** of this chapter.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.070. Compliance procedures.

(a) General. Approval of an affordable housing plan and execution, recordation and implementation of an affordable housing agreement shall be conditions of any approval of a residential development project, which includes the provision of affordable housing units as provided in Section **5.30.030** or **5.30.060**. No affordable housing plan is required if the developer proposes only to pay the residential affordable housing impact fee.

(b) Affordable Housing Plan. No application for approval of a residential development project which includes the provision of affordable housing units may be deemed complete until an affordable housing plan containing all the elements identified below is submitted to the community development department. The affordable housing plan shall include:

(1) The number, location, number of bedrooms and size of the proposed market rate and affordable housing units and the basis for calculating the number of affordable housing units;

(2) The city may approve an increase in the number of units per acre in a residential development if the increase is consistent with state density bonus law per Section 65915 of the State **Government Code**. If the applicant is proposing to apply for a density bonus, the affordable housing plan must include an analysis of the density bonus request;

(3) A site plan depicting the proposed location of the initial affordable housing units;

(4) A floor plan depicting the proposed location of the initial affordable housing units within a residential development;

(5) The income levels to which each affordable housing unit will be made affordable;

(6) The mechanisms that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and city's option to purchase and other documents;

(7) For a phased residential development proposing any change to the phasing requirements specified in Section **5.30.080(B)**, a phasing plan that provides for the timely development of affordable housing units in each proposed phase of development;

(8) The conceptual plan for initial sales or rental by developer of the affordable housing units;

(9) Any proposed alternative as provided in Section **5.30.060** along with information necessary to support the findings required in Section **5.30.070(E)** for approval of such alternatives;

(10) The city administrator may request additional information as reasonably needed to assist with evaluation of the affordable housing plan under the standards of this chapter.

(c) The affordable housing plan shall be processed concurrently with all other permits required for the residential development project. Before approving the affordable housing plan, the city council shall find that the affordable housing plan conforms to this chapter. A condition shall be attached to the first approval of any residential development project to require recordation of an affordable housing agreement, as described in this subsection, prior to the approval of any final or building permit for the residential development project.

(d) Findings—All Alternatives. The city council may or conditionally approve an alternative contained in an affordable housing plan if the city council determines, based on substantial evidence, that the proposed alternative supports adopted housing element policies and goals and assists the city in meeting state housing requirements.

(e) Findings—Alternative Proposing On-Site Affordable Units. The city council may approve or conditionally approve an affordable housing plan that proposes on-site construction of affordable units if the city council determines, based on substantial evidence, that:

(1) The proposed affordable units comply with the standards in Section **5.30.080**, including, without limitation, compliance with Section **5.30.080(B)** requiring that the affordable units be made available for occupancy concurrently with the market-rate units; and

(2) The affordable units will help mitigate the impact of the project on the need for affordable housing.

(f) Findings—Alternative Proposing Off-Site Affordable Units. If a developer proposes off-site affordable housing units or any other alternative in the affordable housing plan, the city administrator may approve, conditionally approve or reject any alternative proposed by a developer

subject to final approval by the city council in its discretion. Any approval or conditional approval shall be based on a finding that:

(1) Financing or a viable financing plan, which may include public funding sources, is in place for the proposed affordable housing units;

(2) The proposed location is suitable for the proposed affordable housing, is consistent with the housing element, general plan, and zoning ordinance, and will not tend to cause residential segregation; and

(3) The net cost of the alternative is at least equal to the net cost to provide affordable housing units;

(4) The alternative does not detract from the city's program to meet its housing goals and obligations under California Housing Law (**Government Code** Section 65580 et seq.).

(g) Affordable Housing Agreement. To ensure compliance with the approved affordable housing plan, an affordable housing agreement acceptable to the city administrator or designee shall be recorded against the residential development project prior to approval of any final, or issuance of any building permit, whichever occurs first. The affordable housing agreement shall specify the number, type, location, size, phasing, and terms of affordability of all affordable units, provisions for income certification and screening of potential purchasers or renters of units, and resale control mechanisms, including the financing of ongoing administrative and monitoring costs, consistent with the approved affordable housing plan, and subject to final approval by the city council.

(h) The city administrator may adopt affordable housing guidelines consistent with this chapter and the housing element for the purpose of carrying out the administration of this chapter and may update those guidelines periodically as required.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.080. Affordable housing unit standards.

(a) All affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be comparable to the overall quality of construction to market-rate units in the same housing development as follows:

(1) The exterior appearance of the affordable units shall be compatible with that of market-rate units.

(2) Interior finishes and amenities may not differ from those provided in the base model market rate units.

(3) The number of bedrooms in the affordable units shall be comparable to the average number of bedrooms in the market-rate units, and the affordable units shall be reasonably dispersed within the residential development, with unit locations comparable to those of the market-rate units, subject to review and approval by the community development director.

(4) The affordable units shall have the same amenities as the market rate units, including the same access to and enjoyment of common open space, parking, storage, and other facilities in the residential development, provided at an affordable rent as defined in Section **5.30.010** or at affordable ownership cost as defined in Section **5.30.010**.

(b) Affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be made available for occupancy concurrently with the market-rate units. For the purposes of this subsection, "concurrently" means that the city may not issue building permits for more than fifty percent of the market-rate units until it has issued building permits for all of the affordable units, and the city may not approve any final inspections or certificates of occupancy for more than 50% of the market-rate units until it has issued final inspections or certificates of occupancy for all of the affordable units. However, the city council may modify the timing requirements for construction and occupancy of

market-rate units to accommodate phasing schedules, model variations, or other factors, if the city council determines this will provide greater public benefit.

(c) All affordable units provided pursuant to Sections **5.30.030** and **5.30.060** shall be subject to a resale restriction, deed of trust, and/or regulatory agreement recorded against the property for execution by the city administrator, in a form approved by the city attorney, to ensure the continued affordability of the affordable units.

(1) Affordable housing units produced under this chapter shall be legally restricted to occupancy by households of the income levels for which the units were designated for a period of not less than 55 years for rental units and 45 years for owner-occupied units.

(2) To the extent permitted by state and federal law, preferences will be given to those households where at least one member in the household lives or works in Placentia or works for a school district serving the residents living in the city, except for those deemed ineligible due to conflict of interest noted below.

(3) Conflict of Interest. The following individuals are ineligible to purchase or rent certain affordable housing units: (i) elected or appointed city officials (including their spouse and dependents) who participated in the approval process for a project that included the affordable housing units; (ii) the project applicant and its officers and employees (and their spouse and dependents); and (iii) the project owner and its officers and employees (and their spouse and dependents). However, employees of the project applicant and project owner may purchase or rent affordable housing units if the units were designed and intended to be occupied by employees of the applicant or owner, with approval of the city council. Officials, employees, or consultants of the city and members of city boards and commissions shall comply with all applicable laws, regulations, and policies relating to conflicts of interest as to their eligibility to develop, construct, sell, rent, lease, occupy, or purchase an affordable unit.

(4) Any household that occupies an affordable unit must occupy that unit as its principal residence, unless otherwise approved in writing for rental to a third party for a limited period of time due to household hardship, as determined by the city.

(5) No household may begin occupancy of an affordable unit until the household has been determined to be eligible to occupy that unit by the community development director or designee. The city administrator or designee may from time to time adopt guidelines for determining household income and affordable housing cost, determining buyer eligibility, monitoring, and relevant administrative provisions.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.090. Affordable owner-occupied units.

(a) Sale to Eligible Households. Owner-occupied units will be offered to eligible households at a sales price set so that the eligible household will pay an affordable ownership cost. The developer shall certify each prospective purchaser's income to the city or city's designee and obtain approval of the household prior to close of escrow. The developer must obtain and review documents that demonstrate the prospective owner's total income and assets and submit such information on a form approved by the city.

(b) Initial Sales Price. The initial sales price of the affordable housing unit shall be set by the city so that the eligible household will pay an affordable ownership cost. The city shall respond to a written request by developer and provide developer with a good-faith estimate of the initial sales price during pre-development.

(c) Deed Restrictions. Deed restrictions provided by the city, recorded against title to the affordable housing unit, and secured by a deed of trust shall be required as condition of sale for all owner-occupied affordable housing units and will include, but are not limited to, the city's or its designee's option to purchase, resale restrictions, occupancy requirements, payment of penalty for any default,

and procedures and policies regarding changes in title. Deed restrictions must be approved by the city attorney prior to close of escrow.

(d) Administration. The developer or subsequent seller shall pay all administrative costs associated with the sale of the for sale affordable housing units, including for buyer review and qualification, and the review and processing of documents associated with the transaction.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.100. Affordable rental units.

(a) Non-Discrimination. When selecting tenants, the owners of affordable housing units shall comply with all fair-housing laws, rules, regulations, and guidelines. The owner shall apply the same rental terms and conditions to tenants of affordable housing units as are applied to all other tenants, except as required to comply with this chapter or with other applicable government programs.

(b) Annual Report. The owner shall submit an annual report summarizing the occupancy of each affordable housing unit for the year and demonstrating the income-eligibility of the tenant. The city administrator may require additional information to confirm household income and rental price of the unit if he or she deems necessary. The city council may establish and charge the owner or operator of the rental residential development an annual fee to cover the costs of this monitoring. The fee will be added to the master fee schedule by city council resolution.

(c) Periodic Audit. The city shall have the right to periodically audit the information supplied to the city for the annual report if deemed necessary to ensure compliance with this chapter. In addition, owners of affordable housing units shall cooperate with any audits conducted by the city, state agencies, federal agencies, or their designees.

(d) Change in Income. If, after moving into an affordable rental housing unit, a tenant's household income exceeds the limit for that unit, the tenant household may remain in the unit as long as his or her household income does not exceed 120% of the income limit, but the tenant's rent shall be increased to 30% of monthly income upon expiration of the tenant's lease. Once the tenant's income exceeds 120% of the income limit, the tenant shall be given one year's notice to vacate the unit, or the next available market rate unit in the residential development shall be offered as an affordable housing unit. The owners of the residential development are responsible for notifying the city of such changes in income and documenting the process by which the existing tenant will be removed or the next available unit shall be offered as an affordable housing unit.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.110. Administrative relief.

(a) As part of an application for the first approval of a residential development project, a developer may request that the requirements of this chapter be waived or modified by the city council, based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result, or because there is no reasonable relationship between the impact of the development and the need for affordable housing. Concurrently:

(1) Any request for a waiver or modification shall be submitted with the project application. The developer shall set forth in detail the factual and legal basis for the claim, including all supporting technical documentation.

(2) Any request for a waiver or modification based on this section shall be reviewed and considered at the same time as the project application. The city council may from time to time establish by resolution a processing fee for review of any request for a waiver or modification.

(b) The waiver or modification may be approved only to the extent necessary to avoid an unconstitutional result, based upon legal advice provided by or at the behest of the city attorney,

after adoption of written findings, based on legal analysis and the evidence. If a waiver or modification is granted, any change in the project shall invalidate the waiver or modification, and a new application shall be required for a waiver or modification pursuant to this section.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.120. Housing impact fee fund.

(a) There is hereby established in the city of Placentia a separate "housing impact fee fund," pursuant to Section 66006 of the California **Government Code**. All affordable housing impact fees or other funds collected under this chapter shall be deposited into the city's housing impact fee fund.

(b) The monies in the housing impact fee fund and all earnings from investment of the monies in the fund shall be expended exclusively to provide housing affordable to extremely low income, very low income, lower income, and moderate income households in the city, consistent with the goals and policies contained in the city's housing element and the purposes for which the fees were collected, and for administration and compliance monitoring of the affordable housing program.

(c) The city council may, from time to time, adopt guidelines for expenditure of monies in the housing impact fee fund.

(Ord. O-2017-11 § 3, 2017)

§ 5.30.130. Enforcement.

(a) Payment of the residential affordable housing impact fee is the obligation of the developer for a residential development project. The city may institute any appropriate legal actions or proceedings necessary to ensure compliance herewith, including, but not limited to, actions to revoke, deny, or suspend any permit or development approval.

(b) The city attorney shall be authorized to enforce the provisions of this chapter and all affordable housing agreements, regulatory agreements, and all other covenants or restrictions placed on affordable units, by civil action and any other proceeding or method permitted by law.

(c) Failure of any official or agency to fulfill the requirements of this chapter shall not excuse any developer or owner from the requirements of this chapter. No permit, license, map, or other approval or entitlement for a residential development shall be issued, including, without limitation, a final inspection or certificate of occupancy, until all applicable requirements of this chapter have been satisfied.

(d) The remedies provided for in this section shall be cumulative and not exclusive and shall not preclude the city from any other remedy or relief to which it otherwise would be entitled under law or equity.

(Ord. O-2017-11 § 3, 2017)

CITY OF PLACENTIA
DEPARTMENT OF DEVELOPMENT SERVICES
401 E. CHAPMAN AVENUE, PLACENTIA, CA 92870
PHONE: (714) 993-8124 FAX (714) 528-4640

Accessory Dwelling Unit (ADU/JADU)
SUBMITTAL REQUIREMENTS

ADU/JADU SUBMITTALS ARE FACILITATED IN TWO PHASES:

1. **PRELIMINARY PLANNING DIVISION REVIEW**
2. **BUILDING PLAN CHECK**

A PROJECT WILL NOT BE ROUTED TO ANY DEPARTMENT UNTIL ALL THE INFORMATION HAS BEEN DETERMINED TO BE ADEQUATE AND COMPLETE. THE FOLLOWING SHALL BE INCLUDED AT THE TIME OF APPLICATION SUBMITTAL:

PRELIMINARY CHECKLIST

☐ 1. FEES: As per the most current adopted fee schedule.

☐ 2. COMPLETED APPLICATION WORK SHEET: If the owner(s) is not available, a notarized letter of authorization is acceptable. Please inform the Notary Public that Jurat Certificates are required.

☐ 3. FIRE SUBMITTAL: Fire Plan Submittal Guidelines | Placentia, CA - Official Website

☐ 4. PROVIDE WILL-SERVE LETTERS FROM ALL UTILITY AGENCIES

☐ 5. HOA Approval (if property is within a HOA)

☐ 6. THREE (3) SETS OF FULL-SIZE PLANS (24” X 36”) AND ONE (1) ELECTRONIC COPY (PDF FORMAT) drawn to engineering/architectural scale, fully dimensioned, and indicating the following:

A. SITE PLAN:

- ☐ Title block including name of project, location, name, address, telephone number, applicant and architect/engineer
- ☐ North arrow, scale of plan
- ☐ Vicinity map showing closest major streets, distances to cross streets and surrounding land uses
- ☐ Legal property lines, lot dimensions (per most current Orange County Assessor's Parcel Map)
- ☐ All required street dedications and improvements
- ☐ All proposed structures and existing structures on properties immediately adjacent to the subject site
- ☐ Setback dimensions of the proposed building(s) to all property lines and structures

☐ Location, height, material and color of all walls, fences, and gates

☐ Proposed and existing above-ground equipment such as utility poles, transformers, air conditioner units, etc.

☐ All existing and proposed easements and dimensions

☐ All access points and parking spaces

☐ All freestanding exterior lighting fixtures, location, size and height

☐ Site summary table including gross/net acreage of site, parking spaces required/provided, percentage of lot coverage permitted/proposed, percentage of landscaped areas required/provided and gross floor area of proposed building(s)

B. DETAILED GRADING AND DRAINAGE PLAN:

☐ Existing and proposed drainage patterns, roof drains and inlets on the site and parkway.

☐ Erosion Control Plan

☐ All existing and proposed structures and improvements including curbs, gutters, driveways, sidewalks and median islands on the site and driveway.

☐ Show all new and existing sewer service lines and proposed sewer connections.

C. BUILDING ELEVATIONS:

☐ All buildings, structures, wall-mounted identification signs and exterior light fixtures, solar panels (if provided)

☐ Note all exterior finishes and colors

☐ Cross section of structures

D. FLOOR PLAN(S)

☐ 6. ALL OF THE ABOVE DRAWINGS SHALL BE BOUND AND FOLDED TO APPROXIMATELY 8" X 12" AND ARRANGED IN SETS IN THE FOLLOWING ORDER:

a. Site Plan
b. Detailed Grading and Drainage Plan
c. Detailed Landscape Plan
d. Building Elevations
e. Floor Plans(s)

PLEASE NOTE THAT THE ITEMS LISTED ABOVE ARE THE MINIMUM REQUIREMENTS. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CLARIFICATION DURING THE REVIEW PROCESS.

PART II: PLAN CHECK

ONCE PROJECT IS APPROVED AFTER PRELIMINARY REVIEW, ADDITIONAL ITEMS ARE NEEDED FOR PLAN CHECK:

☐ 1. FEES:
   a. Building Plan Check fees
   b. Public Works fees (if applicable)
   c. Library Fees, if the ADU is 750 square feet or greater.
   d. School District fees, if the ADU is larger than 500 square feet.
   e. Development Impact Fees, if the ADU is 750 square feet and greater.

☐ 2. Three sets of plans including the following:
   a. All comments and/or conditions from preliminary review must be addressed on new plans.
   b. Two (2) sets of Structural Calculations & Title 24.
   c. Solar must be shown on either the primary home, with calculations detailing the adequacy of the PV system to be able to serve the proposed ADU, or a deferred submittal note stating a new PV System on proposed detached ADU will be submitted.

☐ 3. ADU/JADU Covenant Agreement signed and recorded with Orange County

☐ 4. Annexation paperwork signed and submitted

City of Placentia, CA
Tuesday, November 19, 2024

Title 5. Schedule of Fees

Chapter 5.02. CITYWIDE DEVELOPMENT IMPACT FEES

§ 5.02.010. Findings.

In order to implement the goals and objectives of the general plan of the city of Placentia and to mitigate the impacts caused by new development within the city, certain public improvement projects must be or had to be constructed. The city council determines that development impact fees are needed to finance these public improvements and to pay for development's fair share of the construction costs of these improvements. In establishing the fees described in the following sections, the city council finds the fees adopted to be consistent with state law (California **Government Code** Section 66000 et seq.) and with the city's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fees and determines that the fees are not material with respect to the city's housing needs as established in the housing element of the Placentia general plan.
(Ord. O-2017-10 § 3, 2017)

§ 5.02.020. Description of fees.

(a) Development impact fees are hereby established on new development or conversions within the city of Placentia to pay for public improvements related to civic improvement projects, public safety, sewer projects, traffic mitigation, parks and storm drainage. In the following sections, the city council sets forth the specific amount of the development fee for each type of public improvement project.

(b) At least every five years, the city council shall review these fees to determine whether the fee amounts are reasonably related to the impacts of development and whether the public improvement projects described in the city's capital improvement projects list are still needed. Failure to undertake this review shall not invalidate the imposition of the fees.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.030. Limited use of fees.

The revenues raised by payment of these development impact fees shall each be placed in separate and special impact fund accounts, and such revenues, along with any interest earnings on each separate account, shall be used solely to:

(a) Pay for the city's future construction of those public improvement projects at least partially allocable to new development or conversions as described in the city's capital improvement projects list; or

(b) Reimburse the city for those described or listed projects constructed by the city with funds advanced by the city from other sources; or

(c) Reimburse developers who have been required or permitted by Section **5.02.110** to install such listed facilities which are oversized with supplemental size, length or capacity.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.040. Imposition of fees.

(a) Development impact fees shall be imposed on:

(1) New development; and

(2) Conversions, as provided in this chapter.

(b) Development impact fees shall be paid by the owner of the property on which new development or conversion is to occur. The fees for a new development or conversion shall be collected by the city in full prior to the issuance of the first building permit(s) for such development or conversion, unless payment at a later time is mandated by **Government Code** Section 66007. If a building permit(s) is not required for a new development or conversion, payment of development impact fees shall be collected in full by the city prior to the issuance of the first development permit(s) for such development or conversion, unless payment at a later time is mandated by **Government Code** Section 66007. Development impact fees for new developments that include a subdivision map with multiple buildings approved as part of the development shall be allowed to pay city development impact fees in phases prior to the issuance of the first building permit of each phase if requested in writing by the developer. This arrangement shall require either a development agreement or a fee deferral agreement on a form approved by the director of development services or designee. Payment of said fees in phases concurrent with the issuance of the first building permit of each phase pursuant to a development agreement of fee deferral agreement must be requested by the owner or developer concurrently with the entitlement(s) being considered by the same approval body that is considering the development (e.g., city council or planning commission).

(c) Except as otherwise provided herein, square footage of residential and nonresidential buildings shall be measured by exterior dimensions. Unfinished attics, crawlspaces, and basements shall not be assessed until converted and finished as usable floor space.

(d) A building or structure consisting of non-usable floor space, e.g., a garage, carport or storage shed, shall not be deemed to be part of the residential building for the purpose of determining the square footage of the residential building. Such ancillary structures shall require the payment of storm drainage and public safety impact fees; additional impact fees shall not be required until converted to usable floor space.

(e) Each single-family residential unit within a multifamily residential building or development project shall be deemed to be a separate building for which a fee is imposed and shall be paid.

(f) Additions to an existing building shall be deemed to occur whenever the amount of usable floor space is increased, or whenever new building space is constructed where no structures existed as part of the existing building, whether or not the total building floor area is increased by the new construction.

(g) The first 70 square feet of additions or conversions to an existing building in a two year period shall be exempt from all fees except public safety impact fees and storm drainage impact fees.

(h) No development impact fee shall be imposed more than once for the same floor space.

(i) Each tenant space in a multi-use building or development project shall be deemed to be a separate use for which a fee is imposed and shall be paid.

(Ord. O-2017-10 § 3, 2017; Ord. O-2021-02 § 2, 2021; Ord. O-2021-08 § 2, 2021)

§ 5.02.050. Public safety impact fees.

(a) Findings. The city council finds:

(1) Numerous items of capital equipment are urgently needed for the city's police and fire protection facilities to maintain the existing level of police and fire protection services to all

areas of the city of Placentia.

(2) New development or conversions within the city of Placentia result in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the service requirements and the capital equipment requirements of the city's police and fire safety services. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

(3) The city must continue to fund capital additions to its public safety system. These capital improvements include expanding the police and fire department facilities and equipment. These additional capital expenditures are necessary to maintain an acceptable level of public safety service within the next 15 years.

(4) In the absence of the imposition of a public safety impact fee upon all building permits, the additional capital expenses necessary to maintain an acceptable level of public safety services for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of Placentia.

(5) New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of Placentia.

(6) The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the fire and police department and other public safety improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

(b) Schedule of Public Safety Impact Fees. A public safety impact fee shall be imposed on all new development or conversions and shall apply to both residential and nonresidential construction within the city of Placentia. See Section **5.02.180** "Schedule of citywide development impact fees."

(c) There is hereby established and created a fund of the city entitled "public safety impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The public safety impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of facilities and equipment and other capital purposes needed for the city's fire department and the city's police department in providing police and fire protection services.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.060. Park and recreation impact fees.

(a) Findings. The city council finds:

(1) Additional park facilities are needed to accommodate future growth and maintain an acceptable level of the existing park and recreational facilities for all areas of the city of Placentia.

(2) New development or conversions within the city of Placentia result in increased usage of the existing park and recreational facilities throughout the city, which thereby increases the service requirements and the capital equipment requirements of the city's parks and recreation facilities. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

(3) The city must continue to fund park and recreation improvements within the city. These park and recreation improvements include developing additional parklands, open spaces, and recreational facilities. These additional capital expenditures are necessary to maintain the public health, safety, and welfare by assuring an acceptable level of the park and recreation facilities is available in Placentia within the next 15 years.

(4) In the absence of the imposition of a park improvement impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of civic services for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of Placentia.

(5) New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of Placentia.

(6) The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for parks and other recreation facilities and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

(b) Schedule of Park and Recreation Impact Fees. A park and recreation impact fee shall be imposed on all new development or conversions and shall apply to all residential construction within the city of Placentia. See Section **5.02.180** "Schedule of development impact fees."

(c) There is hereby established and created a fund of the city entitled "park and recreation impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The park and recreation improvement impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of playgrounds, community facilities, recreation facilities and equipment and other capital purposes needed for providing park and recreation services.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.070. Quimby in-lieu fees.

Schedule of Quimby Fees. In-lieu fees shall be imposed and/or the dedication of parkland shall be required as a condition of approval of tentative map or parcel map pursuant to Chapter **22.54**. See Section **5.02.180** "Schedule of development impact fees."

(Ord. O-2017-10 § 3, 2017)

§ 5.02.080. Sewer impact fees.

(a) Findings. The city council finds:

(1) Placentia has a sewer system that consists of a collection system including public sewers and interceptors leading to the wastewater treatment plant and to the disposal system.

(2) New development or conversions within the city of Placentia have a significant impact on the sewer system.

(3) The city must continue to fund capital improvements to its sewer system. These capital improvements include updating or replacing sewer lines. These additional capital expenditures are necessary to maintain an acceptable level of sewer service within the next 15 years.

(4) New development or conversions within the city result in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the service requirements and the capital equipment requirements for the city's sewage disposal system. Such increased usage does not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development or conversions.

(5) In the absence of the imposition of a sewer impact fee upon new development or conversions, the additional capital expenses necessary to maintain an acceptable level of sewer service for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of Placentia.

(6) New development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of Placentia.

(7) Part of the costs associated with the capital improvements to the sewer system are apportioned to new development and conversions to accommodate increased usage of the sewer system by new residents and businesses.

(8) The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the sewer system improvements and the impacts of the types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

(b) Schedule of Sewer Impact Fees.

(1) Every person connecting to the city's sewer system or converting unusable to usable floor space in or adding to existing buildings which are already connected to the city's sewer system shall pay to the city a sewer impact fee. See Section **5.02.180** "Schedule of development impact fees."

(2) Every person converting an existing use from one use category (residential, commercial, industrial or office) to another use category shall pay a sewer impact fee equal to the difference, if any, between the fees calculated for the existing and new uses as set forth in Section **5.02.180** "Schedule of development impact fees."

(3) No sewer impact fee shall be assessed on conversions to another use within the same use category. No person shall be entitled to a refund on conversions from a higher rate use category to a lower rate use category.

(c) In addition to the above charges, all expenses and costs of making a sewer connection shall be borne by the person making the connection. No connection shall be made to a public sewer except by the city or by written permission from the city.

(d) There is hereby established and created a fund of the city entitled "sewer impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The sewer impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of sanitation and sewage facilities, to repay principal and interest on bonds issued for the construction or reconstruction of such sanitary or sewage facilities, and to repay federal and state loans or advances made to the city for the construction or reconstruction of sanitary or sewage facilities and infrastructure.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.090. Storm drainage impact fees.

(a) Findings. The city council finds:

(1) Numerous items of capital infrastructure are urgently needed for the city's drainage system to maintain an acceptable level of storm drainage from all areas of the city of Placentia.

(2) New development within the city of Placentia results in increased usage of residential, commercial, industrial, and other affected properties, which thereby increases the amount of impervious surfaces and irrigation of landscaping which create greater need for and usage of drainage systems within the city. Such increased drainage and usage of the system do not ordinarily result from mere subdivision or parcel map divisions of existing properties in the absence of new development.

(3) The city must continue to fund capital improvements to its storm drainage system. These capital improvements include constructing storm drains and storm sewers within the city and conducting a storm drainage and monitoring study. These additional capital expenditures are

necessary to maintain an acceptable level of storm drainage within the city in the next 15 years.

(4) In the absence of the imposition of a storm drainage impact fee upon new development, the additional capital expenses necessary to maintain an acceptable level of the city's drainage system for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of Placentia.

(5) New development without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of Placentia.

(6) The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the drainage improvements and the impacts of the types of development for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of development for which the fee is charged.

(b) Schedule of Storm Drainage Impact Fees.

(1) A storm drainage impact fee shall be imposed on new construction of buildings, driveways, parking lots, sidewalks, walkways, patios, decks, and other similar structures, and upon any construction of additions or conversions to an existing building that increase the impervious surface footprint of the parcel. See Section **5.02.180** "Schedule of development impact fees."

(c) There is hereby established and created a fund of the city entitled "storm drainage impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The storm drainage impact fund is established for the sole purpose of providing monies for the acquisition, construction, and reconstruction of facilities and equipment and for other capital purposes needed for the city's storm drainage system and for additional drainage and monitoring studies.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.100. Traffic mitigation impact fees.

(a) Findings. The city council finds:

(1) New development or conversions within the city of Placentia result in increased usage of residential, commercial, industrial, and other affected properties, which thereby generates additional traffic within the city and will contribute to the usage and degradation of the existing street infrastructure in the city of Placentia.

(2) The purpose of this fee is to finance circulation improvements to reduce the impacts of traffic generated by new development within the city.

(3) The city must continue to fund capital improvements to its traffic circulation system. These capital improvements include building new roads, bridges, and traffic control facilities and equipment. These additional capital expenditures are necessary to maintain an acceptable level of traffic circulation and the city's roadway system within the next 15 years.

(4) In the absence of the imposition of a traffic mitigation impact fee upon new development or conversions, the additional capital expenses necessary to maintain acceptable traffic circulation for the entire city would be unfairly imposed upon the owners and residents of the existing buildings and improvements within the city of Placentia.

(5) The construction of new development or conversions without the payment of fees imposed by this section would not be fair to the owners and occupants of existing buildings within the city of Placentia.

(6) The facts and evidence presented in the city's impact fee study establish that there exists a reasonable relationship between the need for the traffic improvements and the impacts of the

types of new development or conversions for which a corresponding fee is charged. A reasonable relationship or nexus also exists between the fee's use and the type of new development or conversions for which the fee is charged.

(b) Schedule of Traffic Mitigation Impact Fees.

(1) A traffic mitigation impact fee shall be imposed on new development or conversions within the city of Placentia. See Section **5.02.180** "Schedule of development impact fees."

(2) Every person converting an existing use from one use category (residential, commercial, industrial or office) to another use category shall pay a traffic mitigation impact fee equal to the difference, if any, between the fees calculated for the existing and new uses as set forth Section **5.02.180** "Schedule of development impact fees."

(3) No traffic mitigation impact fee shall be assessed on conversions to another use within the same use category. No person shall be entitled to a refund on conversions from a higher rate use category to a lower rate use category.

(c) There is hereby established and created a fund of the city entitled "traffic mitigation impact fund" and all revenues derived from and monies collected under this section, including accrued interest thereon, shall be deposited in such fund. The traffic mitigation impact fund is established for the sole purpose of providing monies for the construction and reconstruction of facilities and equipment and other capital purposes needed for traffic circulation improvements in and around the city of Placentia.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.110. Developer construction of facilities.

(a) Whenever a developer is required, as a condition of approval of a subdivision, development permit or building permit, to construct a public facility described in the capital improvement projects list, which facility is determined by the city to have supplemental size, length or capacity over that needed to address the impacts of that development, and when construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer and a credit against the applicable impact fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development.

(b) A developer who installs an off-site improvement as a special mitigation measure for a project which is identified on the capital improvement projects list to be funded at least partially by impact fees may claim credit on such a fee not to exceed the impact fee payable for the development project. The city's public works director is authorized to allow such credit.

(c) If a developer is dissatisfied with the decision of the city's public works director regarding a reimbursement agreement or a credit of development impact fees, the developer shall appeal for relief to the city council by filing a written appeal with the city clerk within 15 days after the disputed decision. The appeal shall state in sufficient detail the basis for the claimed credit. The decision of the city council shall be final.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.120. Fee adjustment.

(a) A developer of any project, including any new building or addition to or conversion of any existing building, subject to the fees described in Sections **5.02.050** through **5.02.100** may apply to the city council for a reduction or adjustment of the fee(s), or a waiver of the fee(s), based upon the absence of any reasonable relationship between the nature of the impact of the development and either the amount of the fee charged or the type of facilities to be financed.

(b) The application for a fee reduction, adjustment, or waiver shall be made in writing and filed with the city clerk not later than 20 days after the filing of the application for a building permit.

(c) The application shall state in detail the factual basis for the claim of waiver, reduction, or adjustment. The city council shall consider the application at a hearing held within 30 days after the filing of the fee adjustment application. The decision of the city council shall be final.

(d) If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee.

(Ord. O-2017-10 § 3, 2017)

§ 5.02.130. Definitions.

"Building permit" shall mean the permit required or issued by the city of Placentia for the construction, improvement or remodeling of any structure pursuant to the city of Placentia's building codes.

"City" shall mean the governmental body managing the administrative operations of the city of Placentia.

"City of Placentia" shall mean all property located within the geographical area within the city of Placentia's city limit line.

"City of Placentia impact fee study" shall mean "Development Impact Fee Nexus Study Report" which is the study, including any amendments or revisions thereto, for the financing of facilities and services designated under the capital improvement projects list for the city of Placentia. This study includes, but is not limited to, a designation of those facilities to be constructed with the impact fees collected under this chapter, the estimated costs of constructing those facilities or providing the services designated therein, and the total use factors or other criteria utilized to arrive at an allocation of the cost of the facilities to the different types of land uses and to new development. Specifically, it means the document and addendum prepared by city staff and SCI Consulting Group ("SCI") entitled "City of Placentia Citywide Development impact Fees Nexus Study" dated August 2017.

"Conversion" shall mean converting from unusable to usable floor space, or converting the existing use to another use.

"Developer" shall mean any person who is the owner or authorized agent of an owner of any new development within the city of Placentia.

"Development permit" shall mean the permit required or issued by the city of Placentia for the grading, site improvement, construction, or improvement of property associated with new development and conversions.

"Dwelling unit" shall mean a residential dwelling within the city of Placentia. Each single-family residential unit within a multifamily residential building or development project shall be deemed to be a separate dwelling unit.

"New development" shall mean the original construction of residential, commercial, industrial or other nonresidential buildings, or the addition of usable floor space within existing residential or nonresidential buildings, or the construction of new accessory buildings.

"Owner" shall mean the legal owner(s) or the authorized agent(s) for any owner of property being developed.

"Usable floor space" shall mean any interior space constructed or converted to be used for human occupancy in accordance with the Uniform Building Code.

(Ord. O-2017-10 § 3, 2017; Ord. O-2021-02 § 2, 2021)

§ 5.02.140. Development agreements.

The terms of any development approvals or building permit(s) may be negotiated as part of a development agreement which may require a developer to provide or finance any public projects deemed agreeable to both the developer and the city council. Development constructed under the terms of an approved development agreement may be exempted from the payment of any of the impact fees required under this chapter.
(Ord. O-2017-10 § 3, 2017)

§ 5.02.160. Annual inflationary adjustment.

The fees established in this chapter shall be automatically adjusted annually commensurate with changes in construction costs. Therefore, the fees shall be automatically adjusted annually effective every July 1 by an amount equal to the percentage change in the Construction Cost Index for Los Angeles as published by the Engineering NewsRecord, or its successor publication for the preceding 12 months. The annual fee adjustment shall be based on April to April Construction Cost Index for Los Angeles as published by the Engineering News-Record for the preceding 12 months, with the exception of the 2022 fee update which shall be based on February 2021 to April 2022 Construction Cost Index for Los Angeles as published by the Engineering News-Record.
(Ord. O-2017-10 § 3, 2017; Ord. O-2021-02 § 2, 2021)

§ 5.02.180. Schedule of development impact fees.

The schedule of the citywide development impact fees imposed by this chapter shall be established and adjusted from time to time by resolution of the city council. The impact fees shall not exceed the cost of mitigating the impact of development projects in the city.
(Ord. O-2021-02 § 2, 2021)

§ 5.02.190. Library development impact fees.

(a) Findings. In order to mitigate the impacts to library facilities caused by new development within the city, the Placentia library district and the city council have determined that development impact fees are needed to finance the cost of new or expanded library facilities to meet the needs of the resident population and nonresident employees generated by new development in the city within the district's jurisdiction. There is a reasonable relationship between the amount of the library impact fee and the cost of library facilities attributable to the development on which the fee is imposed. In establishing the fees described in this section, the city council finds the fees adopted to be consistent with state law (California **Government Code** Section 66000 et seq.)

(b) Description of Fees.

(1) Library development impact fees are hereby established on new within the city of Placentia to be used to fund the cost of new or expanded library facilities and administrative costs associated with the library impact fee program.

(2) For residential library impact fees, library facility costs are defined on a per capita basis and applied to residential land use categories according to their respective average household size. For nonresidential library impact fees, costs are defined on a per employee basis based on a residential equivalent factor and nonresident employee factor and then applied to nonresidential land use categories according to their respective average employment density.

(3) At least every five years, the city council, in conjunction with the Placentia library district, shall review these fees to determine whether the fee amounts are reasonably related to the impacts of development.

(c) Limited Use of Fees. Fee revenue will be deposited into a separate library impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee

revenue will be restricted to the allowable uses described in the Nexus Study. These actions ensure that a new development project paying the library impact fee will benefit from its uses. The uses of the library development impact fees are reasonably related to the types of development projects on which the fees are imposed. The uses shall be used to fund new and expanded library facilities to meet the additional demand generated by the residents of the city and employees created by new development. The allowable uses for fees are set forth in the Nexus Study.

(d) Imposition of Fees.

(1) Development impact fees shall be imposed on new development.

(2) Development impact fees shall be paid by the owner of the property on which new development is to occur. The fees shall be collected by the prior to the issuance of the building or development permit(s) for such development, whichever occurs later, unless payment at a later time is mandated by **Government Code** Section 66007.

(3) Except as otherwise provided herein, square footage of residential and nonresidential buildings shall be measured within the perimeter of a structure. Unfinished attics, crawlspaces, and basements shall not be assessed until converted and finished as usable floor space.

(4) For residential uses, a building or structure consisting of non-usable floor space, e.g., garage, carports, walkways, overhangs, patios, enclosed patios, detached storage structures, or similar areas are excluded and shall not be deemed to be part of the residential building for the purpose of determining the square footage of the residential building.

(5) For non-residential uses, a building or structure consisting of non-usable floor space, e.g., any storage areas incidental to the principal use of the development, garages, unenclosed walkways, or utility or disposal areas, or similar areas are excluded and shall not be deemed to be part of the non-residential building for the purpose of determining the square footage of the non-residential building.

(6) Additions to an existing building shall be deemed to occur whenever the amount of usable floor space is increased, or whenever new building space is constructed where no structures existed as part of the existing building, whether or not the total building floor area is increased by the new construction.

(7) No development impact fee shall be imposed more than once for the same floor space.

(e) Annual Inflationary Adjustment. The library impact fees established in this section shall be adjusted automatically without further action by the Placentia library district board or the city council on the first day of each fiscal year by the previous 12 month percentage change as of April in the Engineering News-Record Construction Cost Index for Los Angeles or its successor publication.

(Ord. O-2022-10 § 3, 2022)

City of Placentia, CA
Tuesday, November 19, 2024

Title 23. Zoning

Chapter 23.58. MANUFACTURED HOUSING

§ 23.58.010. Purpose.

The purpose of this chapter is to provide opportunities for new construction methods and housing types for low and moderate income households including factory off-site built housing units.
(Ord. 81-O-120 § 1, 1981)

§ 23.58.020. Definition.

"Manufactured home" or "manufactured housing" shall by definition include mobilehomes and refer to all housing units built in a factory in one or more sections to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, transported over the highways to a permanent occupancy site, and installed on the site with a permanent foundation.
(Ord. 81-O-120 § 1, 1981)

§ 23.58.030. Designation.

Manufactured housing shall be a permitted use in those areas of the city which meet the following requirements:

(1) Single-family dwellings are permitted by the underlying zone.

(2) Contain vacant lots compatible with manufactured housing use by reason of size and existing residential development.

(3) Have been so designated pursuant to the map on file in the office of the city clerk.
(Ord. 81-O-120 § 1, 1981)

§ 23.58.040. Procedure.

Each manufactured home installed on a lot in a designated area shall require site development approval per Chapter **23.75** of this code.
(Ord. 81-O-120 § 1, 1981)

§ 23.58.050. Standards.

Each manufactured home shall comply with all of the development standards of the applicable zoning district and meet the following additional minimum standards:

(1) Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.

(2) Each manufactured home shall be placed on a foundation system approved by the director of development services and the chief building official.

(3) The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.

(4) The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than twelve (12) inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.

(5) An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

(Ord. 81-O-120 § 1, 1981)

City of Placentia, CA
Tuesday, November 19, 2024

Title 23. Zoning

Chapter 23.57. “MHP”—COMBINING MOBILEHOME PARK DISTRICT

Note: Prior history: Ords. 72-O-119 and 70-O-110; prior code §§ 25-144—25-151.

§ 23.57.010. Purpose.

The purpose of the combining mobilehome park district is to provide for the accommodation of mobilehomes in planned, integrated, mobilehome parks and mobilehome subdivisions so as to protect the health, safety and welfare of the community. The “MHP” combining district is a residential zone and may be combined with any residentially zoned district. Wherever considered in this title, a mobilehome is deemed to be a dwelling. In determining the desirability of permitting the development of a mobilehome park/subdivision in any given area, the planning commission shall be guided by the city General Plan and by:

(1) The relationship of proposed project to the existing and proposed street network;

(2) The relationship of the proposed project to public facilities, including but not limited to existing or proposed shopping centers, schools and transportation;

(3) The effect of the proposed project on adjoining uses, and the effect of adjoining uses on the project.
(Ord. 81-O-125, 1982)

§ 23.57.020. State Code enforcement.

All provisions of the **California Administrative Code**, Title 25, Housing and Community Development, shall apply to development within the “MHP” combining mobilehome district except where ordinances of the city are more restrictive, and shall be enforced by the city.
(Ord. 81-O-125, 1982)

§ 23.57.030. Permitted uses.

All uses in the “MHP” district shall require a use permit pursuant to Section **23.57.040**.
(Ord. 81-O-125, 1982)

§ 23.57.040. Uses permitted subject to obtaining a use permit.

Uses permitted subject to obtaining a use permit and site development approval shall be as follows:

(1) Mobilehome parks and/or mobilehome subdivisions;

(2) Incidental uses operated primarily for the convenience of mobilehome park/subdivision residents as determined by use permit.

(Ord. 81-O-125, 1982)

§ 23.57.050. Site development approval required.

Site development approval pursuant to Chapter **23.75** shall be required for the following:

(1) Construction, alteration and/or addition of permanent buildings excluding mobilehomes and their accessory structures.

(2) Creation or addition of mobilehome lots.

(Ord. 81-O-125, 1982)

§ 23.57.060. Minimum size of mobilehome park/subdivision.

No parcel of land containing less than fifteen (15) acres may be used for the purposes permitted in the “MHP” combining district.

(Ord. 81-O-125, 1982)

§ 23.57.070. Density.

The maximum permitted density per gross acre shall be the same as for the base zoning district but in no case shall the density be greater than as prescribed by the general plan for the property.

(Ord. 81-O-125, 1982)

§ 23.57.080. Height.

Maximum building height in the “MHP” district shall be two (2) stories or thirty-five (35) feet.

(Ord. 81-O-125, 1982)

§ 23.57.090. Perimeter setbacks.

General provisions:

(1) Setback provisions shall apply to both main and accessory structures.

(2) A ten (10) foot setback shall be required from the property lines of the mobilehome park/subdivision except that when the property line abuts a dedicated public street a setback of twenty-five (25) feet shall be required.

(Ord. 81-O-125, 1982)

§ 23.57.100. Perimeter walls.

A minimum six (6) foot high wall shall be constructed along all boundaries adjoining other properties and twenty (20) feet back of the property line adjacent to any public street.

(Ord. 81-O-125, 1982)

§ 23.57.110. Required landscaping.

Landscaping consisting of trees, shrubs, vines, ground cover or combination thereof shall be required for the following:

(1) All required setbacks;

(2) Incidental open space areas;

(3) Not less than thirty (30) percent of each mobilehome lot. Said landscaping to be installed prior to occupancy of the mobilehome.

(Ord. 81-O-125, 1982)

§ 23.57.120. Signs.

The provisions of Section **23.90.210** shall apply.
(Ord. 81-O-125, 1982)

§ 23.57.130. Vehicular access.

Vehicular access to mobilehome parks/subdivisions shall have a minimum right-of-way width of fifty (50) feet and shall have incorporated in the right-of-way a median the width of which shall be eight (8) feet.
(Ord. 81-O-125, 1982)

§ 23.57.140. Pedestrian access.

Pedestrian access into the mobilehome park/subdivision shall be provided by connecting the interior pedestrian pathway network with sidewalks located in the right-of-way of perimeter streets.
(Ord. 81-O-125, 1982)

§ 23.57.150. Mobilehome lot and setback requirements.

Mobilehome lot dimensions, area, and setback requirements shall be as prescribed by Title 25 of the **California Administrative Code**, Housing and Community Development.
(Ord. 81-O-125, 1982)

§ 23.57.160. Accessory structures.

(a) All accessory structures, including but not limited to carports, storage lockers, cabanas and ramadas shall be of a material and design compatible with the general design characteristics of the park/subdivision.

(b) A patio having a minimum area of one hundred sixty (160) square feet shall be installed as part of each mobilehome.

(c) A general storage locker with a minimum capacity of one hundred fifty (150) cubic feet shall be located on each mobilehome lot.

(Ord. 81-O-125, 1982)

§ 23.57.170. Parking requirements.

Every mobilehome park/subdivision shall have a parking space ratio of two (2) spaces per mobilehome lot (may be in tandem), plus one (1) additional space per every five (5) mobilehome lots provided as guest parking. Guest parking spaces shall be distributed throughout the mobilehome park. In addition to the above requirements, there shall be provided one (1) boat or travel trailer space at ten (10) feet by thirty (30) feet for every five (5) mobilehome lots.

(Ord. 81-O-125, 1982)

§ 23.57.180. Internal access roads.

Internal access roads shall be paved to a width of not less than thirty-six (36) feet. However, access roads of thirty (30) feet may be permitted with parking only along one side. Where greater widths are prescribed by Title 25 of the **California Administrative Code**, Housing and Community Development, the greater width shall govern. All roads shall be constructed to city standards and approved by the city engineer prior to installation.
(Ord. 81-O-125, 1982)

§ 23.57.190. Utility service.

All utility services within a mobilehome park/subdivision shall be underground.
(Ord. 81-O-125, 1982)

§ 23.57.200. Recreation area.

A recreation area of a size equivalent to three hundred fifty (350) square feet per dwelling unit shall be provided. The planning commission may approve allocation of the space in more than one location and/or inclusion of recreational building(s) in calculating total square footage of recreation area provided.
(Ord. 81-O-125, 1982)

§ 23.57.210. Laundry facilities.

Every mobilehome park/subdivision shall provide separate laundry facilities. One (1) automatic washer shall be provided for every eight (8) lots and one (1) automatic dryer shall be provided for every twelve (12) lots.
(Ord. 81-O-125, 1982)

§ 23.57.220. Removal of wheels.

The mobilehome lot shall be graded to keep water drainage from pooling under the mobilehome unit. Wheels, hubs or axles, may be removed from mobilehomes provided mobilehome pads are prepared and mobilehomes sited in one of the following ways:

(1) By excavating and lowering the mobilehome onto the pad so that the height of the mobilehome floor is no greater than eighteen (18) inches above the surrounding finished grade and subsequently being skirted with a material compatible with the mobilehome;

(2) By grading the pad so that at least fifty (50) percent of the perimeter of the mobilehome abuts an earthen berm no more than six (6) inches below the finished grade of floor of the mobilehome when installed and that the remainder of the perimeter is skirted with a material compatible with the mobilehome;

(3) By setting and anchoring the mobilehome directly on a concrete foundation in a manner approved by the chief building official.

(Ord. 81-O-125, 1982)

§ 23.57.230. Refuse disposal.

All garbage cans and/or central collection containers shall be stored behind decorative screens.
(Ord. 81-O-125, 1982)

§ 23.57.240. Air conditioning.

No air conditioning or cooling apparatus shall be permitted on the roof of any mobilehome.
(Ord. 81-O-125, 1982)

§ 23.57.250. Approved site.

No mobilehome shall be hauled to, or stored within a mobilehome park unless it is properly erected on a site approved for such use.
(Ord. 81-O-125, 1982)

§ 23.57.260. T.V. antenna.

A master television antenna shall be provided for the mobilehome park/subdivision and individual antennae shall not be allowed.
(Ord. 81-O-125, 1982)

CITY OF PLACENTIA
Enhanced Infrastructure Financing District (EIFD)
Frequently Asked Questions

PLACENTIA
Rich Heritage, Bright Future

What is an EIFD?
Approved by State legislation in 2014, EIFDs are special districts with defined boundaries that use local property taxes to issue bonds to fund infrastructure projects (e.g. streets, utilities, sidewalks, pedestrian safety enhancements) or affordable housing. EIFDs can be formed among any entities with property taxing authority, including a City, County, or Special District, but excluding school districts. In Placentia's case, the two entities with property taxing authority include the City and the County of Orange.

Does an EIFD create a new tax?
No. EIFDs are created to pay for infrastructure and other public amenities from ***incremental*** property tax revenues. This is known as "property tax increment." EIFD is not a new tax imposed on property owners.

Who approves an EIFD?
The local elected officials from each of the participating taxing entities that form an EIFD (e.g. City Council, County Board of Supervisors) vote to form the EIFD and create a Public Financing Authority. This Authority oversees EIFD financing and activities. There is no public vote to form an EIFD. If an EIFD intends to issue debt to pay for infrastructure improvements, 55% of the registered voters in the District must approve (if there are fewer than 12 registered voters within the district boundary, then 55% of landowners must approve).

How long does an EIFD last?
An EIFD can collect and spend property tax increment up to 45 years after the first bond is issued. In Placentia's case, the EIFD period is 20 years.

What is the goal of Placentia EIFD?
The goal is to help spur development by improving the area to ensure that the highest quality of development takes place, as envisioned by the Old Town Placentia Revitalization Plan adopted by the City Council in 2017. Placentia EIFD, in partnership with the County of Orange, would generate approximately $15 million in net fiscal benefit to the County over 50 years. The City will be able to leverage this financial tool to produce over 1,600 new units of housing, create 3,900 construction jobs, and over 1,100 permanent jobs at full build out. Furthermore, the project will provide over $160 million in annual ongoing economic output and will have significant transit, housing, and sustainability benefits for the entire region.

Why Are We Doing an Amendment in 2024?
In 2019, the City of Placentia (City) and County of Orange (County) established the Placentia Enhanced Infrastructure Financing District (EIFD) to fund infrastructure improvements within the City's Old Town and Packinghouse District to facilitate transit-oriented development (TOD) of regional significance. A nascent EIFD bond market, the COVID pandemic, inflation, and related current economic conditions have contributed to delayed EIFD implementation and cost increases. The original Old Town Streetscape Master Plan cost estimate of ~$8 million is now ~$10.05 million, an increase of 25.6%. Interest rates have risen and increasing cost of debt service (particularly to "first-time" debt issuer) have impacted the ability to bond for the public infrastructure. As a result, multiple debt issuances over 7-8 years would be needed to fund the

Old Town Streetscape Master Plan (only $3-5M available up-front). The City's goal is to install all aspects of the Old Town Streetscape Master Plan at one time (instead of in phases), which will better induce private investment to fulfil Tax Increment ("TI") and economic benefit projections. This one-time infusion will accelerate a timetable to meet regional housing needs, including affordable housing, while ultimately saving the EIFD on construction costs. As a result the need to amend the IFP is necessary at this time.

Is an EIFD a developer subsidy?

EIFD is **NOT** a developer subsidy. The proposed district is **not** funding infrastructure that would otherwise be a developer/private sector obligation. EIFD is funding regionally-beneficial public infrastructure of communitywide significance, that is necessary to catalyze private sector investment that would otherwise not occur until decades later, if at all.

For additional information about Placentia EIFD, please visit www.placentia.org/eifd.

City of Placentia Housing Element 2021-2029

PLACENTIA
Rich Heritage, Bright Future

City Council Resolution No. R-2024-06

Contents

Chapter 1 : Introduction 1-1
- 1.1 Purpose and Content 1-1
- 1.2 Housing Element Update Process 1-1
- 1.3 State Law and Local Planning 1-2
  - Consistency with State Law 1-2
  - General Plan Consistency 1-3
  - Relationship to Other Plans and Programs 1-3
- 1.4 Housing Element Organization 1-3
- 1.5 Citizen Participation 1-4

Chapter 2 : Housing Needs Assessment 2-1
- 2.1 Introduction 2-1
- 2.2 Community Profile 2-1
  - Population Trends and Characteristics 2-1
  - Employment Trends 2-2
  - Household Characteristics 2-3
  - Household Size and Overcrowding 2-4
  - Housing Inventory and Market Conditions 2-7
  - Special Needs Groups 2-12
- 2.3 Assisted Units "At-Risk" of Conversion 2-20
  - Inventory of At-Risk Units 2-20
  - Preservation Versus Replacement 2-21
  - Resources for Preservation 2-22
  - Future Housing Needs 2-23

Chapter 3 : Resources and Constraints 3-1
- 3.1 Resources and Opportunities 3-1
  - Land Resources 3-1
  - Financial and Administrative Resources 3-2
  - Energy Conservation Opportunities 3-3
- 3.2 Constraints 3-3
  - Governmental Constraints 3-4
  - Transit Oriented Development (TOD) Zone 3-7
  - Old Town Placentia Revitalization Plan Regulations 3-8
  - Parking Requirements 3-26
  - Density Bonus 3-26
  - Housing for Persons with Disabilities 3-27
  - Emergency Shelters 3-30
  - Low Barrier Navigation Centers 3-34
  - Transitional Housing and Supportive Housing 3-35
  - Agricultural Employee Housing 3-35
  - Single Room Occupancy (SRO) Units 3-36
  - Manufactured Housing 3-36
  - Accessory Dwelling Units 3-37
  - Other Local Ordinances 3-37
  - Building Codes and Enforcement 3-37
  - Planning and Development Fees 3-39
  - Local Processing and Permit Procedures 3-40
  - Environmental and Infrastructure Constraints 3-45

On- and Off-Site Improvements 3-48
3.3 Non-Governmental Constraints 3-49
Land Prices 3-49
Construction Costs 3-50
Financing 3-50
Other Non-Governmental Constraints 3-50
Chapter 4 : Housing Plan 4-1
4.1 Housing Goals and Programs 4-1
4.2 Quantified Objectives 4-41

Appendices

Appendix A : Community Outreach
Appendix B : Residential Land Inventory
Appendix C : Review of Housing Element Performance
Appendix D : Affirmatively Furthering Fair Housing
Appendix E : Glossary

List of Figures

Figure 2-1 – Population Growth– 2000-2020, Placentia vs. SCAG Region 2-2
Figure 2-2 – Population by Age and Gender, Placentia 2-2
Figure 2-3 – Employment by Industry, Placentia 2-3
Figure 2-4 – Employment by Occupation, Placentia 2-3
Figure 2-5 – Household Size, Placentia 2-4
Figure 2-6 – Overcrowding, Placentia vs. SCAG Region 2-5
Figure 2-7 – Overpayment by Income Category and Tenure, Placentia 2-6
Figure 2-8 – Extremely-Low-Income Households by Race and Tenure, Placentia 2-7
Figure 2-9 – Housing by Type, Placentia vs. SCAG Region 2-7
Figure 2-10 – Housing by Tenure, Placentia vs. SCAG Region 2-8
Figure 2-11 – Housing Tenure by Age of Householder, Placentia 2-8
Figure 2-12 – Housing by Year Built, Placentia vs. SCAG Region 2-9
Figure 2-13 – Median Sale Price for Existing Homes, Placentia vs. SCAG Region 2-11
Figure 2-14 – Monthly Owner Cost for Mortgage Holders, Placentia vs. SCAG Region 2-11
Figure 2-15 – Rental Cost, Placentia 2-12
Figure 2-16 – Rental Cost by Income Category, Placentia 2-12
Figure 2-17 – Elderly Households by Income and Tenure, Placentia 2-13
Figure 2-18 – Female Headed Households, Placentia 2-14
Figure 2-19 – Households by Poverty Status, Placentia 2-15
Figure 2-20 – Disabilities by Type, Placentia 2-16
Figure 2-21 – Disabilities by Type for Seniors 65+, Placentia vs. SCAG Region 2-16
Figure 2-22 – Developmental Disabilities, Placentia 2-18
Figure 2-23 – Agricultural Employment, Placentia 2-20
Figure 3-1 – Old Town Zoning District Planning Subareas 3-25

List of Tables

Table 1-1 – State Housing Element Requirements 1-2
Table 2-1 – Income Categories and Affordable Housing Costs, 2021 – Orange County 2-10
Table 2-2 – Lower-Income Rental Units 2-21
Table 2-3 – Regional Housing Needs Assessment, 2021-2029 2-23
Table 3-1 – Residential Sites vs. Regional Housing Need 2021-2029 3-1
Table 3-2 – General Plan, Residential Land Use Designations 3-4
Table 3-3 – Summary of Single-Family Residential Zoning Requirements 3-5
Table 3-4 – Summary of Multiple Family Residential Zoning Requirements 3-5
Table 3-5 – Summary of Permitted uses 3-7
Table 3-6 – TOD Development Standards 3-9
Table 3-7 – Old Town Placentia Revitalization Plan Development Standards 3-17
Table 3-8 – Residential Parking Requirements.....3-26
Table 3-9 – Typical Development Fee Comparison, Single Family and Multi-Family 3-39
Table 3-10 – Approximate Development Timelines 3-44
Table 3-11 – Street Widths.....3-49

This page intentionally left blank.



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	Chapter 2
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	



Table 1-1: State Housing Element Requirements

Required Housing Element Component	Reference
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
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
- Appendix D: Affirmatively Furthering Fair Housing
- Appendix E: 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 sent directly to a list of interested parties, 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

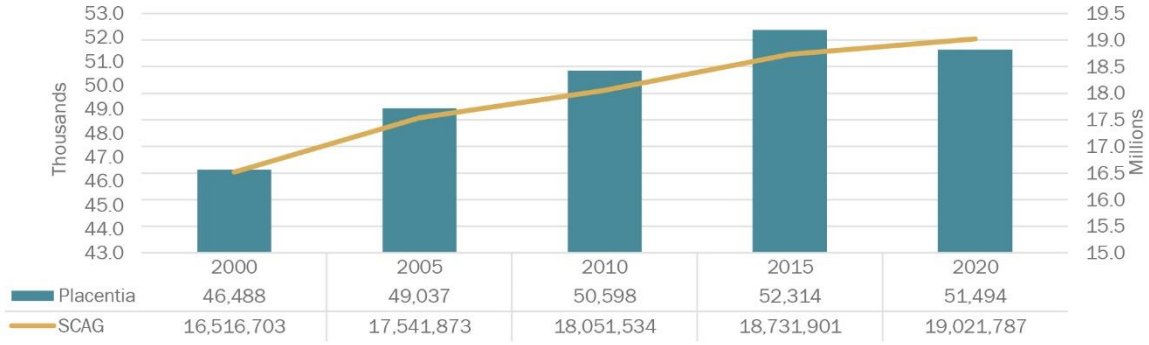
Population Trends and Characteristics

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

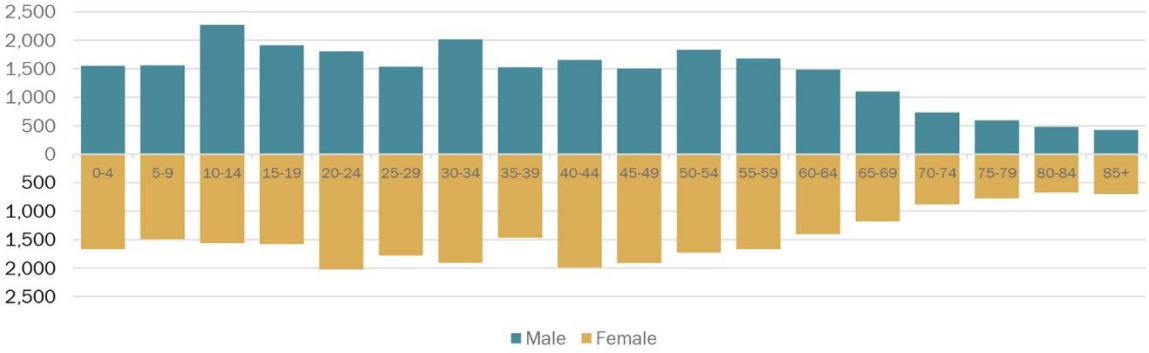


CA DOF E-5 Population and Housing Unit Estimates

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

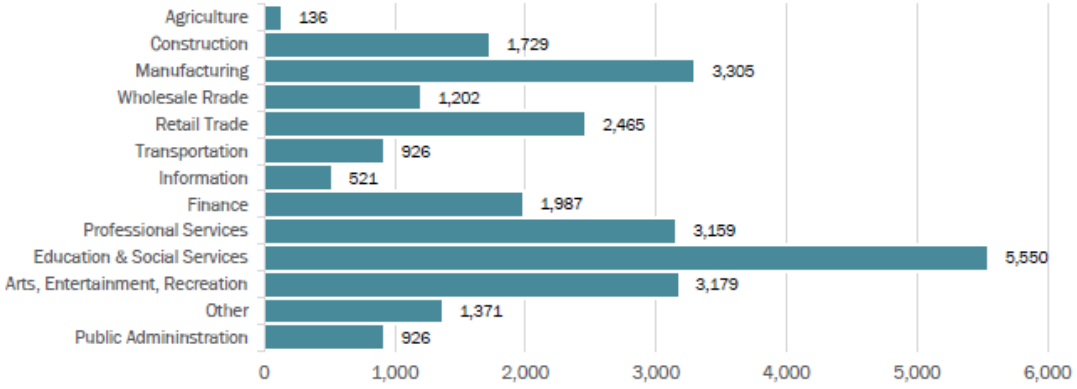


American Community Survey 2014-2018 5-year estimates

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).

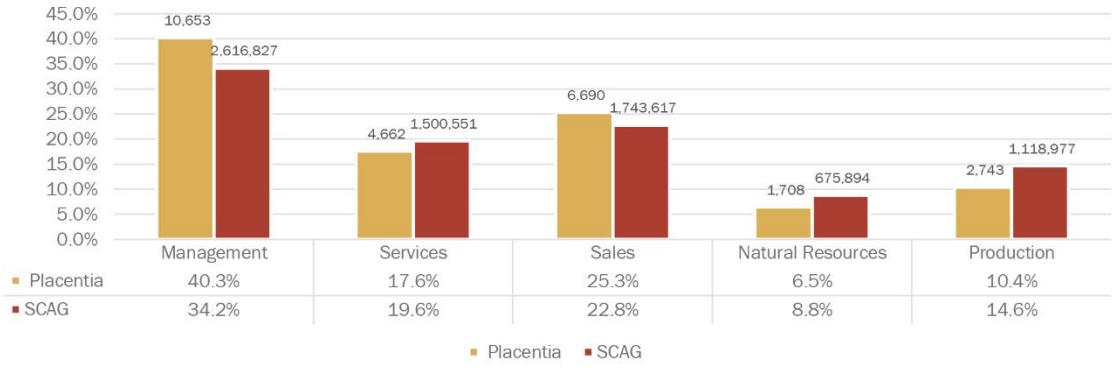
Figure 2-3: Employment by Industry, Placentia



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.

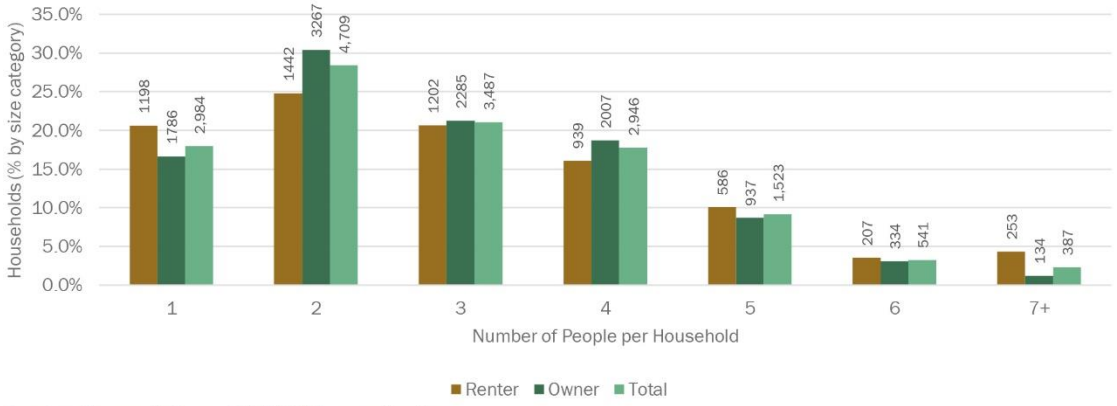
Household Characteristics

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



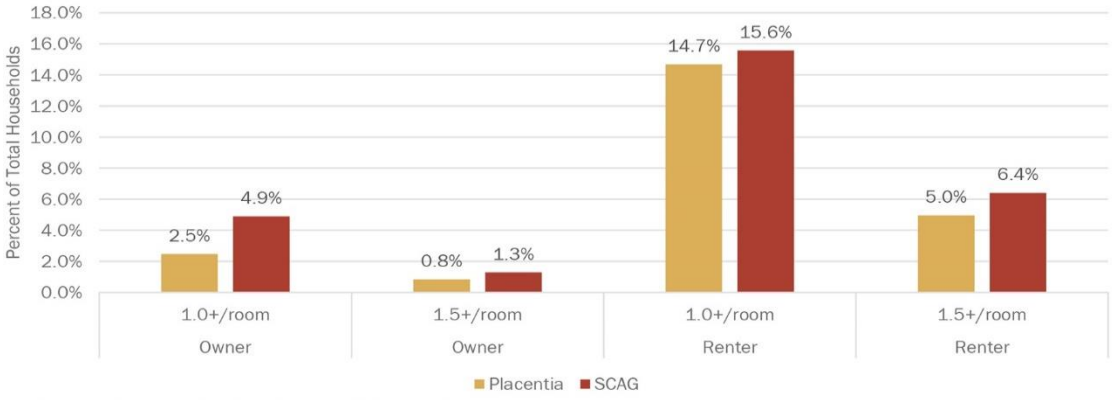
American Community Survey 2014-2018 5-year estimates.

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.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).

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 tenure, income category and share of income spent on housing. This data shows that households in the lower income categories, especially renters, typically spend a higher portion of their incomes for housing.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).



Figure 2-7: Overpayment by Income Category and Tenure, Placentia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

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. As seen in Figure 2-7, 845 ELI renter households and 605 ELI owner households were paying more than 30% of income for housing. In addition, 785 ELI renter households and 400 ELI owner households were paying over 50% of income for housing.



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.

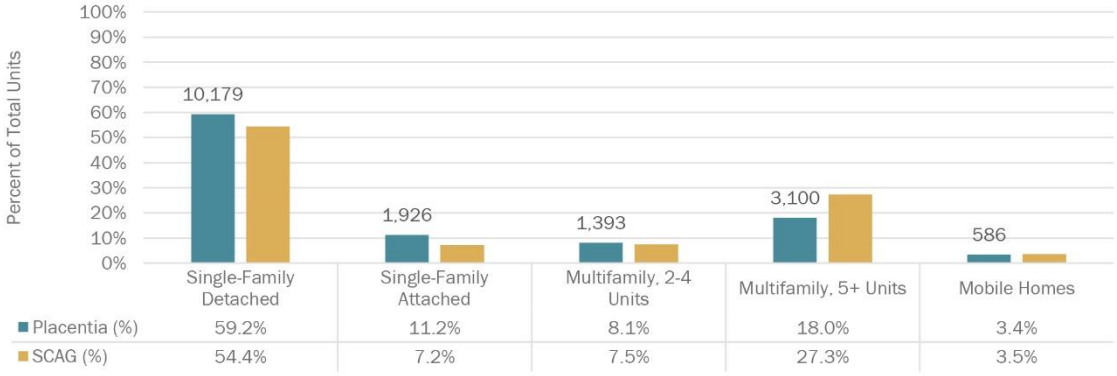
Housing Inventory and Market Conditions

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.

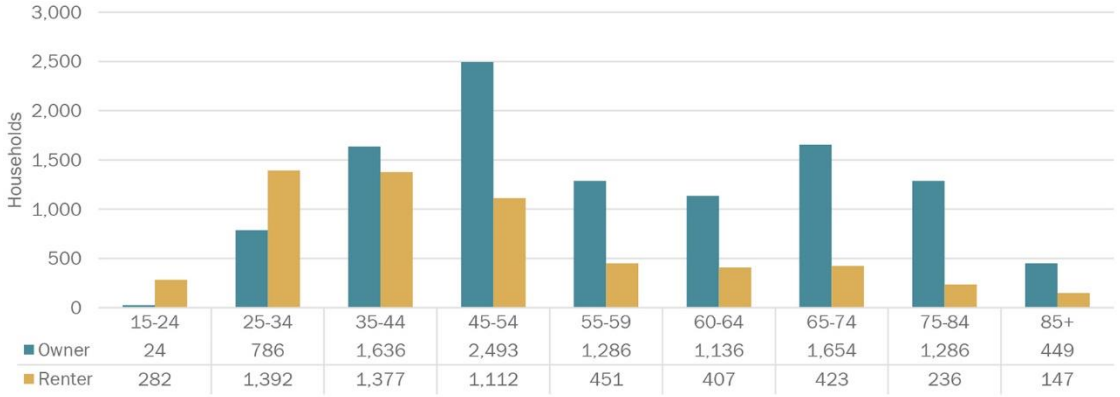
Figure 2-10: Housing by Tenure, Placentia vs. SCAG Region



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



	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	24	786	1,636	2,493	1,286	1,136	1,654	1,286	449
Renter	282	1,392	1,377	1,112	451	407	423	236	147

American Community Survey 2014-2018 5-year estimates.

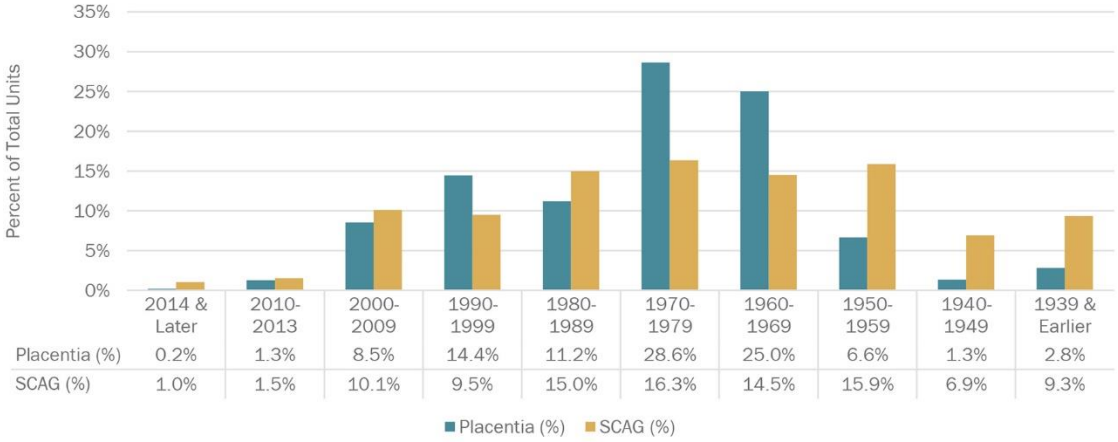
Housing Age and Conditions

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. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) may have structural problems that are not feasible to repair and therefore are in need of total replacement. 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



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Placentia (%)	0.2%	1.3%	8.5%	14.4%	11.2%	28.6%	25.0%	6.6%	1.3%	2.8%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

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 Development[1], 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.

[1] HCD memo of 2/1/2012 (http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html)



Table 2-1 shows affordable rent levels and estimated affordable purchase prices for housing in all areas of Orange County[2] 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.

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

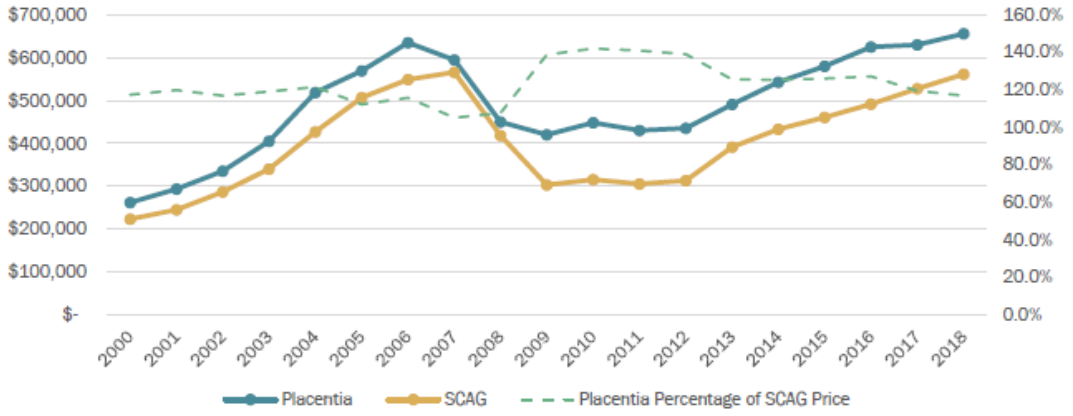
Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, $350 HOA dues
*For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning 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).

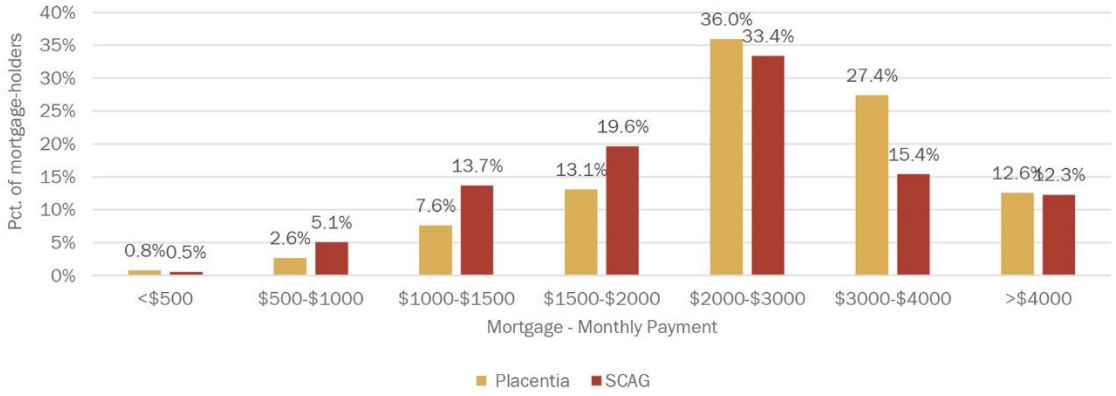
[2] Affordable rent and purchase prices are based on county median income.

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

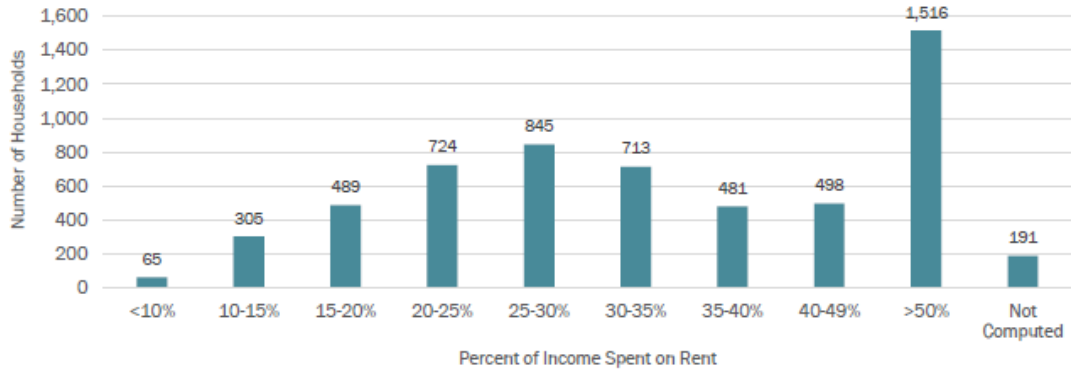


American Community Survey 2014-2018 5-year estimates.

3. Rental Cost

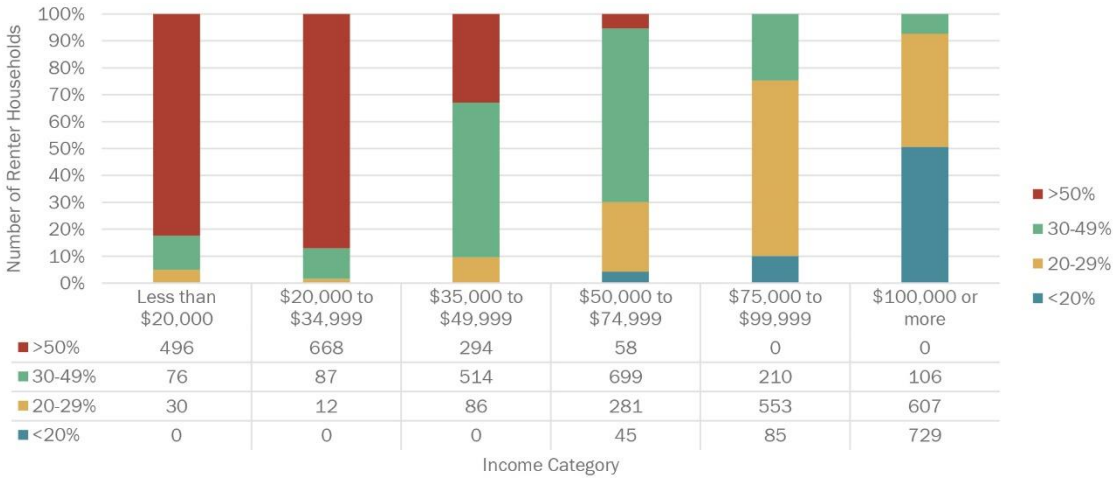
About 55% of Placentia renters spend 30% or more of gross income on housing, which is similar to the SCAG region as a whole (Figure 2-15). About 26% of renter households in Placentia spend 50% percent or more of gross income on housing, compared to 29% in the SCAG region as a whole. According to recent Census estimates the median rent in Placentia is approximately $1,792 per month.

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



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	496	668	294	58	0	0
30-49%	76	87	514	699	210	106
20-29%	30	12	86	281	553	607
<20%	0	0	0	45	85	729

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).

While sometimes viewed as a homogeneous group, seniors have a wide variety of circumstances and needs. For example, senior homeowners often have more financial resources and stable housing expenses than renters. Younger seniors under age 75 generally have fewer disability issues than those who are older and may require residential care or supportive housing options. As homeowners age, many may have difficulty maintaining their homes.

As shown in Figure 2-21, 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). The installation of grab bars and other features may be necessary to address mobility issues.

The California Community Care Licensing Division identifies 48 licensed residential care homes for the elderly with a total of 940 beds in Placentia. Most of these are small facilities for up to 6 persons, although there are five larger facilities.

As discussed in Chapter 3, City regulations encourage a range of housing options to address the diverse needs of the growing senior population, including the residential care facilities, supportive housing, accessory dwelling units and reasonable accommodation for persons with disabilities. Program 1.12 in the Housing Plan also includes efforts to encourage development of additional senior housing.

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

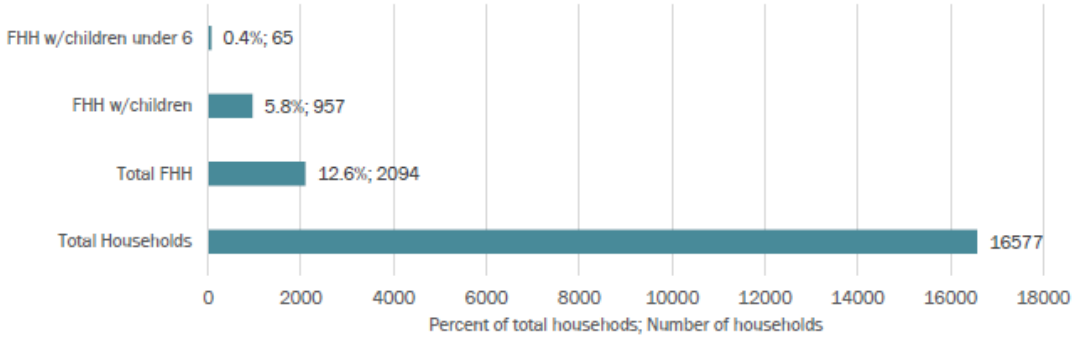
Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and more bedrooms. Large households are vulnerable to

overcrowding, particularly among renters, due to the relatively small percentage of apartments with 3 or more bedrooms. As noted previously in the analysis of household size (Figure 2-5) about 1,046 renter households (18%) and 1,405 owner households (13%) in Placentia had at least five persons – a total of 2,451 households. According to recent Census estimates there are approximately 11,000 housing units with 3+ bedrooms (65%) and of those, about 5,957 (35%) had at least 4 bedrooms). In terms of the total housing stock, there appears to be a sufficient number of larger homes to meet the needs of large households, but many of those households may not have sufficient financial resources to afford a large enough home to avoid overcrowding. The needs of large households are addressed through City efforts (see Program 1.13 in the Housing Plan) to facilitate production of housing with 3 or more bedrooms as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

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

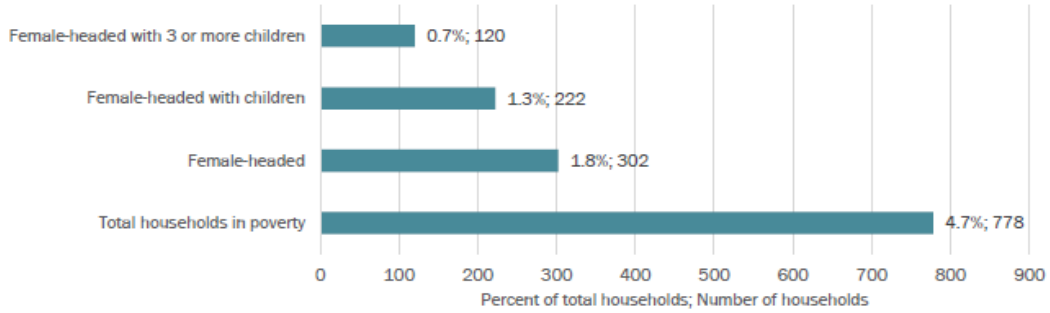


American Community Survey 2014-2018 5-year estimates.

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.

The needs of female-headed households are addressed through City programs to facilitate affordable housing development as well as through State and Federal programs such as Section 8 and affordable housing subsidies such as Low Income Housing Tax Credits.

Figure 2-19: Households by Poverty Status, Placentia



American Community Survey 2014-2018 5-year estimates.

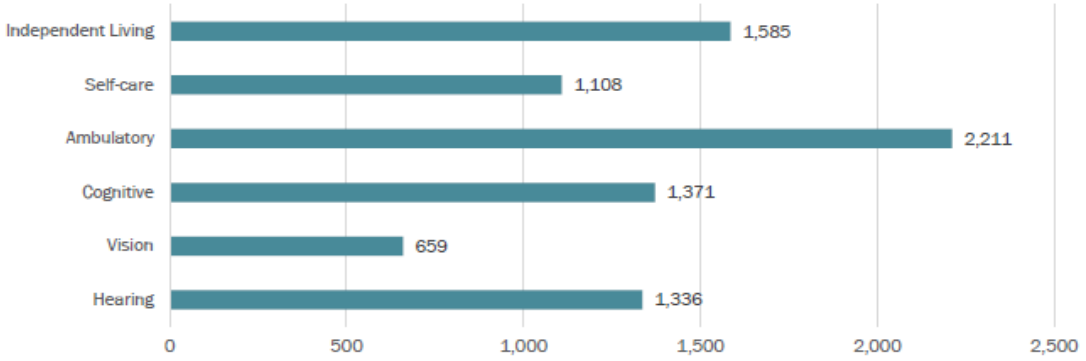
Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for them self. Persons with disabilities include those with physical, mental, or emotional 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, or supportive housing that also provides personal services and assistance with daily activities. 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).

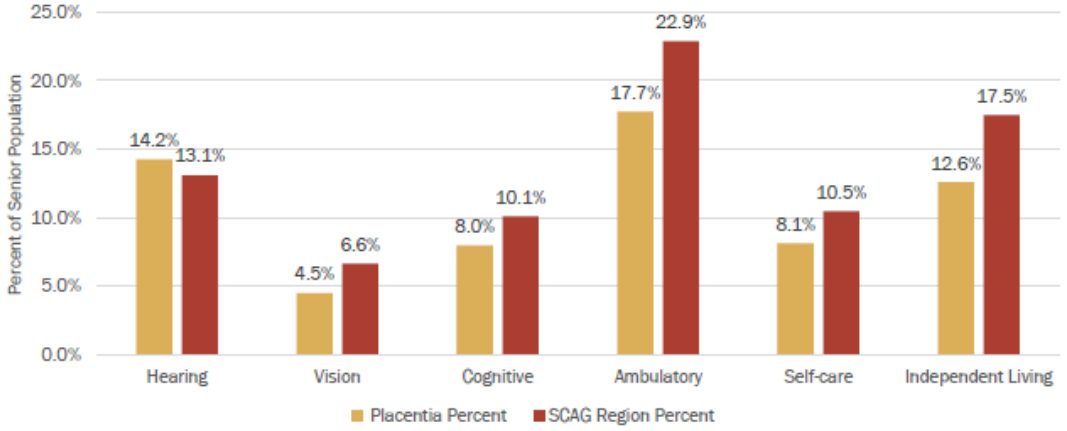
To assist persons with disabilities the City has adopted reasonable accommodation procedures to allow modifications to regulations to accommodate the needs of persons with disabilities (see Program 2.3 in the Housing Plan). The City also continues to expand accessible housing options to persons living with disabilities by including accessibility features in new developments, and Program 1.4 includes amendments to City regulations for supportive housing.

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	392
	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.

According to SCAG's dataset, just 0.2 percent of jobs in all of Orange County are in agriculture and the USDA estimates there were just 340 migrant farmworkers in the County in 2017. Given that Placentia has no remaining land in commercial agriculture, the City has not identified a need for farmworker housing beyond general programs to support housing affordability.



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." Program HE 3.5 describes actions the City will take to encourage the preservation of this project.



Table 2-2: Lower-Income Rental Units

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-Income [1]	Very Low-Income	Low Income	Moderate-Income	Above Moderate-Income	Total
RHNA allocation [2]	622	621	680	782	1,693	4,398

[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 7/1/2021

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.

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.

Table 3-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units Entitled and Completed in Projection Period (Begins June 31, 2021)[1]	-	-	3	239	242
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-4)	58	10	107	72	247
Underutilized Sites (Table B-5)	659	325	314	6	1,304
ADUs	14	24	17	1	56
R-3 and TOD Rezones	515	72	348	604	1,539
Total Capacity	1,246	683	789	1,696	4,414
RHNA	1,243	680	782	1,693	4,398
Surplus	3	3	7	3	16

1. Not including candidate sites or pipeline/approve projects.
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.

Table 3-2: General Plan, Residential Land Use Designations

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 Transit Oriented Development (TOD) zone was recently added to the land use categories and provides significant opportunities for high-density multi-family development.

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-l," 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	15'	0'-5'	10'-15'	0'-10'



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
			pursuant to §23.21.040				
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

Analysis of Building Heights

Maximum building heights are set and defined in the City's Zoning Code to maintain symmetry and compatibility between existing and proposed developments. Setting limits to the height of buildings establishes appropriate scaled new development with surrounding uses and minimizes potential nuisances on neighboring properties relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses, but in certain conditions may cause a constraint to the development of housing – particularly as it relates to multi-family housing developments.

The City's building height requirements do not prohibit residential developments from reaching the maximum density on varying sites, it therefore is not considered a constraint to the development of housing, specifically housing affordable to low and very low-income households.

The City's Density Bonus program provides additional incentives for the development of affordable housing, including a reduction in the site development standards (e.g., site coverage, setbacks, increased height up to the maximum allowed, reduced lot sizes, and/or parking requirements.

Multifamily residential developments in the TOD, R-2, R-G and R-3 zones are able to meet the maximum density limit while complying with the height limits and the remaining development standards shown in Table 3-4. For example, a proposed 2-story multi-family development on a one-acre lot in the R3 zone can meet the setback and lot coverage requirements and be able to build approximately 30 units each measuring 1,000 square feet; as the maximum density is 30 dwelling units per acre, the maximum building height limits do not impede the development of multi-family developments.

Based on past projects and current application of the code, the height limit is not known to constrain residential developments from reaching the maximum permitted density and is not considered a constraint to housing development, however, the City acknowledges that height restrictions may prevent multifamily developments from reaching three stories. To ensure height limits are not a constraint, the City has added Program HE-1.20: Annual Review of Site Requirements to amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions.The single-family residential zones are R-A and R-1. As shown in **Chapter 3**, 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 Uses

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

[1]Apartment projects for persons 55 years of age or older.
[2]Apartments 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) 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 station[1] 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. Additional development standards in the TOD zone are shown in Table 3-6.

Since adoption of the TOD zone in 2017, several high-density residential projects have been approved at densities ranging from 73 to 89 units/acre, or up to 93% of the allowable density, indicating that the development standards do not pose a constraint to development (see Table B-2 in Appendix B).

1 https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure

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 (0).



Table 3-6: TOD Development Standards

	Standard	Notes
Architectural Review	High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the city.	Third party review costs are the responsibility of the applicant.
Building Placement Regulations		
1. **Density**	65 dwelling unit/acre minimum and 95 dwelling units/acre maximum	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. **Block Length and Lot Size Requirements.** Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum Building Length without Breaks in Building Massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. **Setbacks**. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10 ft. from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	



Table 3-6: TOD Development Standards

	Standard	Notes
c. Side Yard Setback	0 feet, or 10 ft. when adjacent to a property containing residential uses.	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max.	
4. **Projections**		
a. **Allowable Setback Projections.**		
i. Ground Floor:		
• Awnings and canopies over windows: 60 inches;		
• Sun shade structures: 15 feet;		
• Bay windows: 60 inches (not wider than 10 feet);		
• Cornices, belt courses, and similar architectural features: 12 inches;		
• Eaves, roof overhangs: 30 inches; and		
• Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet.		
ii. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches.		
iii. Art, as determined by the approval of the public art component of the project.		
iv. For signs, see Sign Regulations, § 23.110.050.		
v. All projections must maintain a minimum of 8 feet vertical height from ground.		
b. **Public right-of-way encroachments require approval of an encroachment permit.**		
5. Building Height, Rooftop Amenities, Frontages, and Ground Floor		
a. Building Height	3 stories minimum, 35 ft. minimum, 5 stories maximum, not to exceed 68 ft.	



Table 3-6: TOD Development Standards

	Standard	Notes
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15 ft. floor to ceiling height.		
6. **Provision of Common Open Space (Residential Portion Only)**		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more live work units.	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	• Common open space can be active or passive but must be accessible to all non-residential tenants (i.e., employees and employers) and residential residents.	
	• Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units.	
	• Common open space shall be fully landscaped and requires an approved landscape plan.	
	• Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.	
c. Rooftop Amenities	• Rooftop amenities are permitted if they provide additional recreational or common open space activities for the residents of the building.	
	• 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.	
	• Rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16 ft. above the maximum	



Table 3-6: TOD Development Standards

	Standard	Notes
	height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area.	
	• Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street.	
	• Rooftop amenities are intended for the use of building residents.	
d. Courtyard Common Open Space Requirements	• Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards.	
	• Minimum courtyard dimension shall be 40 ft. when the long axis of the courtyard is oriented EW and 30 ft. for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.	
	• When there are 2 or more courtyards, they shall be connected to each other.	
	• The area required for first level patios shall not be deducted from the overall courtyard area.	
7. **Provision of Private Open Space (Residential Portion Only)**		
a. Live Work	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
b. Residential-Attached & Multifamily	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private



Table 3-6: TOD Development Standards

	Standard	Notes
		open space area, not broken up into smaller sizes.
8. **Parking**	**Standards**	**Applicable Land Uses**
a. Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, general retail, grocery, retail complex, personal services
b. Eating and Drinking Establishments – spaces per 1,000 sf	5 min./10 max.	Bar/tavern, restaurant, brewery, etc.
c. Outdoor Dining on Private Property	0	• Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project.
		• Outdoor dining may project into required setbacks.
		• No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage.
		• Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, playgrounds, studios, theatres cannot be stand alone.



Table 3-6: TOD Development Standards

	Standard	Notes
f. Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	
l. Lodging – B&B	1 per sleeping room.	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.



Table 3-6: TOD Development Standards

	Standard	Notes
Other		
t. Bike Parking – Short-Term	Residential: 1 resident bicycle parking space for every 5 residential units, or portion thereof; Nonresidential: 1 bicycle parking space for every 5,000 sf, or portion thereof, of nonresidential floor area.	
u. Bike Parking – Long-Term	Residential: 2 bicycle storage units for every 5 dwelling units for the first 20, and 1 for every 5 additional units, or portion thereof; Nonresidential: Any establishment with a parking structure and a minimum of 10,000 sf of non-residential space shall provide long-term bicycle parking at a minimum ratio of 1 space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations.	Minimum 10% of project's parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC fast charging stations.	
w. Transit Station or Terminal.	As per director of development services in coordination with transportation authority.	
x. Telecommunication Facility	1 space to service facility.	
y. Surface Parking.	Surface parking is permitted as long as not visible from public street and is fully landscaped and screened from public view.	
z. Parking Structure.	Structure parking permitted only if integrated into overall design of building and "wrapped" with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking.	Permitted if fully integrated into a development with a "wrapped" parking structure.	



Table 3-6: TOD Development Standards

	Standard	Notes
bb. Underground Parking.	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction.	Applicants may apply for parking reduction before the planning commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10′ from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. 23.77. In the R-2 overlay zone, the front yard setback shall be 15′.
3. Front Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	15 ft.	15 ft.	15 ft.	NA	NA	
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
5. Side Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5′ setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (min-max)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	a. Ground Floor: i. Awnings and canopies over windows: 60″; ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area; iii. Sun shade structures: 15′; iv. Bay windows: 60″ (not wider than 10′); v. Cornices, belt courses, and similar architectural features: 12″; vi. Eaves, roof overhangs: 30″; and vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10′. b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48″ c. Art, as determined by the approval of the public art component of the project. d. For signs, see sign regulations, § 23.112.070. e. All projections must maintain a minimum of 8′ vertical clearance from ground.					



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § 23.111.070. c. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2 stories, 30′ 3-Story Area: 3 stories, 40′ 4-Story Area: 4 stories, 55′	2 min/3 max stories, 40′	3 min/4 max stories, 60′	3 min/4 max stories, 55′	5 stories, 65′	See "Old Town zoning map" for height subareas. New stories built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a "story" or "floor."					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6′ in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by up to 8′.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of					



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.					
Provision of Common Open Space (Residential Only)						
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.					
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.					
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.					



Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16′.					
4. Courtyard and Common Open Space Requirements	1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 2. Minimum courtyard dimension shall be 40′ when the long axis of the courtyard is oriented EW and 30′ for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 3. When there are 2 or more courtyards, they shall be connected to each other.					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6′ min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						

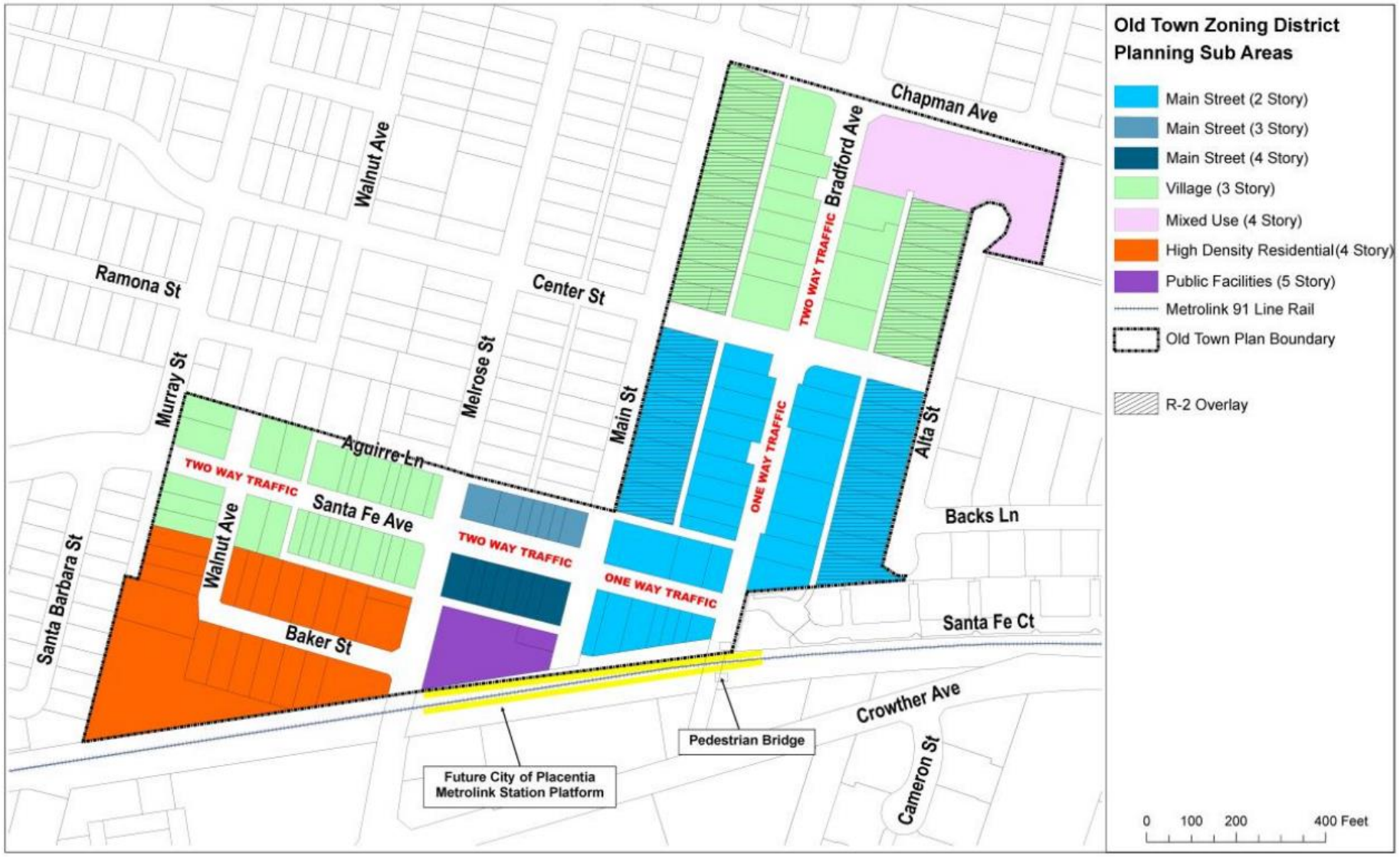
Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
The following are specific guidelines for shopfronts in the Old Town area: 1. 12′ to 16′ tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10′. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24″ and 36″ tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).						
Architectural Styles						
1. **Main Street Commercial** Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.						Style of architecture required in Main Street subareas
2. Mission Revival Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.						Choices of architecture for the following: • Village subarea • Mixed use subarea • High density residential subarea

Table 3-7: Old Town Placentia Revitalization Plan Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
3. Spanish Colonial Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.						This style of architecture permitted only in high density residential subarea

Figure 3-1: Old Town Zoning District Planning Subareas





Parking Requirements

Residential off-street parking standards are regulated by Chapter 23.78 of the Municipal Code and are summarized in Table 3-8. While these requirements are typical of other jurisdictions in the area, they can pose a constraint on the development of housing by increasing development cost and reducing achievable densities. In particular, the current requirement of two parking spaces for each unit in the R-3 (High Density Multi-family) district can act as a constraint on small units. To address this constraint, Program 1.17 in the Housing Plan includes a Code amendment to reduce the parking requirement for studio and 1-bedroom units in the R-3 district to one space.

Table 3-8: 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 1½ spaces 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.

Residential care facilities. Municipal Code Sec. 23.81.040 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 residential care facilities for 7+ persons, nursing homes, rest homes, and other special needs facilities are permitted in residential and commercial districts subject to approval of a use permit.

Program HE-2.3 has been added to amend the Zoning Code to minimize constraints on housing for persons with disabilities by removing the use permit requirements for group dwellings including residential care facilities for 7+ persons in residential districts.

Placentia's Zoning Code allows group housing and residential care facilities for 7 or more persons, 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. One large residential care facility was proposed in recent years and received approval of a use permit.

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.



Definition of *Family*. 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.

Separation requirements. To further accommodate housing for persons with disabilities, there are no maximum separation or concentration requirements for residential care facilities. 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

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.

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 of Development Services. Any person with a disability may submit an application for reasonable accommodation to the director describing the accommodation requested, the provision of the Zoning Code, policy or procedure from which modification is being requested, the basis for the claim that the applicant is considered disabled under the Federal Fair Housing Amendments Act of 1988 or the California Fair Employment Housing Act; and an explanation of why the accommodation is reasonable and why the accommodation is necessary to afford the applicant an equal opportunity to use and enjoy a specific dwelling in the city. No fee is charged by the City for a reasonable accommodation application.

In the event that there is no approval sought other than the request for reasonable accommodation, notice of the reasonable accommodation application is mailed to the owners of adjacent properties. If the reasonable accommodation request is made in conjunction with some other approval, permit or entitlement, the notice is provided along with the notice of the other proceeding.

Within 5 days of submittal the director determines whether the application of complete and notifies the applicant if additional information is needed.

In making a determination about the reasonableness of a requested accommodation, the following factors are considered by the director:



- Whether the accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;
- Whether the accommodation is necessary to afford the applicant equal opportunity to enjoy and use a specific dwelling;
- Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking;
- Whether the accommodation will create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated The City of Placentia Municipal Code defines a public nuisance as, "any violation of the Placentia Municipal Code;"
- Whether the accommodation is reasonably feasible considering the physical attributes of the property and structures;
- Whether there are alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;
- Whether the requested accommodation would impose an undue financial or administrative burden on the city; and
- Whether the requested accommodation would constitute a fundamental alteration of the zoning or building laws, policies or procedures of the city.

Within 30 days of receiving a complete application the director must issue a decision on the application. Notice of the Director's decision is provided in the same manner as for the original application and any person may make a request for a director's hearing of the decision within 10 days of mailing of the notice of decision.

A decision regarding reasonable accommodation is subject to appeal to the Planning Commission or City Council. Program HE-2.3 has been added to the Housing Plan to remove appeal processes for Reasonable Accommodation requests that are approved, and limit denial appeals to only the applicant. The City Council shall make its own determination as to whether the proposed development meets the standards outlined in Section 23.75.040 of the Zoning Code and may approve, modify or disapprove the decision of the planning commission. Section 23.75.040 of the Zoning Code states that the Planning Commission shall approve a reasonable accommodation request if the following objective findings are met:

- It meets or exceeds the criteria established in Section 23.75.020 (Objective Development Standards); and
- There have been attached any other conditions necessary to prevent:



  - (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or
  - (B) injurious to the property or improvements within the neighborhood or within the city, and;
- The proposed development will be consistent with the latest adopted general plan; and
- Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

The Zoning Code outlines the review and decision process for requests for reasonable accommodation with clear requirements. The requirements for approval are objective and do not allow for subjective comments or design requirements as a condition of approval.

In making a determination about the reasonableness of a requested accommodation, the following consideration factors may allow for subjectivity:

- Whether the accommodation will create a substantial adverse impact on surrounding land uses; and
- Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking.

Because "adverse impact" is not defined, this finding may be considered subjective, which could be a constraint on persons with disabilities. Additionally, requiring findings based on real estate speculation can also be subjective. While no known constraint has been created in the past, Program HE-2.3 has been added to amend the Zoning Code in order to minimize constraints on housing for persons with disabilities. Besides these findings, the reasonable accommodation 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 (i.e., without discretionary action) 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.

The current emergency shelter development standards and conditions are not fully compliant with Chapter 654, Statues of 2022 (AB 2339) and will be amended to comply with State law.

Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for shelters. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The M zones does not currently allow other residential uses. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all provisions of AB 2339.

The 2022 Orange County Point-In-Time homeless count estimates that there are approximately 198 individuals experiencing homelessness in Placentia. Of the total, 31 are unsheltered and 167 are sheltered. Unsheltered individuals lived in places not meant for human habitation, such parks, sidewalks, abandoned buildings, or makeshift shelters. Sheltered individuals lived in shelters such as cars, RVs, emergency shelters, supportive or transitional housing, and similar accommodations. With the existing 100-bed emergency shelter, the City estimates that the remaining emergency shelter need is approximately 50 to 150 beds, depending on the season.

The M District includes approximately 200 parcels encompassing several hundred acres and provides ample opportunities for additional shelters. Many of these parcels have existing buildings that could be adapted for shelter use. Typical parcel sizes are between 1 and 2 acres in size. The M District was selected due to its proximity to bus service along Orangethorpe Ave, the proximity of other services



and amenities (grocery stores, restaurants, parks, schools, etc.), and the proximity to areas of employment.

The M District is located in the southernmost part of the City, generally concentrated in two areas. The first area is in the southwest boundary of the City and surrounds the intersection of South Melrose Street and East Orangethorpe Avenue and borders the TOD zone. The single existing emergency shelter in the City is located in this area and is serviced by local public transportation. The second area is in the southeast boundary of the City and is bounded by East Orangethorpe Avenue, South Lakeview Avenue, South Jefferson Street, and the City's southern boundary. The M District in this area is adjacent to R-1 and R-3 zones to the north and the C-M zone to the east. Four local bus lines (OCTA Lines 30, 57, 71, 123 and 129) and one future Metrolink station service the areas and no parcel zoned Manufacturing is currently more than half a mile from a public transportation line.

Both areas have various services and amenities such as grocery stores, restaurants, parks, and schools no further than a half mile and many parcels are located adjacent to single-family residences and similar uses. Potential emergency shelter occupants are located within a short distance to services, amenities and public transportation with destinations throughout the City and the region. Section 65583 (B)(v) of the Government Code allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City's current Zoning Code prohibits emergency shelters on parcels within 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. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all proximity provisions of AB 2339.

To ensure that emergency shelter regulations comply with current State law, the City will amend the Zoning Code to ensure compliance with all provisions of AB 139 and 2339, including parking standards, updated definitions, zoning and all development standards, including spacing requirements. Program 1.4 includes annual review of current laws, including allowable separation requirements, and Code amendments will be processed as necessary.

Low Barrier Navigation Centers

In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which 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." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones



permitting multi-family uses. Program 1.4 in the Housing Plan includes an amendment to City regulations consistent with this requirement.

Transitional Housing and Supportive Housing

California Government Code §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 1.4 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.

Agricultural Employee Housing

The Employee Housing Act (Health and Safety Code, §17021.5 and 17021.6) requires agricultural employee housing for six or fewer employees to be treated as



a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City Zoning Code does not include a definition of agricultural employee housing or regulations for agricultural employee housing. Program 1.4 is included in the Housing Plan to update City regulations for agricultural employee housing consistent with current law.

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.

Manufactured Housing

City regulations for manufactured housing are established in Chapter 23.58 of the Municipal Code. "Manufactured home" or "manufactured housing" refers to housing units built in a factory in one or more sections and transported over the highways to a permanent occupancy site. Manufactured housing is permitted in any district where single-family homes are permitted subject only to site development approval, consistent with State law. Standards for manufactured housing include the following:

- Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.
- Each manufactured home shall be placed on a foundation system approved by the director of development services and the chief building official.
- The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than 12 inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.



- An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home.

Such homes require a Certificate of Compatibility from the Zoning Enforcement Official. The Zoning Code notes that this determination may only consider the roof overhang, roofing material, siding material, and roof design.

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. ADUs are permitted in any zone where residential uses are allowed consistent with State law. 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.

The Orange County Council of Governments (OCCOG) is currently preparing an "ADU Toolkit" that will be available to all jurisdictions in the county. As noted in Program 1.19 in the Housing Plan, the City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production.

Other Local Ordinances

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

Inclusionary housing. The City has no inclusionary housing requirements.

Short-term rentals. Municipal Code Chapter 6.45 establishes regulations regarding the short-term (i.e., less than 30 days) rental of residential property. Short-term rentals are permitted in all residential zones subject to obtaining a short-term rental permit and business license from the City.

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

In December, 2022, the City of Placentia adopted the current (2022) California Building Codes, which establish construction standards for all residential buildings,



and repealed all previous amendments. There are currently no local amendments of the adopted 2022 California Building Code. 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.

Building codes are enforced through building permit plan check and inspection during construction.

Zoning Code Enforcement

Contained within the City's Police Department and staffed by Police Services Officers, the City's Zoning 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. Identification of violations is primarily complaint-based.

The Health, Wellness and Environmental Justice Element of the General Plan also addresses the issue of Code enforcement through the following policies:

HW/EJ 8.2. Focus code enforcement efforts in disadvantaged communities, to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowding, illegal home businesses, illegal garage conversions, graffiti, unpermitted plumbing and electrical, and lack of building and yard maintenance. At a minimum, conduct bi-monthly inspections and distribute information about protecting tenant rights, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards. Written outreach efforts should be translated into Spanish.

Policy HW/EJ 13.8. Continue to implement the City's Green Building Code and update as appropriate. Require newly-constructed or renovated City-owned and private buildings and structures to comply with the Green Building Ordinance. Encourage LEEDS certification for commercial, industrial and public projects.

Policy HW/EJ 15.6. Conduct City Council visits to disadvantaged neighborhoods to encourage discussion on items that affect the residents and businesses. Have Council accompanied by representatives from Police, Code Enforcement,



Development and Community Services, and other departments. Host an annual community walk with the Mayor and other Council members.

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 are necessary ensure that development complies with applicable regulations and that adequate services and infrastructure are available to serve the development. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing; however, the City only charges fees that are required to ensure compliance with laws and regulations and protect public health and safety.

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 2018 to conduct a cost allocation plan and fee study. An update to the fee study is currently (2022) underway. 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. 0 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 3-9: Typical Planning and Development Fee Comparison, Single Family and Multi-Family

Development Fee	Single-Family[1]	Multi-Family[2]
Site/Development Plan Review (SPR/DPR)	$1,896	$511
Use permit (condo only)	$7,215	n.a.
Tentative parcel map	$5,511	n.a.
Tentative tract map	$7,086	n.a.
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 (City)	$2,625 - $5,250	$2,625 - $5,250
Total per unit	**$21,800-24,425**	**$13,483-16,108**

[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

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and



standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical 2,000 square foot single-family home on a 9,000 square foot lot can range from $21,800 to $24,425. The estimated total development and impact fees for a typical multi-unit residential project with 20 units averaging 1,000 square feet a unit can range from $269,660 to $322,160.

These estimates are illustrative in nature and actual costs are contingent upon unique circumstances of individual development project applications. Considering the cost of land in Placentia, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 5.7 percent to 6.9 percent of the direct cost of development for a single-family residential project and 3.2 percent to 3.6 percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

An estimate of planning and development fees for typical single and multi-family developments in nearby jurisdictions are provided below for reference:

1. Anaheim: Single-family unit ($30,527 to $32,887), Multi-family ($13,735 to $13,888 per unit)
2. Brea: Single-family unit ($29,679), Multi-family ($16,446 per unit)
3. Fullerton: Single-family unit ($29,739), Multi-family ($19,945 per unit)

Based on industry standards, the City's 2022 fee study, and a comparative analysis with other jurisdictions in the region, the City has determined that planning and development fees are standard, necessary, and do not pose a constraint on the development of housing at any income level.

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 **Chapter 3**, individual single-family units are permitted by-right in R-A, R-1, R-2, RPC, PUD, SP-6, SP-7, and SP-8.

Development Plan Review (DPR) Requirements

Multi-family developments of 5 or more units are subject to Development Plan Review (DPR) 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.

Minimum standards for DPR approval are the following:

(1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;

(2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;

(3) That the design, functional plan and exterior architecture of the proposed structure will not be at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;

(4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;

(5) That all of the provisions of this title are complied with;

(6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

(A) Building, structures and improvements,

(B) Vehicular, ingress and egress and internal circulation,

(C) Setbacks,

(D) Height of buildings,

(E) Location of service facilities,

(F) Walls and fences,

(G) Landscaping,

(H) Police and fire protection;

(7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;

(8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter 23.90;

(9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, screen deleterious uses, and in applicable



development projects, will incorporate xeriscape principles in accordance with the provisions of Chapter 23.77;

(10) That a solid masonry wall shall be provided around the perimeter of all sites proposed for development. Additionally, all residential lots shall be provided with a solid masonry wall along the rear and side property lines. All walls shall conform to the height regulations contained in Section 23.81.100. Wall requirements may be specified or waived in part or total by a majority vote of the total membership of the planning commission or city council;

(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter 23.78, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be a 10-foot landscape buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district. The evergreen trees shall be of a low-water consuming variety in accordance with the provisions of Chapter 23.77;

(13) That there shall be provisions for trash collection areas within 100 feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official.

Analysis of Development Review Procedures (DPR) Requirements

DPR requirements were analyzed to determine if potential constraints exist. Analysis of the minimum standards (1) one through (4) four do not provide objective metrics and could be considered as subjective standards. This could have the effect of reducing approval certainty and introduce a constraint to the development of housing.

To increase project approval certainty and mitigate potential constraints that may be introduced by standards (1) one through (4) four of the Development Review Procedures minimum standards, the City has added Program 1.6 (Development Processing System Review) to the Housing Plan. This Program is intended to introduce more objective requirements.

DRP applications are reviewed by the Planning Commission at a public hearing. Notice of the hearing is mailed or delivered at least ten days prior to the hearing to the owner of the subject real property or the owner's duly authorized agent, the project applicant, each local agency that provides facilities and services whose ability to provide those services may be significantly affected, and all owners of real property as shown on the latest equalized assessment roll that are within 300 feet of the exterior boundaries of the proposed project.

The planning commission shall approve the development application only if all of the following findings are made:

(1) The project meets or exceeds the minimum standards listed above; and

(2) There have been attached any other conditions necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the



city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

(3) The proposed development will be consistent with the latest adopted general plan; and

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval.

The decision of the Planning Commission may be appealed to the City Council by the project applicant, any interested person, or any City Council member within 10 calendar days. While the City Council has not disapproved a project due to an appeal from interested parties, the City acknowledges that this may delay the DPR. The City Council can only deviate from the Planning Commission's decision if they make a determination that the proposed development meets the standards outlined above.

The City has added Program 1.6 (Development Processing System Review) to the Housing Plan to establish an objective review procedures and findings. Once the amendments to the DPR minimum standards are adopted, interested persons or City Council members will not be able to appeal based on the existing subjective standards. These amendments will mitigate any potential constraints that appeals may pose to the development of housing. 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 typically take between 2 and 4 months for total entitlement and permit processing. Table 3-10 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.

The amount of time between a project's approval and submittal of an application for building permits varies, depending upon a variety of factors and is controlled by a project applicant. While the City makes every effort to streamline permitting processes, an applicant's individual circumstances. The factors may include:

- Funding and Financing
- Seasonal factors
- Size of project
- Type of Construction
- Lease, Contractual considerations
- Engineering
- Design and Architectural considerations

Typical timelines range from a few days to a few weeks. If a project is small and uncomplicated, timelines will average a few days. For larger-scale, highly specialized construction, timelines between entitlements and building permits can range from a few weeks to one year for more complex projects.



Overall, the average time between entitlements and building permit submittal ranges from one week to two months. The City views the longer time period as typical for larger, more complex projects. The City does not see these average timelines as a hinderance to the construction of housing. In most all cases, the timeline from receiving approval to submitting for building permits is solely dictated by the project applicant and not constrained by any requirements placed upon the applicant by the City.

While these development review requirements and procedures have not had a significant adverse impact on the cost and supply of housing in Placentia, Program 1.6 in the Housing Plan includes ongoing review of existing procedures to determine if they create an unwarranted constraint to housing development, particularly for affordable housing. Pursuant to this program, 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 will continue to monitor processing procedures and timelines and modify them as necessary to encourage affordable housing development.

Table 3-10: Approximate Development Timelines

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. While the following hazards may impact future development of residential units in the city, they do not preclude development commensurate with the City's assigned share of regional housing needs.

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 Placentia Fire and Life Safety Department 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.

8. Other Known Environmental Factors

All candidate sites were analyzed for environmental constraints analyzed above as well as any known conditions that preclude or significantly impact development in the planning period. Examples of other known conditions include shape, size, access, property conditions, easements, contamination, and airport compatibility. The only factor that may impact the development of sites identified for moderate and above-moderate income households is parcel size. To address and mitigate this issue, the City has added **Program HE-1.18: Encourage and Facilitate Lot Consolidation** to encourage and facilitate lot consolidations of vacant and underutilized lots to create larger building sites for residential development.

Based on this analysis, the City determined that all candidate sites can feasibly develop housing due to the numerous commitments the City has made in the Housing Plan and do not experience any other known environmental constraints.

Infrastructure

Upon adoption of the Housing Element, the City distributed a copy to its water service providers. Both the Yorba Linda Water District and the Golden State Water Company have granted priority for service allocations to proposed developments that include housing units affordable to lower-income households in the City of



Placentia. The City maintains and operates the local sanitary sewer collection system and per State law, Placentia complies with the requirement under Government Code Section 65589.7 granting priority for service allocations to proposed developments that include housing units affordable to lower-income households in the City.

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. Current and projected infrastructure capacity is adequate to serve projected housing development during the planning period.

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 3-11 summarizes the City's standards for roadway and right-of-way widths.



Table 3-11: 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 stricter 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.

Other Non-Governmental Constraints

Some neighborhoods in the city are located within a homeowners' association and are subject to conditions, covenants and restrictions ("CC&Rs") that could add time and complexity to the residential development process, such as through private design review requirements.

In recent years there have been no requests to develop residential projects at significantly lower densities lower than allowed by zoning regulations, and no significant delays between the approval of entitlements and building permit applications have been noted.

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 through rehabilitation grants, if available. In addition, mobile home parks are zoned "MHP" and a zone change would be required to convert these parks to other uses, which incentivizes their preservation.



Objective:	Preserve existing mobile home parks and manufactured housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Annually Monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. In 2022, staff reviewed the use of manufactured housing and continues to encourage manufactured housing use through contacting distributors for information and meeting with manufacturers and developers who specialize in this housing.

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 will conduct annual outreach with developers to identify development opportunities, with an emphasis on sites near transportation, employment 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. The City will further expand opportunities for housing near high-quality public transportation by expanding the TOD zone (see Program 1.8).

Objective:	Encourage new housing in proximity to transportation, employment and services
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will conduct annual outreach with developers to identify development opportunities, with an emphasis on sites near transportation, employment and services.



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

Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis. 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. The City will conduct annual outreach and consultation with developers to identify development opportunities.

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. The City will conduct annual outreach with developers to identify development opportunities.

Program HE-1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing

Emergency shelters. To address the needs of homeless persons, 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. To ensure compliance with recent changes to State law (AB 2339), Code amendments will be processed by June 2024 to revise emergency shelter standards.

Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential. The City will amend the Zoning Code to allow other residential uses in the Manufacturing (M) District.

With the existing 100-bed emergency shelter, the City estimates that the remaining emergency shelter need is approximately 50 to 150 beds, depending on the season. The M District includes approximately 200 parcels encompassing several hundred acres and provides ample opportunities for additional shelters. Many of these parcels have existing



buildings that could be adapted for shelter use. Typical parcel sizes are between 1 and 2 acres in size.

AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City's current Zoning Code prohibits emergency shelters on parcels within 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. Program 1.4 in the Housing Program provides for an amendment to the City's Zoning Code to ensure compliance with all proximity provisions of AB 2339.

The current emergency shelter development standards and conditions are not fully compliant with Chapter 654, Statues of 2022 (AB 2339) and will be amended to comply with State law.

The City will amend the Zoning Code to ensure compliance with all provisions of AB 2339, including definitions, parking standards, zoning and all development standards, including spacing requirements.

Low barrier navigation centers. In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of *low barrier navigation centers*, which 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." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. A Code amendment will be processed by June 2024 to update City regulations consistent with this requirement.

Transitional 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.

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. The City will update regulations for transitional and supportive housing consistent with State law by June 2024.

Agricultural employee housing. California Health & Safety Code Sec. 17021.5 requires agricultural employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and requires agricultural employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. The City will amend zoning regulations for agricultural employee housing by June 2024 consistent with these provisions of State law.

Objective:	Encourage the provision of emergency shelters, low barrier navigation centers, transitional and supportive housing and agricultural employee housing consistent with State law
Responsible Agency:	Development Services
Funding Source:	General Fund (including funds from County, State and Federal governments)
Implementation Schedule:	Code amendments by June 2024

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. The City will review available infrastructure grant funding annually and apply for grants when the City is eligible.

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 and mitigate subjective findings 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.

The City will also prepare written SB 35 review procedures and objective standards to minimize constraints on housing supply and affordability for eligible projects. Consistent with new transparency laws, zoning, development standards and fees will continue to be posted on the City website.

Objective:	Minimize development review/processing time
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Prepare SB 35 procedures and amend the Municipal Code to mitigate subjective findings in the DPR by October 2024. Continue to post zoning, development standards and fees on the City website. 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 and ongoing update of inventory

Program HE-1.8: Adequate Sites for Housing Development

Through the Regional Housing Needs Assessment (RHNA) process, the City has been assigned a total housing need of 4,398 dwelling units during the 2021-2029 timeframe. The sites analysis (Appendix B) determined that there is currently a shortfall of potential lower-income and above moderate-income housing capacity compared to the City's identified need.

To ensure the availability of adequate sites to accommodate this assigned need, the City shall identify and rezone at least 14 acres and potentially up to 28 acres of land with allowable densities from 30 to 95 units/acre to accommodate the shortfall of lower-income and above moderate-income sites compared to the RHNA allocation as identified in Appendix B.

The existing TOD area is proposed to be expanded to the west, creating capacity for more than 1,100 multi-family units. This area is currently zoned Manufacturing and encompasses approximately 14 acres. The potential capacity for this TOD expansion area assumes an allowable density of 95 units/acre and an average yield of 82 units/acre based on recently approved projects in the existing TOD area.

The R-3 zoning district previously allowed a maximum density of 25 units/acre but was amended in December 2022 to allow a maximum density of 30 units/acre. While all properties in the R-3 district allow up to 30 du/acre, only the most likely sites for development are listed in Table B-5 and B-6. With a conservative 10% reduction from the proposed allowable density of 30 units/acre, these parcels would have a total capacity of approximately 342 units, an increase of 61 potential units compared to the estimated capacity under current regulations.



Rezoned sites shall comply with the requirements of Government Code §65583.2(h) and (i).

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 conduct annual outreach and consultation with developers to identify development opportunities. The City will also provide incentives for lot consolidation (see Program HE 1.18).

For any non-vacant sites identified in Appendix B that were listed in a previous Housing Element sites inventory, or vacant sites that were listed in two previous consecutive inventories, residential development will be allowed by-right when a housing project provides at least 20 percent of the units affordable to lower-income households in compliance with Government Code §65583.2(c),

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code §65583.2(g)(3). Replacement requirements shall be consistent with those set forth in §65915(c)(3).

The City will monitor housing development citywide on an ongoing basis to ensure that the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling its RHNA requirement for the planning period. Should a project be approved on a site with a lower density than that identified in the Sites Inventory, the City will assess its continued ability to accommodate the RHNA within six months. Should the project result in a shortfall in sites, the City will address the "no net loss" requirements by identifying additional sites to replenish the Sites Inventory within six months in accordance with State law.

To facilitate housing development, zoning regulations, development standards and fees will be posted on the City website, and the City will establish written procedures for streamlined review consistent with Government Code §65913.4.

Objective:	Rezone sufficient land with appropriate densities to accommodate the RHNA allocation
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	R-3 rezone completed in December 2022 and TOD Expansion completed in February 2024; Should a project be approved on a site



	with a lower density than that identified in the Sites Inventory, the City will assess its continued ability to accommodate the RHNA within six months and if the project should result in a shortfall in sites, the City will address the "no net loss" requirements by identifying additional sites to replenish the Sites Inventory within six months in accordance with State law.

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:	Completed. Forms have been developed to gain the information at the time a building permit is issued.

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:	Over 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 by December 2023

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, The City will conduct annual outreach with developers to identify development opportunities for housing for senior households through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.



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, The City will conduct annual outreach with developers to identify development opportunities for housing for large family households through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.

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 annually, expedited processing and flexibility in development standards. The City will conduct annual outreach and consultation with developers to identify development opportunities.

Objective:	Increased availability of housing units for households with special needs
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Monitor funding opportunities annually; ongoing. The City will conduct annual outreach with developers to identify development opportunities for housing for special needs households, including persons



	with developmental disabilities, through activities such as technical assistance, assistance in seeking funding annually, expedited processing and flexibility in development standards.

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). To expand housing opportunities, an amendment to the TOD zone will processed to extend the district as described in Program 1.8 and Appendix B. As candidate and non-candidate sites develop, the City will continue to monitor development trends and if residential development is not occurring as anticipated, the City will adjust development assumptions or propose residential requirements in all Old Town subareas, similar to the TOD Zone.

The City will continue to track development and if 25 percent of the City's RHNA is not permitted, completed, or entitled by December 2025, the City will adjust development assumptions and will identify additional suitable sites by December 2026. If 50 percent of the City's RHNA is not permitted, completed, or entitled by June 2027, the City will adjust development assumptions and will identify additional suitable sites by December 2027.

Objective:	Encourage transit-oriented development
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing; Ongoing RHNA progress reviews with adjusts in December 2025 and June 2027 (as needed); TOD



	zone boundaries expanded in February 2024.

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, The City will conduct annual outreach with developers to identify development opportunities for SROs through activities such as financial assistance, density bonus, regulatory concessions, expedited processing and flexibility in development standards.

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 reduce multi-family parking standards for small (i.e., studio or 1-bedroom) units in the R-3 district to one covered space per unit (garage or carport) to reduce this potential constraint.

Objective:	Revise existing multi-family parking standards in the R-3 district
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendment by October 2023

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:	Code amendment by December 2023

Program HE-1.19: Accessory Dwelling Units

Accessory dwelling units (also known as ADUs, JADUs, 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.

The Orange County Council of Governments (OCCOG) is currently preparing an "ADU Toolkit" that will be available to all jurisdictions in the county. The City will utilize the ADU toolkit, which is expected to include standard plan examples, and other ADU resources to encourage ADU production. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools.

The City is working with OCCOG to prepare free, pre-approved ADU plans. The City will have three conceptual ADU design plans and at least one ADU plan with all the construction details that residents can utilize. By providing pre-approved plans, the City will streamline the approval process and encourage more people to consider adding an ADU to their property. The City anticipates a significant uptick in ADU applications and permits once the plans are available as they will reduce the cost and time required to develop ADUs.

The City will support and accommodate the construction of at least 56 ADUs during the 6th Cycle planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period and will accomplish this by a variety of methods, including but not limited to:

- Annually pursuing funding to adopt permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty.

- Developing an ADU Manual guiding applicants through the construction of an ADU by December 2024.
- Developing an ADU webpage informing the community on ADU related codes, processes, and incentives December 2024.
- Developing and implementing a public awareness campaign for construction of ADUs and the City's incentives utilizing all forms of media and outreach distribution December 2024.
- Establishing incentives for ADUs, with an emphasis on affordable ADUs by December 2024.

The City will establish and maintain an ADU monitoring program during the planning period that tracks ADU development every other year, including affordability levels and deed-restricted affordable units. The City will also conduct reviews of ADU development during the 2021-2029 planning period to evaluate if production of ADU's in the City is trending to achieve production estimates, beginning in January 2025. Should ADU development not occur at a rate consistent with assumptions of the 2021-2029 Housing Element, the City will, within six months, review and identify implementable programs to further encourage ADU production. The City may conduct additional rezoning activity, as deemed appropriate, if evaluations determine rezones will encourage increased ADU production.

Objective:	Encourage ADU production
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Monitor and pursue ADU funding opportunities annually; review and update ADU regulations annually; Evaluate if the City is achieving its production estimates, beginning in January 2025, should ADU development not occur at a rate consistent with assumptions of the 2021-2029 Housing Element, the City will, within six months; Develop an ADU Manual, webpage, public awareness campaign, and ADU incentives by December 2024.

Program HE-1.20: Annual Review of Site Requirements

The City reviewed development standards such as yard requirements, lot coverage and size, lot size, and building height limits and found that they have not to constrained developments in the City. However, in order to identify potential constraints to development, the City will review its

Building and Planning site requirements annually to identify potential constraints to development and make necessary changes if constraints are identified that preclude property owners from developing at the maximum stories and density permitted in their respective zoning.

The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025.

Objective:	Mitigate potential constraints caused by development standard requirements
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will amend height requirements for developments in zones that allow multifamily housing to at least 36 feet, with no exceptions by June 2025.

Program HE-1.21: Missing Middle Housing

The City of Placentia is committed to facilitating and encouraging an increase in supply and variety of housing types, specifically smaller housing types that are affordable by design and do not require subsidies or funding sources. The Zoning Code currently allows a variety of small housing and unit types such as ADU/JADUs, SROs, farmworker housing, second units, and manufactured homes. Though these uses are allowed, not all are allowed by-right and may require a conditional use permit or some other discretionary review. The City will review, evaluate, and update the Zoning Code to allow smaller housing and unit types by-right where appropriate. The City will explore the addition of other small housing types to address missing middle housing and encourage the development of smaller, naturally occurring affordable housing types with an emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs).

The City shall further intensify and increase housing choices and affordability in relatively higher opportunity and income and lower density areas. The City will continue to track development and if 50 percent of the City's RHNA is not permitted, completed, or entitled by December 2026, the City will adjust development assumptions, identify additional suitable sites, and consider increasing baseline density in lower density zones to facilitate increased development. The City will consider increasing development intensity in single family zones within the following year to achieve more inclusive neighborhoods throughout City.



Objective:	Mitigate potential constraints caused by development standard requirements
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will review, evaluate, and update the Zoning Code to allow smaller housing and unit types by-right where appropriate by December 2026.

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 and Local 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 conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings. The City will continue to seek funding to support the Fair Housing Council of Orange County (FHCOC), which 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. The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords.

Objective:	Affirmatively further fair housing activities
Responsible Agency:	Development Services
Funding Source:	General Fund; grants if available
Implementation Schedule:	Annual fair housing outreach; Ongoing; The City will conduct continuous annual outreach with to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.



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.

Continue to coordinate with the OC Housing Authority. Target voucher participation in highest resource /opportunity areas, higher income areas, and RCAAs. Aim to increase vouchers awarded by 10% during the planning period, as funding and capacity allows. Target 20% of new vouchers in highest opportunity or resource areas. Recruit at least 5 landlords to become a participating voucher property within the planning period.

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. The City will review and revise its Municipal Code to be compliant with State law regarding reasonable accommodation procedures and group homes. Specifically, the City will revise their code to address the existing approval findings that reasonable accommodation requests will not, "create substantial adverse impact on surrounding land uses," and "Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and whether the primary purpose of the accommodation is to assist with real estate speculation or excess profit-taking," as potential constraints to persons with disabilities. The City will also remove appeal processes for Reasonable Accommodation requests that are approved, and limit denial appeals to only the applicant. Revisions will establish objective requirements for reasonable accommodation to promote approval certainty. The City will revise their code to address the existing CUP requirement as constraint to permit group homes for seven or more persons. Revisions will establish objective requirements for group homes of seven or more people to promote approval certainty. The City will also provide information online and at City Hall on reasonable accommodations with respect to zoning, permit processing, and building laws .In addition, a Zoning Ordinance amendment will be processed in 2022 to update the definition of "family" consistent with State law.



Objective:	Minimize regulatory constraints on housing for persons with disabilities
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Code amendments by December 2023

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

Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing

The City of Placentia will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings.

Pursuant to Government Code §8899.50(b), the City will continue to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and will take no action that is materially inconsistent with its obligation to affirmatively further fair housing. In addition, the City will:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County of Orange and the Fair Housing Council of Orange County to seek additional funding to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan, with the 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.

- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website, and support the FHCOC in providing fair housing information to residents and training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

Additionally, the City will commit to the following actions:

- Review future policies and programs for potential restrictive practices that would limit diversity in the RCAAs.
- Affirmative marketing to increase diversity within the RCAAs.
- Establish specific incentives for the development of affordable units in RCAAs and high opportunity areas (including, but not limited to, permit streamlining and reduced fees).
- Aspire to integrate 50 households into existing RCAAs. Prevent non-RCAA areas from becoming RCAAs.

Objective:	Affirmatively Furthering Fair Housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Ongoing; Establish AFFH marketing program by December 2024.

Program HE-2.6: Affirmatively Further Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions during the planning period in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law. Appendix D of the Housing Element contains the City's complete AFFH analysis. Concrete actions to address fair housing issues are contained throughout the City's policy program but Program HE-2.6 aims to capture all of these policies and actions.

Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
Housing Mobility			
Availability of Affordable Housing	Disseminate information on the City's website and conduct community outreach meeting with local stakeholders and affordable housing developers to promote affordable housing development throughout the city and discuss other City-incentives to create affordable housing.	City-wide with emphasis on development in highest resource/ opportunity areas, higher income areas, and RCAAs	**Medium** Conduct workshop with development community every 12 months beginning in August 2024 with Mid-Cycle review of progress; if changes are deemed necessary, implement within 12 months of review. Metrics: Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of residents counseled through the Fair Housing Council of OC by 5% annually. First workshop by October 2024, mid-cycle review by October 2025, and revisions, if necessary, by October 2026. Reach at least 20 developers and target 100 residents during the planning period.
	Conduct marketing to increase participation with the Housing Choice Voucher Program.	City-wide with emphasis on highest resource/ opportunity areas, higher income areas, and RCAAs	**Medium** Continue to refer residents to the OC Housing Authority which awards vouchers to eligible applicants on an ongoing basis Metrics: Continue to coordinate with the OC Housing Authority. Target voucher participation in highest



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			resource /opportunity areas, higher income areas, and RCAAs. Aim to increase vouchers awarded by 10% during the planning period, as funding and capacity allows. Target 20% of new vouchers in highest opportunity or resource areas. Recruit at least 5 landlords to become a participating voucher property within the planning period
	Collaborate with developers to develop a mechanism to develop affordable housing in highest-opportunity areas.	Highest-opportunity areas Figure D-15 indicates that the eastern parts and northern borders of the City, including Racially Concentrated Areas of Affluence (RCAAs), are least affordable. The City will place priority on these areas while also addressing affordability issues throughout the City.	**High** Maintain and update candidate sites list and annually provide opportunities to relevant agencies and organizations. Offer collaboration and assistance. Metrics: Update candidate sites list annually at time of APR Assist or provide information to at least 5 developers annually Facilitate the development of affordable units and ADUs in RCAAs by establishing incentives for affordable developments in RCAA and high opportunity areas by March 31, 2025.
	Figure D-15 shows that there are three census tract areas that have Racially Concentrated Areas of Affluence (RCAAs) in the Eastern	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	**Medium** To address access to opportunity, the City will conduct the following specific actions: Annually review existing



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	and Northern parts of the City. RCAAs may represent a public policy issue to the extent that they may have been created or maintained through exclusionary and discriminatory land use and development practices. To integrate and disband RCAAs, the City will: 1. Review future policies and programs for potential restrictive practices that would limit diversity in RCAAs. 2. Conduct Affirmative marketing to increase diversity within the RCAA. This may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship. 3. Establish specific incentives for the development of affordable units in the RCAA and high opportunity areas (including, but not limited to, permit streamlining and reduced fees).		policies and programs for potential restrictive practices that would limit diversity within the RCAA. If restrictive practices are identified, address prior to adoption of the new policies and programs or within six months for existing policies and programs. Conduct affirmative marketing to increase diversity within the RCAAs every two years. Conduct a biennial survey of affordable units to identify how households find affordable units within the City. Establish incentives for affordable developments (including ADUs and JADUs) in RCAA and high opportunity areas by March 31, 2025. Establish specific incentives for the development of affordable units the RCAAs and high opportunity areas by June 2025. Facilitate the development of 25 ADUs in highest resource/opportunity areas, higher income areas, and RCAAs.



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
Housing Choices and Affordability in Areas of Opportunity			
Racially Concentrated Areas of Affluence	Figure 3-16 indicates that the eastern parts of the City are designated as Racially Concentrated Areas of Affluence (RCAAs). RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices To address access to opportunity, the City will conduct the following specific actions: • Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAAs. • Conduct marketing to increase to increase participation with the Housing Choice Voucher Program.	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	**Medium** To address access to opportunity, the City will conduct the following specific actions: • If restrictive practices are identified, address prior to adoption of the new policies and programs or within 6 months for existing policies and programs. •Conduct marketing to increase diversity within the RCAAs every 24 months beginning in August 2024. Metrics: Annually review existing policies and programs for potential restrictive practices that would limit diversity within the RCAAs and highest-opportunity areas and if restrictive practices are identified, address within 6 months, as necessary In partnership with the Fair Housing Council of OC, distribute materials targeting RCAAs and highest resource areas. Continue to evaluate effectiveness of policies and update as necessary. Reach at least 100 residents during the planning period. Facilitate the development of affordable units in RCAAs.
Housing Choice	Review zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence	**High** On-going, with annual review and adjustment within 12 months, if adjustments are required



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	affordability (e.g., duplex, triplex, multifamily, ADU, transitional and supportive housing, group homes) in high opportunity areas.	(RCAAs)	and applicable Metrics: Update candidate sites list annually at time of APR Continue to improve and streamline ADU procedures to reduce cost and time – review annually and update as necessary to comply with updates to state law – if ADU production is not 12.5% of total assumption yearly, City will provide additional incentives to further encourage ADU development The City will support and accommodate the construction of at least 56 ADUs during the 6th Cycle planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period and will accomplish this by a variety of methods, including but not limited to: • Annually pursuing funding to adopt permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty. • Developing an ADU Manual guiding applicants through



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			the construction of an ADU by December 2024. • Developing an ADU webpage informing the community on ADU related codes, processes, and incentives December 2024. • Developing and implementing a public awareness campaign for construction of ADUs and the City's incentives utilizing all forms of media and outreach distribution December 2024. • Establishing incentives for ADUs, with an emphasis on affordable ADUs by December 2024. Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.
	Research and establish homesharing program(s) and/or policies. Coordinate with local organizations to assist with matching tenants with existing homeowners. The City will assist with outreach and facilitate annual presentations, as well as conduct outreach to eligible and potential homeowners.		**Medium** Research and establish homesharing program(s) by January 31, 2025. Annually coordinate with relevant organizations and homeowners and facilitate presentations annually.



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
City-owned Properties	Explore innovative re-use of public assembly land and City-owned land for affordable housing. The City will maintain compliance with the Surplus Land Act throughout the 2021-2029 Housing Element period. The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites. The City will conduct an annual review of applicable legislation and promote program and funding incentives available for the development of affordable housing units on City-owned sites.	Citwide with emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	**Medium** On-going with annual reporting and milestone compliance as required by State Law The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites on an ongoing basis. The City will conduct an annual review of applicable legislation and promote program and funding incentives available for the development of affordable housing units on City-owned sites. Facilitate the development of at least 30 units on publicly-owned properties, with an emphasis on areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs).
Access to Opportunity	Ensure equal access to housing for persons with Protected characteristics, who are disproportionately likely to be lower- income and to experience homelessness; Expand access to opportunity for protected classes.	City-wide with emphasis on lower income and lower resource areas	**High** On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable Metrics: Update candidate sites list annually at time of



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	The City will seek to improve access to opportunity for lower-income households and other protected classes by providing adequate sites for affordable housing development, encouraging the production of ADUs, and facilitating the production of housing for persons with special needs.		APR Continue to improve and streamline ADU procedures to reduce cost and time – review annually and update as necessary to comply with updates to state law Provide technical assistance to developers proposing affordable housing – at least 10 developers during the 6th Cycle. Conduct ongoing, proactive outreach to engage members of all socio-economic groups
Housing Discrimination	In partnership the city's fair housing provider, conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach should include workshops, informational booths, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature. Provide general counseling and referrals to address tenant-landlord issues, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations. Include testing/audits within the scope of work for each city's fair housing provider. Support enforcement	City-wide with emphasis on lower income and lower resource areas	**Medium** Conduct community workshop every 12 months beginning in August 2024 with Mid-Cycle review of progress; if changes are deemed necessary, implement within 12 months of review. Metrics: Refer landlords and residents to fair housing counseling, as needed, during the 6th Cycle. One meeting per year with fair housing services provider to identify and rectify fair housing issues. Provide technical assistance to developers proposing affordable housing and housing for persons with special needs – at least 10 developers during the 6th Cycle. Review reasonable



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	activity and publicize outcomes of fair housing litigation. Provide general counseling and referrals to address tenant-landlord issues, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations.		accommodation standards and procedures annually and update within 6 months of annual review if not compliant with state or federal law. If not compliant, the City will process reasonable accommodations in compliance with state or federal law in the interim. Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.
Opportunities for Persons with Disabilities	Increase community integration for persons with disabilities. Continue to assist in the development of housing projects for special needs households by providing technical assistance with tax credit applications, tax-exempt bond financing and other public funds, including, ESG, CDBG, and HOME. The City shall continue to monitor to ensure the effectiveness of reasonable accommodation standards and procedures.	City-wide with emphasis on lower income and lower resource areas Increase access in highest-opportunity and resource areas and areas with less diversity	**High** On-going, with annual review and adjustment within 12 months of review, if adjustments are required and applicable Metrics: Provide technical assistance to developers proposing affordable housing and housing for persons with special needs – at least 10 developers during the 6th Cycle. Review reasonable accommodation standards and procedures annually and update within 6 months of annual review if not compliant with state or federal law. If not compliant, the City will process reasonable accommodations in compliance with state or federal law in the interim. Conduct ongoing,

Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			proactive outreach to engage members of all socio-economic groups and reach at least 100 residents.
Community Conservation and Revitalization			
Housing Choice	Enhance the proactive code enforcement program that targets areas of concentrated rehabilitation needs, resulting in repairs and mitigating potential costs, displacement and relocation impacts on residents.	City-wide with emphasis on lower income and lower resource and higher need areas	**High** On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable Metrics: Review the proactive code enforcement program annually and adjust as needed. Refer households in need to assistance such as rehabilitation loans – assist at least 3 households per year.
	The City shall develop a program to collaborate with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act quickly if, and when, it receives notice of conversion. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units.	Affordable units "At-Risk" of converting to market rate	**High** On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable Metrics: Develop preservation strategy by December 2024. Goal of preserving 100 percent of units at-risk of converting to market rate (Imperial Villas). Apply for funding annually. Reach at least 50 residents on annual basis
Protection from Displacement			
Displacement from Economic Pressures	Provide and maintain multi-lingual informational materials on tenant legal counseling and resources	City-wide	**High** Create materials by August 2024; update as necessary. Metrics: In partnership with the



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
			Fair Housing Council of OC, distribute materials. Continue to evaluate effectiveness and update as necessary. Reach at least 100 residents on annual basis Conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.
	Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, low income residents, seniors, and people with disabilities.	City-wide with emphasis on lower income and lower resource and higher need areas	**High** The City shall develop a program to collaborate with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act quickly if, and when, it receives notice of conversion. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units. Develop program by December 2024. On-going, with annual review and adjustment within 12 months, if adjustments are required and applicable Develop preservation strategy by December 2024. Goal is to preserve at-risk units. Provide technical assistance to developers proposing affordable housing and housing for persons with special needs.



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	Explore anti-gentrification policies and regulations to combat displacement, which especially affects low-income residents and communities of color. These may include, but are not limited to foreclosure assistance, community land trusts, and housing trust funds.	City-wide with emphasis on lower income and lower resource and higher need areas	**Medium** Review and report to Council options on anti-gentrification policies and regulations by October 2025.
	City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an ADU and are willing to offer it as an affordable rental.	Areas with relatively higher opportunity, higher median income and racially concentrated areas of affluence (RCAAs)	**Medium** Check the websites of HUD, HCD, and OC Housing Authority for potential funding sources and apply for eligible programs annually. Metrics: Facilitate the development of at least 56 ADUs during the planning period. This estimate is based on historical development trends. While historical trends yield an estimate of 56 ADUs, the City will aim to facilitate the development and/or legalization of over 84 ADUs during the planning period. Target 30% of affordable units in lower income areas and 30% in highest resource and opportunity areas, RCAAs, and higher income areas, with the balance throughout the City to avoid over concentration in specific neighborhoods.
Place-Based Strategies			
Areas of Lower Income	Conduct affirmative marketing to increase awareness and diversity throughout the City and in areas of lower income.	City-wide with emphasis on lower income and lower resource areas	**Medium** Explore feasibility of affirmative marketing and housing mobility counseling program by



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	This is aimed at ensuring existing residents are not displaced, as well as providing opportunity for residents within the surrounding region. Specifically, this may include, but is not limited to, noticing of affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple languages, informing service agencies, outreach to community organizations and places of worship. Annually conduct affirmative marketing for each new project that is developed with affordable units and that has affordable units open/available. Provide housing mobility counseling either directly or through referrals. This counseling may include, but is not limited to, information on opportunity areas, housing search skills and tools, workshops, search assistance, referrals, structured support for a time after a move to the City, landlord-tenant mediation, and retention counseling.		September 2024, Provide annual progress reports and amend program as funding allows. Annually throughout the 2021-2029 Cycle to reach at least 100 residents. Review development progress by 2025 and initiate a Housing Element amendment to ensure significant progress toward increasing housing mobility, choice, and affordability throughout all neighborhoods with emphasis on areas of high segregation and poverty.
	Affirmatively market first-time homebuyer and/or housing rehabilitation programs to low and moderate income areas, and areas of racial/ethnic concentration.		



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	Work collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies are implemented.		
	Engage community health workers to conduct ground level site visits and meetings within areas of lower income to better understand resident and business barriers, resources, and needs.		**Medium** Initiate outreach program by September 2024, Annually throughout the 2021-2029 Cycle to reach at least 100 residents.
	The City will annually seek funding and will annually review its Capital Improvement Program in order to prioritize projects in areas of lower income,to improve living environments and reduce the risk of displacement. Examples of projects include street improvements, multi-modal investments, safe routes to school, parks, community facilities and amenities, infrastructure, and other investment toward community revitalization.		**Medium** Annually throughout the 2021-2029 Cycle. Metrics: Identify and complete capital improvement projects in TOD and OT areas, lower income and lower resource areas, and historically underinvested areas– at least 2 projects in these census tracts, as appropriate and as funding allows. Continue to prioritize capital improvement projects lower income and lower resource areas, projects benefiting affordable housing projects, and expand focus on environmental justice communities. Annually implement the Environmental Justice Element. Apply for funding annually.
Community Revitalization	The City will continue to encourage and emphasize public art in areas of lower income and diversity. Public art	City-wide with emphasis on lower income and lower resource areas	**Medium** Annually throughout the 2021-2029 Cycle. Encourage applicants of



Contributing Factors and Actions

Contributing Factor	Meaningful Action	Geographic Target	Priority and Timeline
	improves quality of life in neighborhoods and can provide a vehicle for residents to express themselves creatively. The TOD and Old Town zones have provisions that may require public art as part of a development agreement for developments that include twenty (20) or more units or which are over twenty thousand (20,000) square feet.		new projects to integrate public art into projects and rely upon local artists to execute public art. Explore the feasibility of adopting a Public Art Plan with a potential public art in-lieu fee.
Availability of Affordable Housing	Pursue State and Federal funding for affordable housing development. Prioritize use of funds to incentivize/partner with developers to pursue affordable housing in the City.	Highest resource areas, RCAAs, higher income areas, lower income areas, and areas of high segregation and poverty.	**High** Annually throughout the 2021-2029 Cycle. Check the websites of HUD, HCD, and OC Housing Authority for potential funding sources and apply for eligible programs annually. Metrics: Facilitate the development of 50 affordable housing units through additional funding/grants. Target 30% of affordable units in lower income areas and 30% in higher income areas, with the balance throughout the City to avoid over concentration in specific neighborhoods.
	Utilize existing incentives to increase feasibility of affordable housing.	Citywide with emphasis on highest resource areas, RCAAs, higher income areas, lower income areas, and areas of high segregation and poverty.	**Medium** Evaluate existing incentives and develop list of new incentives by June 2025. Utilize incentives for at least 2 large multifamily projects with at least 50 units.



Objective:	Affirmatively Further Fair Housing
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	Each action provides its own timeline

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. The City will monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise.

Objective:	Conserve and improve existing residential neighborhoods
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	The City will conduct annual coordination meetings with neighborhood and non-profit organizations to identify rehabilitation opportunities based on code enforcement cases. If any concentration of poor housing conditions is present during the 6th Cycle planning period, efforts will focus on those areas; Monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise.

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 will continue to monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. The City shall outreach to potential applicants continuously through the City's website and will distribute printed material annually.

Objective:	72 units rehabilitated during the planning period
Responsible Agency:	Development Services
Funding Source:	CDBG
Implementation Schedule:	The City will monitor funding opportunities for rehabilitation grants on an annual basis and apply for funding as opportunities arise. Ongoing; annual announcements in City publications.

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: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate

The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. 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, comply with noticing requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units

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. The City will contact affordable housing organizations annually to solicit interest in development.

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:	The City will conduct annual outreach with developers to identify development opportunities. The City will encourage development of affordable housing through activities such as in-kind technical assistance, support in seeking grant and funding opportunities, expedited processing and flexibility in development standards, and financial assistance, which may include land write-downs and assistance with on- or off-site infrastructure costs where feasible.

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 through regular attendance at meetings of 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:	The City will have ongoing coordination and meeting attendance at the County of Orange Continuum of Care Forum to pool resources to

	address homeless needs. The City will support in seeking grant and funding opportunities on an annual basis for homeless assistance and services.

Program HE-4.3: Facilitate Housing Co-Located with Religious and Community Facilities

Religious and Community Facilities provides a unique opportunity to provide affordable housing on properties that may have surplus land available. Additionally, these sites may support affordable housing options that could provide additional support services on site.

AB 1851 (Wicks, 2020) allows faith-based organizations like churches and other places of worship to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. AB 1851 allows faith-based organizations to build housing on their parking lots and prohibits cities from requiring the replacement of those parking spaces. The City will outreach to promote and encourage the use of SB 4 and AB 1851 provisions to facilitate and streamline affordable housing on these properties.

The City will evaluate opportunities to facilitate co-location of housing on Religious and Community Facilities sites through a Zoning Code amendment and collaborate with faith-based organizations to support viable, voluntary opportunities. The City will outreach to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease. The City aims to accommodate at least 150 additional lower income units on properties owned by faith-based organizations during the planning period. The City will target the co-location of housing in higher income, higher opportunity areas and RCAAs.

Objective:	At least 150 affordable units co-located on Religious and Community Facility Sites
Responsible Agency:	Development Services
Funding Source:	General Fund
Implementation Schedule:	The City will outreach to faith-based organizations by December 2024 and implement a Zoning Code amendment within 12 months thereafter with the goal of co-located at least 150 affordable units in higher income, higher opportunity areas and RCAAs.



4.2 Quantified Objectives

Activity	Quantified Objective
New Construction	
Very Low	1,246
Low	683
Moderate	789
Above Moderate	1,696
Total	4,414
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

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 provided many 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 14, 2021	Planning Commission study session
September 16, 2021	Public Workshop
September 21, 2021	City Council study session
October 5, 2021	Public Review Draft Posted to City's Website
October 12, 2021	Planning Commission study session
October 19, 2021	City Council study session
October 21, 2021	Submittal to HCD
January 11, 2022	Planning Commission public hearing
January 18, 2022	City Council public hearing
March 1, 2022	Public Review Draft Posted to City's Website
March 8, 2022	Planning Commission public hearing
March 15, 2022	City Council public hearing
March 17, 2022	Submittal to HCD
August 29, 2023	Submittal to HCD
November 28, 2023	Submittal to HCD
January 23, 2024	Planning Commission public hearing
February 6, 2024	City Council public hearing
February 23, 2024	Submittal to HCD
February 29, 2024	Housing Element Certification

In addition to these public meetings, the City used several other methods to encourage participation in the Housing Element update, particularly among lower-income households, persons with special needs and non-English speakers. 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.

The City targeted outreach to all members of the community with an emphasis on engaging all economic segments and households with special needs. Outreach material was distributed both online and in person at City facilities. The City was able to engage and involve all economic segments in the update process through the scheduled workshops and study sessions.

A Housing Element Frequently Asked Questions was prepared and posted on the City's Housing Element website, and an online survey was also conducted for interested stakeholders to identify housing needs and issues.

Common themes raised during the public meetings are the need for affordable housing, particularly for service sector employees, and also the challenges with additional development, such as traffic and demands on public services. The City considered all public comments received and addressed public comments by revising the Housing Element where appropriate. The programs described in Chapter 4 seek to address these concerns, including encouraging development of additional affordable and special needs housing, while recognizing the City's limited resources. Table A-1 below highlights Housing Programs that were adopted in the Housing Plan in response to feedback received at Housing Element workshops, Housing Element surveys, Planning Commission and City Council Study Sessions, and public comments.

Table A-1: Housing Programs

Common Themes from Public Engagement	Housing Programs in Response to Public Engagement
Need for Affordable Housing	Program HE-1.3: Pursue County, State, and Federal Housing Funds Program HE-1.8: Adequate Sites for Housing Development Program HE-1.10: Encourage Development of Housing for Extremely-Low-Income Households Program HE-1.19: Accessory Dwelling Units Program HE-2.5: Equal Housing Opportunities and Affirmatively Furthering Fair Housing Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate Program HE-4.1: Partnerships with the Housing Industry
Challenges of Additional Housing/Growth	Program HE-1.2: Locate Housing Near Transportation, Employment and Services Program HE-1.5: Infrastructure Provision Program HE-1.15: Transit-Oriented Development
Need for a Variety of Housing Types	Program HE-1.2: Locate Housing Near Transportation, Employment and Services Program HE-1.12: Development of Senior Housing Program HE-1.13: Development of Housing for Larger Families Program HE-1.14: Housing for Persons with Special Needs Program HE-1.19: Accessory Dwelling Units Program HE-4.1: Partnerships with the Housing Industry
Desire to Preserve Neighborhood Character	Program HE-3.1: Community Based Neighborhood Rehabilitation Program HE-3.2: Neighborhood Identity



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@lwvorangecoast.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



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

Campaign for Fair Housing Elements
57 Post Street
San Francisco, CA 94104
info@fairhousingelements.org

Elizabeth Hansburg
People for Housing OC
elizabeth@peopleforhousing.org



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.

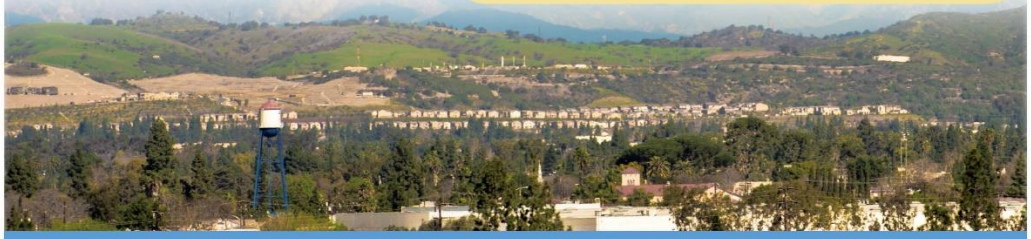
The community meeting will focus on:

- 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.

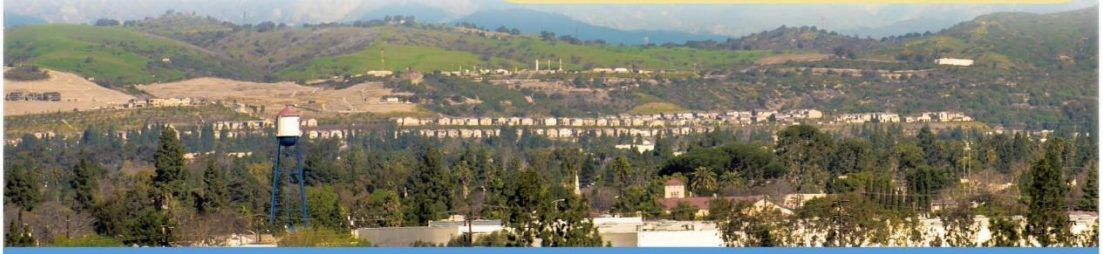
La reunión de la comunidad se centrará en:

- 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



¡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: 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

PLACENTIA
Rich Heritage, Bright Future

2021 Housing Element FAQ

1. What is a Housing Element?

State law[1] requires each city to adopt a comprehensive, long-term General Plan for its physical development. Placentia's General Plan[2] is divided into the following "elements" or chapters that contain goals, policies and programs which are intended to guide land use and development decisions:

- Land Use
- Housing
- Mobility
- Conservation
- Open Space & Recreation
- Safety
- Noise
- Economic Development
- Health, Wellness & Environmental Justice
- Sustainability

The purpose of the Housing Element is to evaluate the housing needs of Placentia's current and future residents and set forth policies and programs to address those needs.

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that the Housing Element be updated in 8-year "cycles." The City is currently preparing a Housing Element update for the 2021 to 2029 planning period, which is referred to as the "6th Housing Element cycle" in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law[3] establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

> *The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

[1] California Government Code Sec. 65300 *et seq.*
[2] https://www.placentia.org/166/General-Plan-Update
[3] California Government Code Sec. 65580 *et seq.*

Placentia 2021 Housing Element FAQ

2. What is Housing Element "certification" and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development ("HCD") the authority to review Housing Elements and issue findings regarding the elements' compliance with the law.[4] When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a "rebuttable presumption of validity"[5] that the Housing Element complies with State law, which would support the City's legal defense. Recent laws also allow courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.[6]
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City's General Fund.

Placentia's last Housing Element update was completed in 2014 and was certified by HCD as fully compliant with State law.

3. What are the most important issues that must be addressed in the Housing Element update?

The major issues that must be addressed in the Housing Element update are: 1) how City policies, plans and regulations help to meet the region's housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs**. Under State law[7] all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private and non-profit developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels. The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #5 below).

[4] California Government Code Sec. 65585
[5] California Government Code Sec. 65589.3.
[6] AB 101 of 2019
[7] California Government Code Sec. 65583

Placentia 2021 Housing Element FAQ

- **Housing for Persons with Special Needs**. Under State law[8] cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

  ✓ Reasonable accommodation for persons with disabilities
  ✓ Transitional housing
  ✓ Supportive housing
  ✓ Emergency shelters and other facilities serving the homeless
  ✓ Large families (5 or more persons)
  ✓ Farm workers

4. What is "affordable" housing?

By definition, housing is considered "affordable" when total housing cost, including utilities, is no more than 30% of a family's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household 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)

Affordable housing costs for all jurisdictions in Orange County are determined based on these income categories as shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

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	(1)
Very Low	$67,250	$1,681	(1)
Low	$107,550	$2,689	(1)
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
Notes:
(1) For-sale affordable housing is typically at the moderate income level
Source: Cal. HCD; JHD Planning LLC

[8] California Government Code Sec. 65583(a)(5)

Placentia 2021 Housing Element FAQ

5. What is the "RHNA" why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law[9] by which housing needs are determined.

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Placentia is located within the Southern California Association of Governments ("SCAG") region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.[10]

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. In March 2021 SCAG adopted the RHNA plan for the 6th cycle, which fully allocates the RHNA to jurisdictions in the SCAG region.[11] Table 3 shows the RHNA allocations for Placentia, Orange County, and the entire SCAG region.

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

	Placentia	Orange County	SCAG Region
Housing need allocation 2021-2029	4,374	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also distributes each jurisdiction's total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). Placentia's 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category – Placentia

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

Source: SCAG, 3/4/2021

6. Is the RHNA a construction mandate?

The RHNA allocation identifies the projected amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period while also eliminating existing problems of overcrowding and overpayment. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA

[9] California Government Code Sec. 65584 et seq.
[10] California Government Code Sec. 65584(d)
[11] http://www.scag.ca.gov/programs/pages/housing.aspx



Placentia 2021 Housing Element FAQ

allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.[12] Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development 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 consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to adopt regulations to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations do not allow sufficient additional housing, the housing needs of the local workforce may be shifted to other cities.

[12] California Government Code Sec. 65913.4 (SB 35 of 2017)

Placentia 2021 Housing Element FAQ

9. Placentia is fully developed. Why is the RHNA allocation so high?

SCAG's 6th cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of housing to jobs and public transit rather than availability of vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties have been assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

The RHNA allocations assume that in many urbanized cities of Orange and Los Angeles counties, a significant portion of new housing needs will be met through the redevelopment of older commercial properties.

10. How will Placentia accommodate its new housing needs assigned in the RHNA?

Placentia is fully developed and very little vacant land suitable for new housing is available. Therefore, the City's RHNA allocation must be satisfied through redevelopment of properties with potential for new housing or mixed use (i.e., a combination of housing and other uses on the same property). In recent years Placentia has adopted plans for the redevelopment of properties near downtown and the future Metrolink[13] station. The Housing Element update will identify a strategy for providing additional opportunities to accommodate the City's assigned housing need.

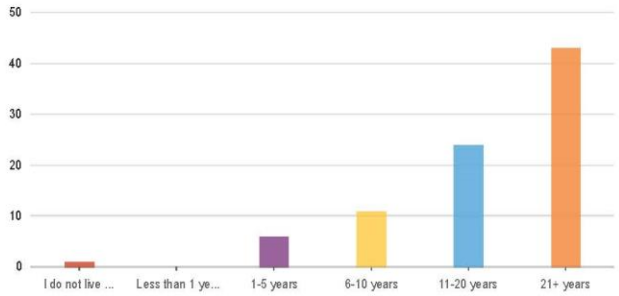
. . .

[13] https://www.placentia.org/705/Metrolink-Station-and-Parking-Structure

Table A-2: Online Survey Results

2021 Housing Element Survey

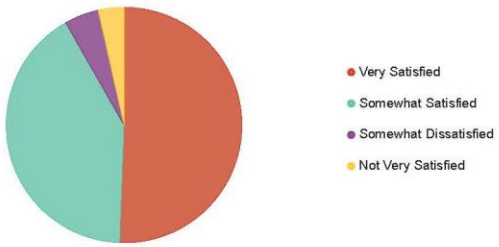
1. If you live in Placentia, how long have you lived here?



Answers	Count	Percentage
I do not live in Placentia.	1	1.18%
Less than 1 year	0	0%
1-5 years	6	7.06%
6-10 years	11	12.94%
11-20 years	24	28.24%
21+ years	43	50.59%

Answered: 85 Skipped: 0

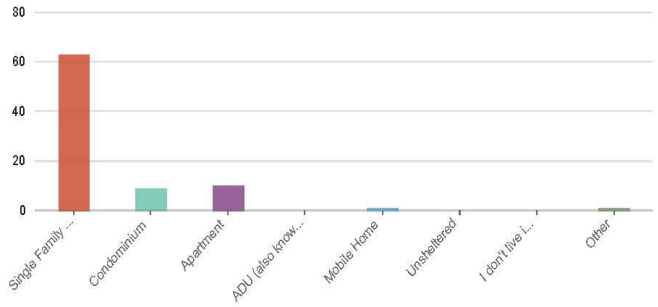
2. How satisfied are you with your current housing situation?



Answers	Count	Percentage
Very Satisfied	43	50.59%
Somewhat Satisfied	35	41.18%
Somewhat Dissatisfied	4	4.71%
Not Very Satisfied	3	3.53%

Answered: 85 Skipped: 0

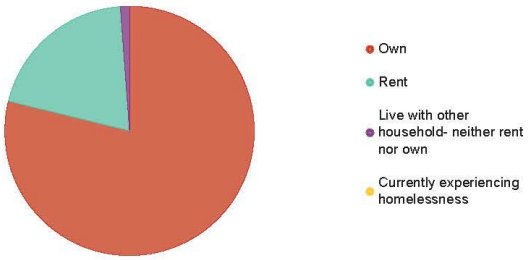
3. If you live in Placentia, select the type of housing unit you reside in:



Answers	Count	Percentage
Single Family Home	63	74.12%
Condominium	9	10.59%
Apartment	10	11.76%
ADU (also known as second unit or "Granny unit")	0	0%
Mobile Home	1	1.18%
Unsheltered	0	0%
I don't live in Placentia	0	0%
Other	1	1.18%

Answered: 84 Skipped: 1

4. Do you rent or own the home you live in?

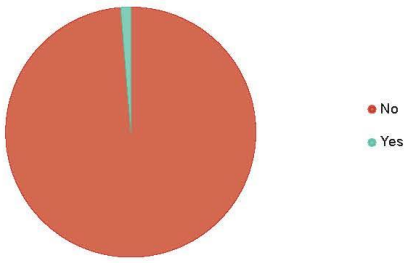


Answers	Count	Percentage
Own	67	78.82%
Rent	17	20%
Live with other household- neither rent nor own	1	1.18%

Currently experiencing homelessness	0	0%

Answered: 85 Skipped: 0

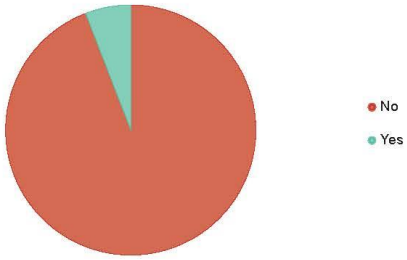
5. If you reside in a single-family house, does the property have a second unit/guest house/ADU? (If you answered No, skip to question 7.)



Answers	Count	Percentage
No	76	89.41%
Yes	1	1.18%

Answered: 77 Skipped: 8

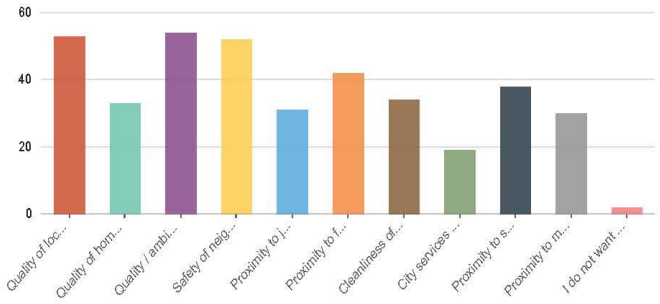
6. Is this second unit/guest house/ADU occupied?



Answers	Count	Percentage
No	16	18.82%
Yes	1	1.18%

Answered: 17 Skipped: 68

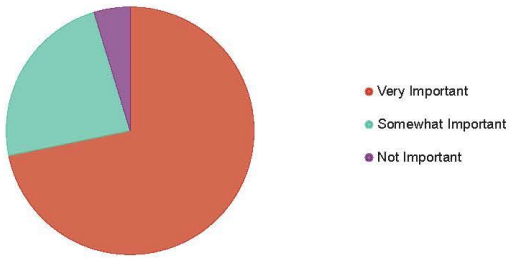
7. Please select the top reasons you choose to live or would like to live in Placentia. Check all that apply.



Answers	Count	Percentage
Quality of local school system	53	62.35%
Quality of home	33	38.82%
Quality / ambiance of neighborhood	54	63.53%
Safety of neighborhood	52	61.18%
Proximity to jobs	31	36.47%
Proximity to family	42	49.41%
Cleanliness of streets and surroundings	34	40%
City services and programs	19	22.35%
Proximity to shopping and services	38	44.71%
Proximity to medical care	30	35.29%
I do not want to live in Placentia.	2	2.35%

Answered: 85 Skipped: 0

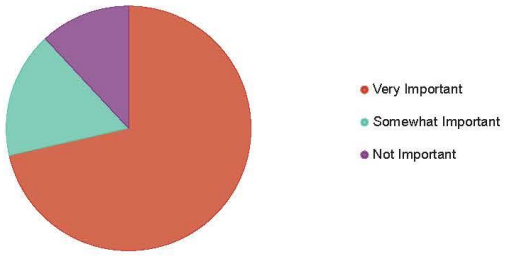
Maintaning the character of existing residential neighborhoods



Answers	Count	Percentage
Very Important	61	71.76%
Somewhat Important	20	23.53%
Not Important	4	4.71%

Answered: 85 Skipped: 0

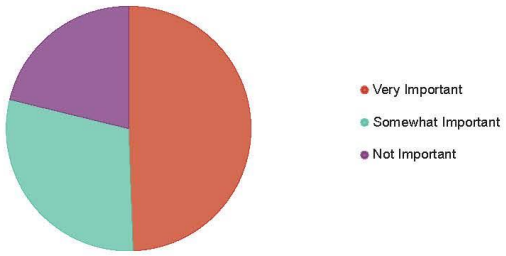
Ensuring that childern who grow up in Placentia can afford to live in Placentia.



Answers	Count	Percentage
Very Important	60	70.59%
Somewhat Important	14	16.47%
Not Important	10	11.76%

Answered: 84 Skipped: 1

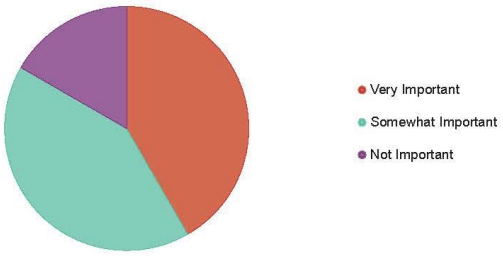
Ensuring that the housing market in Placentia provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and condo



Answers	Count	Percentage
Very Important	42	49.41%
Somewhat Important	25	29.41%
Not Important	18	21.18%

Answered: 85 Skipped: 0

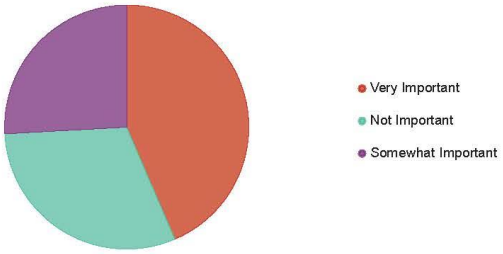
Establishing special needs housing for seniors, large families, veterans, and/or persons with disabilities



Answers	Count	Percentage
Very Important	35	41.18%
Somewhat Important	35	41.18%
Not Important	14	16.47%

Answered: 84 Skipped: 1

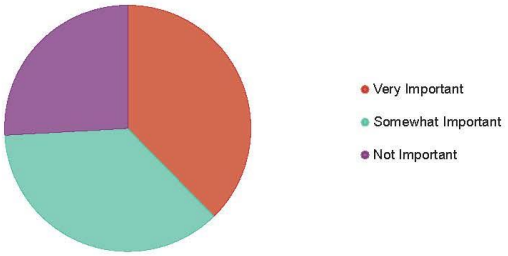
Integrating affordable housing throughout the community to create mixed-income neighborhoods



Answers	Count	Percentage
Very Important	37	43.53%
Not Important	26	30.59%
Somewhat Important	22	25.88%

Answered: 85 Skipped: 0

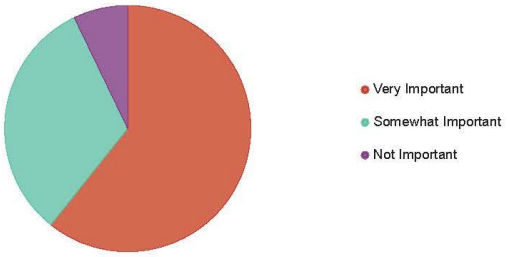
Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing



Answers	Count	Percentage
Very Important	32	37.65%
Somewhat Important	31	36.47%
Not Important	22	25.88%

Answered: 85 Skipped: 0

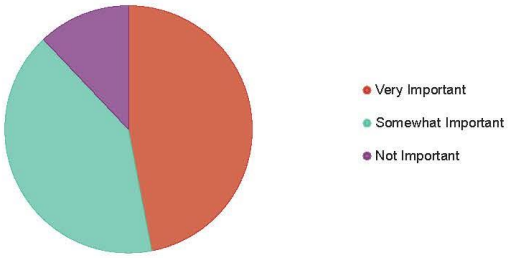
Encouraging the rehabilitation of existing housing stock



Answers	Count	Percentage
Very Important	51	60%
Somewhat Important	27	31.76%
Not Important	6	7.06%

Answered: 84 Skipped: 1

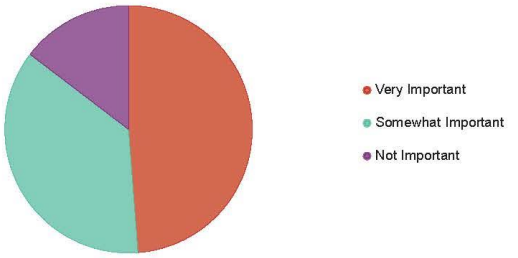
Establishing programs to help at-risk homeowners keep their homes



Answers	Count	Percentage
Very Important	39	45.88%
Somewhat Important	34	40%
Not Important	10	11.76%

Answered: 83 Skipped: 2

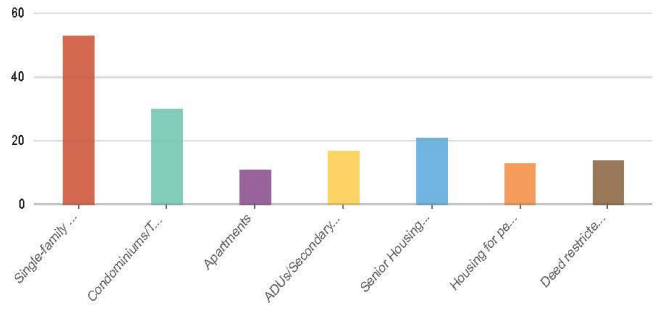
Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods



Answers	Count	Percentage
Very Important	40	47.06%
Somewhat Important	30	35.29%
Not Important	12	14.12%

Answered: 82 Skipped: 3

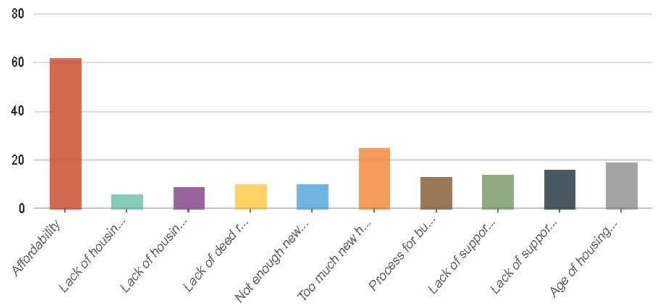
9. What type of housing do you think is most needed in the City of Placentia? Check all that apply.



Answers	Count	Percentage
Single-family houses	53	62.35%
Condominiums/Townhouses	30	35.29%
Apartments	11	12.94%
ADUs/Secondary Units or "Granny Flats"	17	20%
Senior Housing	21	24.71%
Housing for persons with Disabilities	13	15.29%
Deed restricted affordable housing	14	16.47%

Answered: 79 Skipped: 6

10. What do you think are the most important housing related issues facing Placentia today? Check all that apply.

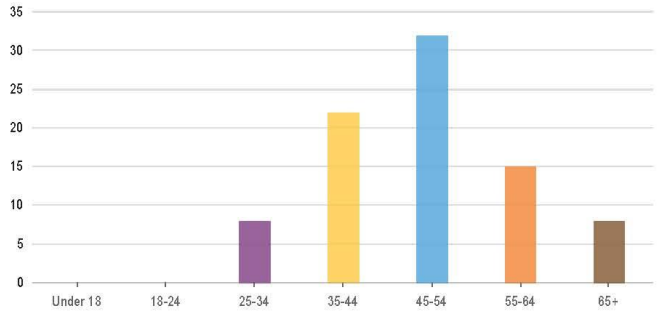


Answers	Count	Percentage
Affordability	62	72.94%
Lack of housing for large families	6	7.06%
Lack of housing for smaller families	9	10.59%
Lack of deed restricted affordable housing	10	11.76%
Not enough new housing development	10	11.76%
Too much new housing development	25	29.41%
Process for building housing is too burdensome	13	15.29%

Lack of support for renters	14	16.47%
Lack of support for homeowners	16	18.82%
Age of housing stock	19	22.35%

Answered: 82 Skipped: 3

11. What age range most accurately describes you?



Answers	Count	Percentage
Under 18	0	0%
18-24	0	0%
25-34	8	9.41%
35-44	22	25.88%
45-54	32	37.65%
55-64	15	17.65%
65+	8	9.41%

Answered: 85 Skipped: 0

12. Are there any additional comments/suggested goals that you would like to provide the City for its 2021 Housing Element update?



Word	Count



Mrvhsk#Odpehuw

Iurp=	Hd}dehwk#Kdqvexuj#E7K#Phd}dehwkC shrsdhirukrxvkjjrujA
Vhqw=	P rqgd|#Dxjxvw#k#5354#5=38#EP
Wr=	Dqguhz#Trq}ddnv#Mrvhsk#Xdp ehuw
Vxemhfw=	Dq|#xsgdwhv#rq#wp hdqh#ru#exedf#qsxw#e#exedf#p hhwkjB

<&f<ze$^#d $O

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

PEOPLE FOR HOUSING
Orange County

c. (714) 872-1418
e. elizabeth@peopleforhousing.org

Click here to become a member of People for Housing!

1

ATTACHMENT 2



Mrvhsk#Odpehuw

Iurp=	R Ohdu|#Nduhq
Vhqw=	Wxhvgd|#P d|#7#5354#k68#DP
Wr=	Mhdqqhwwh#Ruwhjd#Mrvhsk#Ddp ehuw
Ff=	Udp lh}#Urvdqqd
Vxemhfw=	Uhtxhvw#hu#Qrwlfh

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

PLACENTIA CALIFORNIA A pleasant place to live.

#

Download the iPlacentia Mobile App:

Download on the App Store GET IT ON Google Play #

Follow Us:#

CONFIDENTIALITY NOTICE

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain information that is confidential. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify

1

ATTACHMENT 2



Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
One America Plaza
600 West Broadway, 27th Floor | San Diego, CA 92101-0903
Telephone: 619.233.1155 | Facsimile: 619.233.1158
www.allenmatkins.com

Timothy M. Hutter
E-mail: thutter@allenmatkins.com
Direct Dial: 619.235.1510 File Number: 391323.00001/4827-4977-7149.2

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.

ATTACHMENT 2



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.

ATTACHMENT 2

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 4) 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 or anticipated 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-6. Program HE-1.8 in the Housing Plan includes a commitment to identify and rezone sufficient sites to address this shortfall.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Units Entitled and Completed in Projection Period (Begins June 31, 2021)[1]	-	-	3	239	242
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-4)	58	10	107	72	247
Underutilized Sites (Table B-5)	659	325	314	6	1,304
ADUs	14	24	17	1	56
R-3 and TOD Rezones	515	72	348	604	1,539
Total Capacity	1,246	683	789	1,696	4,414
RHNA	1,243	680	782	1,693	4,398
Surplus	3	3	7	3	16

1. Not including candidate sites or pipeline/approve projects.
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	75.9	215 (market-rate)	TOD district; redevelop-ment of industrial /warehouse; 95 du/ac max allowed (79%)
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%)
Santa Angelina NE corner Angelina/Morse	2-story multi-family	16.9	65 (deed-restricted senior low income)	Redevelopment of a church campus. Zone change from R1 to R3.
455 S. Van Buren	Townhouse	25.0	139 (market-rate)	Redevelopment of under-utilized and blighted non-conforming automotive dismantling yard.
Totals			**252 low 774 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-4 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. Due to high land values and the relatively low densities allowed on these parcels, it is expected that future housing developments will seek near the maximum allowable number of units on each site; however, the inventory shown in Table B-3 conservatively reflects a 10% reduction from the allowable number of units.

Underutilized Sites

Underutilized sites with potential for additional residential development or redevelopment are listed in Table B-4. Recent development activities and trends indicate that the development of residential uses on nonvacant sites that are underutilized is prevalent throughout the City. This is further supported by the policies of the City's General Plan. The most significant opportunities for additional housing development are within the TOD and Old Town areas.

Recent real estate development trends in the urban portions of Orange and Los Angeles counties demonstrate the increasing market feasibility of multi-family and mixed-use redevelopment at densities well above 30 units/acre. As discussed above, several projects have already been approved in the Placentia TOD area at densities up to 89 units/acre. The realistic yield estimated in Table B-4 for parcels in the TOD area is assumed to be 83 units/acre, which is the average density of the three recent projects described above. In all other zones the inventory conservatively reflects a 10% reduction from the allowable number of units for each site.

Given the complexity of factors that influence property owner decisions regarding development, and the large number of nonvacant, residentially zoned sites with demonstrated development potential, it has been necessary for the purposes of this sites inventory to utilize simple, standardized factors to determine which sites may realistically develop during the planning period. The broadest factor that the City has utilized is remaining residential development capacity, calculated as the difference between a site's zoned residential capacity and existing residential units on site. The City analyzed recent and past development trends to determine sites inventory selection criteria, and with a majority of sites have at least 50 percent of remaining residential development capacity and sites with no vacant or underutilized space were only added if they were suitable for residential uses as a mixed-use component as shown in Figures B-8 and B-9. Nonvacant sites that have been developed within the last two decades have also been excluded from the inventory, due to the low likelihood of redevelopment during the planning period.



Table B-5 lists the candidate sites identified, including notes detailing why each site was selected. A number of nonvacant sites were selected as they are underutilized and have had frequent property turnover. In addition, recent and frequent property turnover may be seen as a sign of an unsuccessful commercial lot. These sites are largely commercial in nature and a majority of the nonvacant sites identified are underutilized or are considered non vacant per HCD's standards, however, have viable capacity for redevelopment. Each site was analyzed based on viability for redevelopment, sites were evaluated based on:

- Parcel acreage
- Availability of land for residential development
- Existing use
- Accessibility to resources and transit proximity

As part of the site selection process, the City analyzed existing residentially zoned parcels that have a demonstrated propensity to develop at their existing densities. The City has also evaluated recent projects which have included the development of residential units on non-vacant sites for residential use. Table B-3 provides each project's location, zoning, use prior to development with housing, and the number of dwelling units constructed on site. Table B-3 provides recent examples of redevelopment of nonvacant sites to higher-density residential use. As mentioned above, the City identified nonvacant sites with at least 50 percent of remaining residential development capacity and parcels with no recent development in the inventory. A few sites with less than 50 percent vacancy were also selected due to features that enable redevelopment as discussed in Tables B-5 and B-6 below. As shown in Table B-3 below, recent development on nonvacant parcels had at least 50 percent of remaining residential development capacity and existing structures were all build prior to 1990. Additionally, improvement to land-value ratios (ILV) were analyzed for the examples in Table B-3 below. All land value ratios of the parcels prior to redevelopment were less than .50, meaning that the land was more valuable than the structures that were on the parcels. Low ILV ratios indicate suitability of redevelopment. Underutilized sites in Table B-5 have similar ILV ratios to the examples in Table B-3. All parcels in the TOD zone had ILV rations under .25, meaning that the land was significantly more valuable than the structures on the parcel. Sites in the Old Town zone experiences higher ILV ratios, but on average, underutilized sites in the Old Town zone experience ILV ratios from .25 to .80.

In the examples below, parcels with existing residential uses were redeveloped to provide significantly more units than existing. On sites assuming a net gain of one residential unit, it is assumed that second units may be developed utilizing the benefits of recent state law. The City anticipates that this trend will continue. Market trends show that developers in the region aim to intensify uses of underutilized sites to increase the number of units. The efficient use of land not only brings more units to market, but also reduced overall per-unit costs for developers.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Tables B-4 through B-6. The information that the City used for this analysis is readily available to the City and found through online research.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
207 & 209 W. Crowther Ave	189	TOD (Transit Oriented Development)	2.13	City-owned Property	Five-story, mixed-use building with 189 affordable housing units, two-level semi-subterranean parking structure, and 1,500-square feet of retail space. Vacant parcels since early 2015. Prior to demolition, there were multiple structures used for storage and distribution purposes. Approximately 50% of the parcels were vacant or used as parking. Original structures were built pre-1960s.
1945 E. Veterans Way	50	R-3 High Density Residential	3.66	Manufacturing	Veterans Village: Provides homeless veterans housing in the form of 45 one-bedroom units and four two-bedroom units. 49 extremely low units, plus 1 caretakers' unit. 100% Affordable. Two parcels with single structure serving as office for car storage business. Approximately 95% of the parcels were vacant. Original structure was built pre-1980s.
1314 N. Angelina Ave	65	R-3 High Density Residential	3.85	Church, multi-purpose building, and Preschool	Development of an affordable senior housing project consisting of two, two-story buildings, one with 33 units and one with 32 units, as well as a new parish hall for an existing church. Parcel has 3 existing structures that were all built pre-1990's. Approximately 60% of the parcel is vacant or used as parking.
505 W. Crowther Ave	418	TOD (Transit Oriented Development)	4.4	Manufacturing/ Industrial	Five-story, mixed-use development consisting of 418 multifamily residential units with associated amenities for residents, 10,553 square feet of retail space, 3,572 square feet of leasing office space, and a seven-level parking structure on a 5.04-gross acre site within the Transit Oriented Development (TOD) Packing House District. Market Rate. Previously three separate parcels with various industrial and manufacturing uses. All structures built pre-1970s. Each parcel was approximately 50% vacant.
150 E. Crowther Ave	215	TOD (Transit Oriented Development)	2.95	Manufacturing/ Industrial	Five-story apartment complex, with roof top amenities, and a 6-story parking garage. Previously two separate parcels with industrial and manufacturing uses.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
					Both structures built pre-1970s. Each parcel was approximately 60% vacant.
455 S. Van Buren St	139	R-3 High Density Residential	5.57	Manufacturing/ Industrial/ Residential	Development of 139, three-story townhome units on an approximately 5.57-acre site. Market Rate. Previously three separate parcels. Two parcels were existing single-family homes and the other was a mostly vacant lot with 5 existing structures used for automotive repair and parts uses. All structures built pre-1960s. One single family parcel was approximately 80% vacant and the other was approximately 60% vacant. The largest parcel was 90% vacant with most of the parcel used as a junk yard.
1049 Golden Ave	26	R-3 High Density Residential	1.3	Single-family home	Six, three-story residential townhome buildings consisting of a total of 26 condominium units on a 1.3-acre, unimproved vacant lot. Market Rate. Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.
Alta Vista & Rose St	54	SP-7	6.46	Oil extraction facility	54 residential units and 10,615 square feet of commercial space on an approximately 8.46-acre former oil operation site. Market Rate.
Orchard Dr. & Highland Ave	16	R-3 High Density Residential	1.24	Oil Extraction facility	Four, three-story, multifamily buildings with 16 townhome units. Former oil extraction site.
918 & 926 W. La Jolla St	10	R-3 High Density Residential	0.42	SFD home	Three-story, ten (10) unit MFR (two buildings) Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.
738 W. La Jolla St	10	R-3 High Density Residential	0.43	Unfinished MFR	Three-story, ten (10) unit MFR (two buildings) Previously an unfinished multifamily-family development. Unfinished development was demolished and redeveloped.
1548 Spruce St	10	SP-7	0.52	Two single-family homes	Two buildings with a total of ten attached condominiums. Previously a single-family home on a mostly vacant lot. Home was built pre-1970s and was approximately 90% vacant.



Table B-3: Examples Approved Development Projects of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Size (Acres)	Use Prior to Housing	Project Description
503 & 513 S. Van Buren Street	12	R-3 High Density Residential	0.38	Single-family Residences (5 structures total)	Development of two, three-story residential town home buildings. Previously five single-family homes on a large lot. Homes were built pre-1970s and was approximately 30% vacant.
Alta Vista Street, b/w Rose Drive and Jefferson Street	100	SP-7	17.02	Oil extraction facility	Development of a 100 single-family, detached two-story dwelling units. Former oil extraction site.

Table B-3 above shows that there is interest in redevelopment of non-vacant sites within the City. Many of the candidate housing sites within the inventory are similar in nature to those mentioned above in that they are industrial or manufacturing land uses. Additionally, many of the candidate housing sites are near residential uses, which makes them more compatible for residential development as there are already residential neighborhoods adjacent. All sites in the candidate housing site inventory have been prioritized based on their redevelopment potential and their beneficial locations within the City.

The City's oldest developed areas are the Old Town and TOD Packing District areas which were important in the City's early history. Placentia's major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, these areas which were previously major employment hubs became vacant and slowly deteriorated. The City attempted to revitalize the area through its history but limited private investment prevented any meaningful public investment. Comprehensive planning efforts have revitalized the area and have attracted private investment back into the City. As shown in Table B-3, development in the TOD and R-3 zones have successfully redeveloped from uses associated with oil and agriculture into higher density uses. The City sees this trend continuing and looks at these examples as justification for assumptions made in this Appendix.

The identified sites in Tables B-4 through B-6 are similar in size as the examples in Table B-3 which indicates that lot size is not an impediment to redevelopment. Additionally, the existing uses of identified sites are similar, and in many cases, identical to the examples in Table B-3. Past performance and examples in the City can guide future redevelopment opportunities. As mentioned above, many of the candidate sites are located near or adjacent to existing residential uses, making redevelopment into residential more feasible due to compatibility. Additionally, the existing infrastructure in already developed areas can greatly reduce the cost of infrastructure needed to serve a new development, thereby facilitating development. Many of the candidate sites are aging and underutilized, making redevelopment an attractive option for both current owners and future developers.

As the region's economy continues to diversify, it is experiencing a strong demand for infill development to meet the needs of the growing workforce. At the same time, the City and the region are experiencing market factors such as a limited land supply and low housing inventory. Many property owners of older

commercial properties are willing to consider converting their land to residential use, or adding new structures to sites with existing development to increase densities or create mixed-use developments, because of the significantly higher market land value. The City believes that these factors have and will continue to influence increased infill development.

To further justify housing opportunity sites included in this appendix, example developments have been identified in Placentia and adjacent cities to demonstrate "recycling" trends occurring in the region. Recycling land is desirable to help achieve the Legislature's goal of alleviating California's identified housing crisis. According to HCD, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually. The lack of supply and high rent costs suggests that land recycling activities is a method to consider when addressing housing needs.

Considering existing development and a lack of vacant land, the City's housing strategy to demonstrate capacity for the 2021-2029 RHNA growth need relies on infill development opportunities throughout the City. In each of these sites, existing land use policy either allows residential by-right or allows residential by-right through a mixed-use development project. The TOD Zone does not allow 100 percent nonresidential development and all subzones require a residential component. Since the adoption of the TOD Zone in 2017, two projects have been completed and both were overwhelmingly residential (over 90% of total square footage). All three pipeline projects in the TOD zone are also a majority residential as shown in Table B-2.

The Old Town Zone does allow standalone 100 percent nonresidential, although in a limited capacity. Only the Main Street, Village, and Mixed-Use subareas allow 100 percent by-right nonresidential development for specific uses up to 10,000 square feet. The 100 percent nonresidential uses allowed in these subzones are typically ground floor tenants such as:

- Antique or collectible store
- Artisan/Handcraft Shop
- General retail – less than 5,000 sf
- Groceries, specialty foods – 10,000 sf or less
- Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less
- Restaurant
- ATM
- Bank (2,000 sf or less)

While hypothetically the sites in the Main Street, Village, and Mixed-Use subareas can be 100 nonresidential, it is assumed that nonresidential tenants would occupy the ground floor with residential uses occupying upper floors identical to the current uses in Old Town. Similar development examples can be seen in the region such as the Anaheim Packing House District, Old Town Orange, and Downtown Santa Ana.

The High-Density Residential and Public Facility subareas do not allow noncommercial uses except for office uses on the upper floors in the Public Facility subarea. The Old Town Zone has not had new construction since its adoption in 2017 but several building rehabilitations and façade improvements have been completed.



In Old Town, the City is working with Mercy Housing to develop 65 to 70 affordable units. The proposed development would be 100 percent residential and affordable. While this is the first proposal in the Old Town Zone since it's been adopted, the City believes that development patterns in the Old Town Zone will mirror the TOD Zone due to the similarities in land uses, geographical location, and current market factors. The Old Town zone also includes built-in incentives which encourage residential developments such as a sub-area allowing high-density housing by-right without a public hearing, which significantly reduces development processing timeframes.

The City anticipates that development in both the TOD and Old Town Zones will continue to be 100 percent residential or mixed-use with residential components. As candidate and non-candidate sites develop, the City will continue to monitor development trends and if residential development is not occurring as anticipated, the City will adjust development assumptions or propose residential requirements in all Old Town subareas, similar to the TOD Zone. Additionally, the City has added Program HE-1.15: Transit-Oriented Development to the Housing Plan which encourages Transit-Oriented Developments through incentives that may include financial assistance, density bonus, and regulatory waivers.

In the interim, the City will promote SB 6 or AB 2011 to applicants and developers in an effort to encourage residential development throughout the City. SB 6 (Caballero, 2022) allows local jurisdictions to consider housing projects proposed on commercially zoned sites that are 20 acres or less where office, retail, or parking are the primary permitted uses if certain criteria are met. The legislation requires that projects meet certain criteria, in which the jurisdiction may streamline the permitting process and/or require affordability standards per SB 35 (Wiener, 2017) and the Housing Accountability Act. AB 2011 also allows jurisdictions to consider housing projects proposed on commercially zoned sites with streamlined ministerial review under two scenarios:

- 100 percent Affordable Housing Developments in Commercial Zones; and
- Mixed-Income Housing Developments Along Commercial Corridors

Projects invoking AB 2011 (Wicks, 2022) must be located on sites meeting specific criteria and approved projects are subject to skilled labor and prevailing wage requirements. The City considers future housing opportunity on commercial sites through SB 6 and AB 2011 as a local policy decision for future consideration. The City's 6th cycle RHNA goals are met through the provisions of vacant and nonvacant residential, TOD Zone, and Old Town sites. Commercial zoned parcels have not been identified as candidate sites and are not considered as part of the City's 6th cycle RHNA strategy but can provide additional development opportunity sites.

"Recycling" Examples

Regional commercial trends within Southern California are leading to the re-envisioning of shopping centers and malls as lifestyle centers where regional and neighborhood serving retail uses complement housing for a more walkable development. The sites in Table B-5 demonstrate significant potential to redevelop due to existing tenant vacancies and vacant land that is available to be developed within



shopping center and commercial properties. These areas have drastically underutilized parking lots which represent opportunity to introduce residential uses which complement remaining existing commercial uses and bring new users into the area. The City assumes that development of these areas will either occupy underutilized surface parking areas in addition to the existing commercial uses or will replace existing uses all together. This is consistent with development seen within the region and realistic for future development in Placentia.

Recent local examples of this type of redevelopment include:

- MainPlace Mall in Santa Ana which envisions the development of up to 1,900 residential units in addition to existing commercial, office, and the addition of a hotel.
- Metro Towne Square mall in Santa Ana, an outdoor neighborhood serving shopping mall where plans are underway to redevelop the area with a new mixed-use development with nearly 4,000 dwelling units and experiential commercial retail stores/restaurants.
- Westminster Mall in Westminster which envisions up to 3,000 new residential units in a dated mall space. The new units largely occupy open parking fields as is envisioned in the sites proposed in the cities inventory.

Market Analysis

In addition to an existing use analysis, the City of Placentia utilizes information on market conditions to facilitate the redevelopment of non-vacant sites for residential use. A California Association of Realtors (CAR) report for Historic Housing trends shows that the average time a unit spent on the market in Orange County is just 17 days in the last four years (2019-2023) and just 15 days in the last two years.[1]

Additionally, according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by over 30 percent from 2021-2023[2]. Both indicators signify an increased market demand for new housing.

In addition to market appetite, the cost of land in the City, on average, is lower than neighboring jurisdictions. Prices for vacant residential land in Placentia are estimated to be $35 to $50 per square foot. On average, this is lower than the surrounding jurisdictions and the average for Orange County which ranges from $60 to $120 per square foot. Paired with increased demand for housing, and recent infill development trends, assumed redevelopment in the City is reasonable.

Based on a multitude of factors listed above as well as past development trends, the City determined that nonvacant sites are not an impediment to additional residential development and will likely discontinue in the planning period and are suitable to accommodate the City's RHNA. Chapter 4: Housing Plan reinforces the City's objectives and supports the development of housing at all income levels. The

[1] Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: October 10, 2023. https://www.car.org/marketdata/data

[2] Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: October 10, 2023. https://www.car.org/marketdata/data

Housing Plan has programs and policies such as Program HE-1.8: Adequate Sites for Housing Development, that support the development of housing regardless of vacancy status. The Housing Plan includes incentives and concessions to encourage the development of housing in the City.

Transit Oriented Development Packing House District Corridor Analysis

The Transit Oriented Development Packing House District is an area surrounding the Crowther Ave and Melrose St intersection. The old Packing House District played a vital role in Placentia's history and was once a major employment center for the region. As the agriculture industry declined in the region, so did the businesses that served the industry. As the area declined, industrial and manufacturing buildings went into decline and some had to be demolished. With the turn of the century approaching, the City began its plans to improve the area now known at the TOD District. In 2005, the Melrose underpass and associated streetscape improvements were completed. In the same year, the plan for the Metrolink Station began. In 2009, the pedestrian bridge connecting Old Town and the old Packing District began. In 2015, the TOD and Old Town revitalization plans began and both were adopted in 2017. Since 2017, the TOD District has seen rapid redevelopment, with transit-oriented residential developments springing up along Crowther Ave. and transforming the character of the area.

Figure B-2: TOD District Project Area



The purpose of the TOD Packing House District is to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation to the automobile. The consequent intent is to decrease auto-dependency, and mitigate the effects of congestion and pollution. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station.

Recent developments such as The Herald (215 units) and Cenza (418 units) are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision. These uses included industrial, storage, and

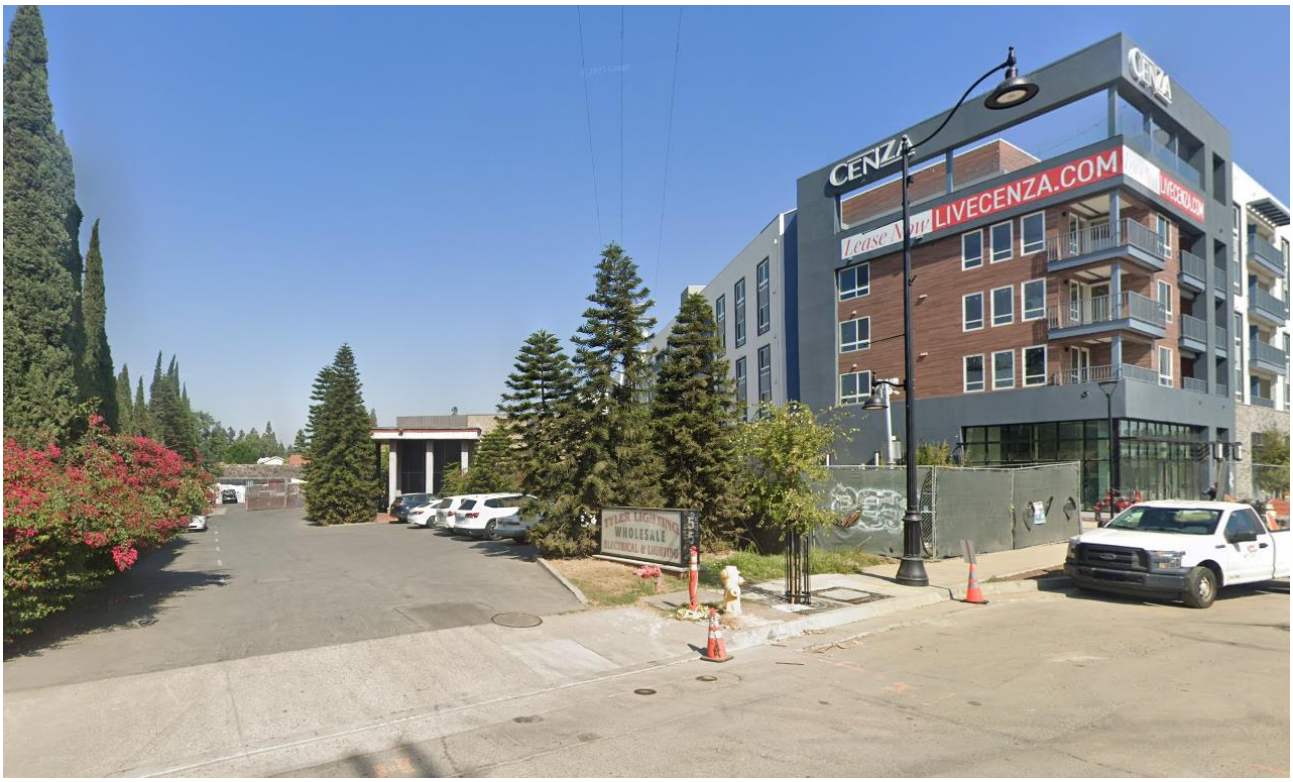
manufacturing uses as shown in Figure B-3 below. Many of the existing businesses were experiencing frequent turnover or were in rapid decline. Many of the existing structures were vacant or semi vacant. Many of the uses exist and continue to present attractive opportunities for redevelopment.

Figure B-3: TOD District Existing Conditions



As the TOD District redevelops, property owners in the area become more interested in redevelopment options on their property. Because many of the existing uses are in decline, redevelopment becomes an attractive alternative to business as usual. Properties adjacent to new development, such as the one shown in Figure B-4 below, become more valuable, making property owners more inclined to redevelopment proposals. The TOD District is seeing a rapid increase in development and existing properties continue to see turnover, structural decline, and increased developer interest. Collectively, the TOD District has become one of the most attract opportunities for redevelopment in north Orange County.

Figure B-4: TOD Affordable Mixed-Use Project (505, 515, 523, 531, 535 W. Crowther Ave, 407 Goetz Place, 409 Evelyn Place)



Recently developed and approved developments in the TOD District had existing uses identical to those in Table B-5. Existing uses on these sites include large parcels with warehouses, industrial buildings, surface parking lots, truck loading bays, and dilapidated single-family homes. On all of these sites, primarily structures do not occupy more than 75 percent of the parcel. All of the commercial and industrial uses on the north side of Crowther Ave are older businesses that either experience frequent turnover, have gone out of business, or are currently vacant. The single-family homes were all constructed prior to 1970 and many are in need of substantial rehabilitation.

Recent developments such as the one shown in the Figure B-4 previously had similar or identical uses as those in Table B-5. The development in Figure B-4 was once four large parcels with commercial and industrial uses as well as a couple single-family homes. These uses mirror the uses that are seen in Table B-5. Past, current, and recently approved development examples indicate that there is realistic redevelopment potential in the TOD District. Because existing uses did not preclude development of recent residential projects, and because these uses are similar or identical to those identified in Table B-5, the City is confident that the TOD District will redevelop as anticipated and will present one of the greatest opportunities for residential growth in the 6th Cycle.

While past, current, and recent approvals are examples of future development scenarios in the TOD District, provisions are also codified into the TOD District to encourage the City's vision of the area. As of 2022, if a structure or use in the TOD District is abandoned or discontinued for twelve months, the

property or use must comply with the new TOD allowed uses. Additionally, existing structures cannot be altered or expanded if they are nonconforming uses. All of the uses on sites in Table B-5 that are not residential are nonconforming uses, meaning that if any structure or use is abandoned or discontinued for twelve months, they must conform with the adopted TOD District regulations, making redevelopment increasingly realistic. These provisions have increased property values and have allowed current property owners to benefit from the rezoning.

Old Town Revitalization Zone Corridor Analysis

The Old Town Placentia Revitalization Plan is a plan for the revitalization, activation, and economic growth of the City's original central business district founded in 1910 around the building of the Placentia train depot and the citrus packing houses. Existing property owners, residents, and businesses have preserved the area with a unique and diverse mix of small businesses, restaurants, and residential uses as shown in Figure B-5. Among Orange County's old towns, Placentia is unique in its small scale and variety of land uses. Today, population groups of all types are looking for small scale, walkable urban centers around transit to live, work, and play. This is occurring in Orange County with new, more compact, and transit-oriented developments and historic reuse districts emerging in Anaheim, Orange, Fullerton, and Santa Ana.

Figure B-5: Old Town Existing Conditions



The Plan Area consists of 33 acres and 147 parcels with a diverse mix of land uses, surrounded by residential neighborhoods to the west, east, and north as shown in Figure B-6. Old Town has many mixed-use buildings, a small number of historic buildings, including the Senior Center and Fire Station. The anchor of the plan area is the "Main Street" retail core which forms the destination for Old Town. Old Town is connected to the TOD District via a pedestrian bridge and is served by the Metrolink train station.

Figure B-6: Old Town District Boundaries



The anticipated build out for the Old Town Zone differs from the assumptions made in the TOD Zone. Whereas development is expected to replace existing uses in the TOD Zone, development in the Old Town is expected to preserve, enhance and complement existing uses in order to maintain the character of the area. In many cases, this would mean residential uses would be integrated into existing uses, would be added as additional stories, or would be constructed on underutilized portions of existing parcels. This strategy would allow for an intensification of existing uses while maintaining the Old Town character.

The Old Town Zone has not had new construction since its adoption in 2017 but several building rehabilitations and façade improvements have been completed. The City is currently working with Mercy Housing to develop 65 to 70 affordable units in the Old Town Zone. The proposed development would be 100 percent residential and affordable. While this is the first and only proposal in the Old Town

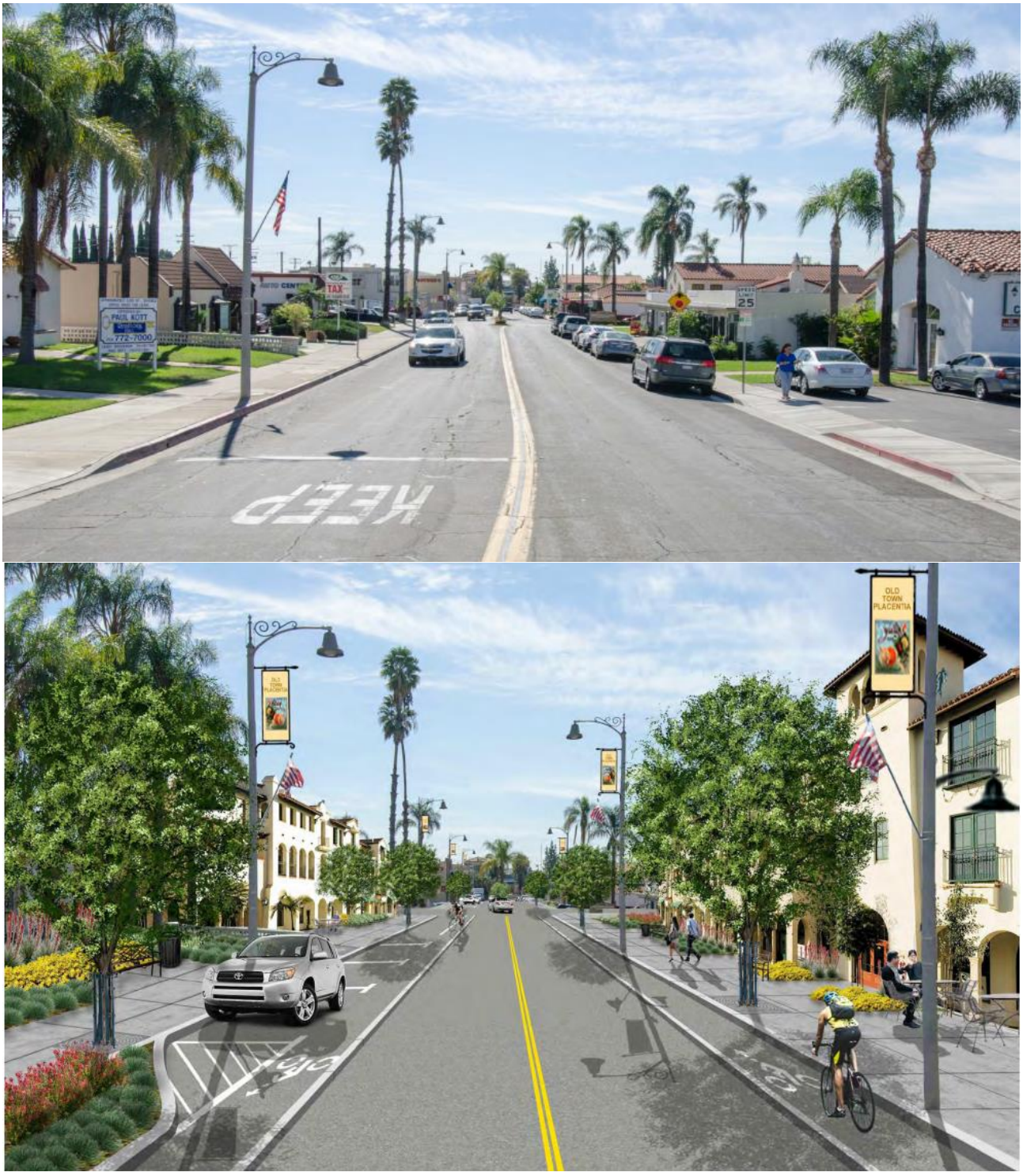


Zone since it's been adopted, the City believes that development patterns in the Old Town Zone will mirror the TOD Zone due to the similarities in land uses, geographical location, and current market factors. The Old Town zone also includes built-in incentives which encourage residential developments such as a sub-area allowing high-density housing by-right without a public hearing, which significantly reduces development processing timeframes.

As of 2022, if a structure or use in Old Town is abandoned or discontinued for twelve months, the property or use must comply with the new Old Town Zone allowed uses. Additionally, existing structures cannot be altered or expanded if they are nonconforming uses. All of the uses on sites in Table B-5 that are not residential are nonconforming uses, meaning that if any structure or use is abandoned or discontinued for twelve months, they must conform with the adopted Old Town regulations, making mixed-use redevelopment increasingly realistic. These provisions have increased property values and have allowed current property owners to benefit from the rezoning.

A potential development scenario is provided below. In this redevelopment scenario, underutilized spaces such as parking lots and generous setbacks are transformed into attractive, walkable, mixed-use developments that preserve existing uses. Existing uses do not preclude redevelopment scenarios and residential uses are incorporated into existing uses.

Figure B-7: Old Town Redevelopment Scenario



Old Town Representative Sites Analysis

Due to the large number of suitable sites in Old Town Placentia, the City completed three "representative site/scenario" analyses to demonstrate the suitability of development in Old Town. The analysis highlights different scenarios in which Old Town candidate sites can be categorized into. These categories include:

1. Mixed-uses with second story residential;
2. Redevelopment of existing underutilized sites and commercial uses with low improvement to land ratio (ILV); and
3. Multifamily and large residential structures.

The analysis was prepared to describe development patterns and highlight similarities with candidate sites identified in the sites inventory. During the site selection process, the City analyzed whether existing uses would impede or prevent additional development. Based on those factors, candidate sites were removed if they were deemed not suitable for residential development in the planning period. The following examples highlight existing development in the City and are representative of residential development in the Old Town zone.

1. Mixed-Uses with Second Story Residential

Old Town Placentia currently has a variety of uses ranging from dense multi-family housing to auto mechanic shops. The three blocks of Santa Fe Avenue between Bradford Avenue and Walnut Avenue are the historic core of Old Town Placentia. The three blocks have the densest commercial uses in Old Town and house many historic buildings which contribute to Old Town's character. The intent is to preserve the Old Town character while encouraging efficient use of existing development through mixed-uses.

Many of the buildings along Santa Fe Avenue are mixed-use with a residential component. Examples of mixed-use buildings in Old Town include the three buildings from 120 to 128 W Santa Fe Avenue which have first floor commercial and second floor residential (Figure B-8). The three buildings take up more than half the block from Bradford Avenue to Main Street. Directly across the street, four separate buildings also have a mixed-use component with first floor commercial and second floor residential as shown in Figure B-9 (155 to 191 W Santa Fe Avenue). Additional examples include:

- 240 S. Bradford Ave
- 214 S. Santa Fe Ave
- 216 S. Santa Fe Ave
- 314 S. Santa Fe Ave
- 217 S. Bradford
- 202 S. Bradford

The Old Town Revitalization Plan was adopted in 2017 to guide the future of the Old Town planning area. The vision for revitalization of Old Town Placentia includes a combination of historic preservation and infill complementary development. Existing mixed-use development serves as a guide and vision of what the Old Town area can become. Through the Old Town Revitalization Plan objectives and goals, the Housing Element, and private investment, the City believes the area can be enhanced with more intense

uses while preserving the neighborhood character. The City believes the Old Town area is suitable for mixed-use development and existing mixed-uses indicate it is feasible.

Preservation is an important objective and goal in the Old Town planning area. Although there is no development prohibition in place, the City's goal is to preserve and enhance properties identified as having historic significance. The following properties have been identified as historic and are identified as candidate sites in Table B-5. These sites will be preserved and enhanced through complimentary residential additions:

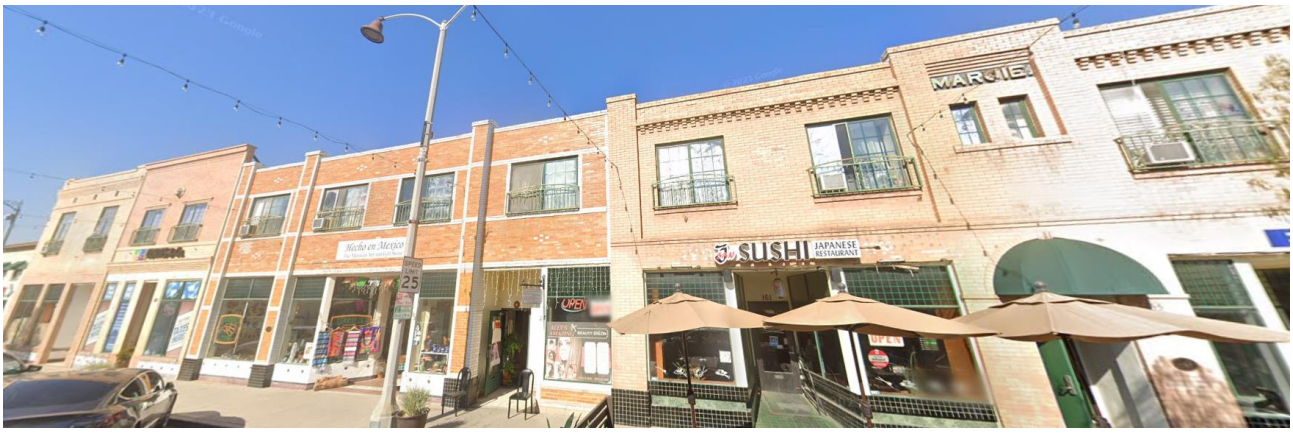
- 126 W. Santa Fe Ave
- 141 S Santa Fe Ave
- 238 S Bradford Ave
- 125 S Bradford Ave
- 102 S Bradford Ave
- 120 S Bradford Ave

The historic significance of these sites do not preclude additional development and are not an impediment to development. All of these sites are anticipated to become mixed-use developments with the intention of keeping the original character of the buildings.

Figure B-8: 120 to 128 W Santa Fe Avenue Mixed-Use Examples



Figure B-9: 155 to 191 W Santa Fe Avenue Mixed-Use Examples



2. Redevelopment of Underutilized Sites and Existing Commercial Uses with Low Improvement to Land Ratio (ILV)

As analyzed in this Appendix, the City's sites selection process considered various factors when determining the suitability of sites. One of those factors is the improvement to land ratio (ILV). The ILV ratio can be used to determine how underutilized a site may be, with ILV ratios below 1.0 indicating that the land a structure is on is more valuable than the structure itself. Sites with low ILV rations may be ripe for redevelopment. The ILV ratio is especially relevant when analyzing the redevelopment potential on sites with existing commercial uses.

During the site selection process, the City calculated ILV ratios for commercial properties it determined may be suitable candidate sites. All commercial sites in the Old Town planning areas are along Bradford Avenue and Santa Fe Avenue. An ILV ratio analysis of six commercial properties is shown below.

Street Address	APN	Existing Use	ILV Ratio
220 S BRADFORD AVE	339-061-05	Restaurant	0.12
144 S BRADFORD AVE	339-052-26	Auto Mechanic	0.53
132 S BRADFORD AVE	339-052-27	Tax Office	0.16
233 W SANTA FE AVE	339-364-10	Auto Body Repair Shop	0.03
141 W SANTA FE AVE	339-365-10	Mixed-use Building	0.95
116 W SANTA FE AVE	339-394-05	Mixed-use Building	0.15

A majority of the commercial sites in the sites inventory have ILV ratios ranging from 0.10 to 1.0. Less than 15 sites have ILV ratios above 1.0 which indicates that these sites have improvement values greater than its land value. Although these sites have greater ILV ratios than the majority of the identified sites, the City believes these sites still present valuable opportunities for redevelopment. Cumulatively, the 15 sites with ILV ratios over 1.0 accommodate under 45 moderate income units.

Market trends show that developers pursue sites with low ILV ratios because these sites often have older, dilapidated structures than may be more expensive to rehabilitate than to redevelop. The City has



experienced significant growth in the TOD planning area, directly across from the Old Town planning area and all recent development has been on nonvacant sites with ILV ratios similar to the Old Town commercial sites. The City believes a similar development pattern will spread to the Old Town area. While low ILV ratios under 1.0 may indicate greater development potential, property owners ultimately determine what will happen on selected sites. The City considered local knowledge and removed sites with low ILV ratios that it believed were not suitable for redevelopment in the 6th Cycle.

The City utilized various metrics to support the selection of candidate sites, including ILV ratios, and believes that the commercial sites it has identified are suitable to meet the growing housing need in Placentia.

3. Existing Multifamily Uses and Large Residential Developments

The City's made capacity assumptions on candidate sites based on factors described in the "Underutilized Sites" section above. Most sites in the Old Town planning area are anticipated to accommodate 1-10 units each, although there are two sites with significantly greater assumptions. The two sites will accommodate 39 and 55 units, respectively.

When making these assumptions, the City considered the size and compatibility of larger developments in Old Town. The largest development currently in the Old Town is located at 400 Baker St. (Baker Gardens) which is on the south-west corner of the Old Town project boundary. Baker Gardens is a 42-unit development with lots of open space, vacant space, and off-street parking. It is surrounded by single-family homes on three sides but overall, is compatible with its adjacent uses. Other multi-family developments in Old Town include:

- 131-135 S. Melrose St.
- 129 S. Melrose St.
- 119 S. Main St. (Previously a single-family home)

Immediately outside of the Old Town boundary, there are two large residential developments:

- 106-114 E. Santa Fe St
- 152-293 E Santa Fe Ct.

These multifamily and large residential projects all complement existing uses within Old Town and demonstrate the suitability and feasibility of higher density housing in the area. As analyzed above, the City is working with Mercy Housing to develop 65 to 70 affordable units in Old Town. This would be the largest, densest, development in Old Town to date. The City believes that dense development is appropriate if sited in the appropriate area, which the City has done. The City believes that the built-in incentives in the Old Town Revitalization Plan which allow high-density housing by-right without a public hearing, will encourage multifamily development in Old Town.

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 SCAG[3] over two-thirds of future ADUs are expected to be affordable to lower-income households. The assumption of 7 ADUs per year is considered to be very conservative given that in 2021 the City issued 9 ADU permits and in 2022, 14 ADUs were permitted.

Candidate Sites for Rezoning

As noted in Table B-1 above, the sites inventory shows a shortfall of potential capacity for 531 lower-income units and 853 above-moderate-income units. The City has identified the following 2-pronged strategy for addressing this shortfall:

1. The existing TOD area is proposed to be expanded to the west, creating capacity for more than 1,188 multi-family units. This area is currently zoned *Manufacturing* and encompasses approximately 14 acres. The potential capacity for this TOD expansion area assumes an allowable density of 95 units/acre and an average yield of 83 units/acre based on recently approved projects in the existing TOD area.

2. The existing R-3 zoning district currently allows a maximum density of 30 units/acre. While all properties in the R-3 zone allow a maximum density of 30 du/acre, only the most likely sites for development are listed in Table B-5. With a conservative 10% reduction from the proposed allowable density of 30 units/acre, these parcels would have a total capacity for approximately 342 units, an increase of 61 potential units compared to the estimated capacity under current regulations.

Program 1.8 in the Housing Plan describes the actions necessary to implement this rezoning strategy. This rezone strategy intends to create housing opportunities in well-connected areas of the City. The TOD rezone will permit residential uses. The proposed rezones look to promote the development of affordable housing through higher density development. These are new rezones and upzones within the City and development standards will be created with input from the community, experienced developers, and City decision-makers.

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



These development standards will be based on historical development within the City and will support development at the densities identified in this Housing Element. Table B-2 lists approved projects, with two of those projects allocating 252 units for lower-income households. While the two projects have wide variation in the densities achieved and units produced (65 units at 16.9 du/ac and 189 at 88.7 du/ac), the City is confident that new development standards, coupled with Housing Programs in Chapter 4, will encourage the development of affordable units are higher densities. There will be no inconsistencies with the base zoning or General Plan Land Use created by the implementation of these changes.

Considering existing development and a lack of vacant land, the City's housing strategy to demonstrate capacity for the 2021-2029 RHNA growth need relies on a mix of development opportunities throughout Placentia. For each of the candidate sites, existing land use policy either allows residential by-right or allows residential by-right through a mixed-use development project. As part of the identification of new sites, the City will adopt new land use regulations (found within Chapter 4: Housing Plan) that will ensure residential development is permitted by-right. It is not the City's intent to exclude the permitting of nonresidential development in these areas, as it is a vital land use component that contributes to a livable, mixed-use character in support of many citywide goals.

While the City understands its RHNA obligations, it must also continue to accommodate growth for jobs, retail, services, and amenities, especially in existing mixed-use land use category areas consistent with the General Plan. In order to account for and address this, the City has individually evaluated each of the sites and has accounted for opportunities for nonresidential growth when estimating total residential unit capacity. These assumptions vary depending on the past performance of recent development and future projected trends. In areas where there are pending applications and owner or developer interest, assumptions for residential were increased. Conversely, assumptions were decreased in areas where residential development is more speculative or is not supported by past trends, developer interest or other factors.

Development trends in the City and elsewhere in the region show that a vast majority of mixed-use zoned projects have a residential component with a marginal representation or square footage being devoted to commercial use. None of the proposed mixed-use zoned projects are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue to occur in areas zoned mixed-use to accommodate both residential and non-residential uses. It is anticipated that development in mixed-use zones will integrate residential development where nonresidential and low-density residential uses are present, providing additional housing in higher-resource areas with greater access to transportation and jobs.
The City will work to continue this trend by facilitating the development of mixed-use projects by offering development incentives and working with developers to discuss housing development opportunities in areas designated for mixed-use. Additionally, the City will promote affordable housing development in the high resource areas of the City.



Between the redevelopment assumptions and the demonstrative projects exhibiting a solid trend towards residential development, the City concludes that mixed-use designated areas are highly conducive to residential development and essential to maintaining thriving, vibrant neighborhoods.



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
Note: Almost all candidate sites in the TOD and OT zones are adjacent to each other and may be redeveloped as single parcels or may be consolidated with other candidate sites and redeveloped to yield more units cumulatively.										
Natchez Ave/Erie St	336-520-26	Medium Density	PUD	15	0.22	Yes		2		2
N. Placentia Ave/W. Palm	337-241-63	Medium Density	PUD	15	0.14	Yes			1	1
209 S. Walnut	339-361-05	Medium Density	R-2	15	0.07	Yes		1		1
S. Walnut Ave/Baker St	339-392-20	OT	OT	65	0.15	Yes		8		8
S. Walnut Ave/Baker St	339-392-21	OT	OT	65	0.10	Yes		5		5
230 W SANTA FE AVE	339-393-01	OT	OT	29	0.13	No		3		3
417 W. Crowther	339-401-03	TOD	TOD	95	0.09	No		7		7
adjacent to 413 W. Crowther	339-401-05	TOD	TOD	95	0.01	No		1		1
554 Vanderbilt Drive	340-401-28	Low Density	R-1	6	0.16	Yes			1	1
548 Vanderbilt Drive	340-401-29	Low Density	R-1	6	0.17	Yes			1	1
700 De Jesus Dr.	340-461-13	Low Density	PUD	6	0.22	Yes			1	1
519 Langer Drive	340-462-13	Low Density	PUD	6	0.13	Yes			1	1
525 Langer Drive	340-462-14	Low Density	PUD	6	0.11	Yes			1	1
531 Langer Drive	340-462-15	Low Density	PUD	6	0.12	Yes			1	1
Lyons Way/Langer Drive	340-462-16	Low Density	PUD	6	1.21	Yes			6	6
Powell/Ekenrode	340-511-66	Low Density	RPC	6	0.26	Yes			1	1
Powell/Ekenrode	340-511-67	Low Density	RPC	6	0.74	Yes			4	4
1356 Vina Del Mar	341-022-10	Low Density	R-1	6	0.47	Yes			2	2
Bryce Cir./Carlsbad St.	341-042-39	Low Density	R-1	6	0.37	Yes			1	1
Vina del Mar/Jefferson St	341-042-43	Low Density	R-1	6	0.38	Yes			2	2
Olympic Ave	341-081-34	Low Density	R-1	6	0.22	Yes			1	1
Yellowstone Ave.	341-081-36	Low Density	R-1	6	0.34	Yes			1	1
Yellowstone Ave.	341-082-02	Low Density	R-1	6	0.55	Yes			2	2
1150 Mammoth Circle	341-093-02	Low Density	R-1	6	0.23	Yes			1	1
1150 Mammoth Circle	341-093-03	Low Density	R-1	6	0.24	Yes			1	1
Highland/Orchard	341-122-83	Medium Density	PUD	15	1.13	Yes		15		15
Orangethorpe/Richfield	341-122-89	Medium Density	PUD	15	1.45	Yes		19		19
1255 Vina Del Mar	341-201-35	Low Density	R-1	6	0.49	Yes			2	2
Orangethorpe/Jefferson	341-343-10	Low Density	SP-7	6	0.18	Yes			1	1
Orchard/Van Buren	341-352-10	Medium Density	SP-7	15	0.23	Yes		3		3
Cherry/Van Buren	341-352-15	Low Density	SP-7	6	0.17	Yes			1	1



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
17272 Cherry	341-354-01	Low Density	SP-7	6	0.18	Yes			1	1
17262 Cherry	341-354-02	Low Density	SP-7	6	0.26	Yes			1	1
N. Van Buren/Orchard	341-361-01	Low Density	SP-7	6	0.96	Yes			5	5
N. Van Buren/Orchard	341-361-02	Low Density	SP-7	6	0.40	Yes			2	2
Willow St./Van Buren	341-362-01	Medium Density	SP-7	15	0.08	Yes		1		1
Willow St./Van Buren	341-362-02	Medium Density	SP-7	15	0.69	Yes		9		9
6200 Van Buren	341-365-02	Low Density	SP-7	6	0.14	Yes			1	1
6200 Van Buren	341-365-03	Low Density	SP-7	6	0.15	Yes			1	1
6200 Van Buren	341-365-04	Low Density	SP-7	6	0.30	Yes			1	1
Cherry St./Van Buren	341-374-01	Medium Density	R-G	15	0.26	Yes		3		3
Cherry St./Depot St.	341-375-01	Medium Density	R-G	15	0.30	Yes		4		4
Cherry St./Van Buren	341-375-02	Medium Density	R-G	15	0.22	Yes		3		3
502 Gerhold Lane	341-421-33	Low Density	SP-7	6	0.41	Yes			2	2
1451 Howard Pl	341-431-01	Low Density	SP-7	6	0.44	Yes			2	2
406 Nevin Lane	341-433-23	Low Density	SP-7	6	0.48	Yes			2	2
Alta Vista/Van Buren	341-481-28	Medium Density	SP-7	15	1.00	Yes		13		13
164 Los Alamitos Cir.	343-682-24	Medium Density	PUD	15	0.11	Yes		1		1
Orchard/Richfield	343-712-03	Medium Density	PUD	15	0.42	Yes		5		5
Orchard/S. Caliente Way	343-712-47	Medium Density	PUD	15	0.05	Yes		1		1
Orchard/S. Caliente Way	343-712-48	Medium Density	PUD	15	0.13	Yes		1		1
Orchard/S. Caliente Way	343-712-49	Medium Density	PUD	15	0.03	Yes		1		1
Orchard/Richfield	343-712-69	Medium Density	PUD	15	0.04	Yes		1		1
Vincente/Maria Ave	346-013-02	Low Density	R-1	6	0.12	Yes			1	1
Vincente/Maria Ave	346-013-03	Low Density	R-1	6	0.13	Yes			1	1
560 S Van Buren	346-171-01	Low Density	R-1	6	0.65	Yes			3	3
17000 L Paloma	346-172-24	Low Density	R-1	6	0.26	Yes			1	1
La Paloma/Van Buren	346-172-26	Low Density	R-1	6	0.09	Yes			1	1
La Paloma/Van Buren	346-172-27	Low Density	R-1	6	0.09	Yes			1	1
17000 La Paloma	346-173-01	Low Density	R-1	6	0.20	Yes			1	1
Vicente Ave	346-172-07	Low Density	R-1	6	0.40	No			2	2
17342 Atwood Ave	346-181-02	Low Density	R-1	6	0.06	Yes			1	1
Atwood/Van Buren	346-181-11	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-12	Low Density	R-1	6	0.19	Yes			1	1



Table B-4: Vacant Sites

Street Address	APN	General Plan	Zoning	Max Density (du/ac)	Acres	2 prior cycles?	Lower	Mod	Above Mod	Total Units
Atwood/Van Buren	346-181-13	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Van Buren	346-181-14	Low Density	R-1	6	0.14	Yes			1	1
Atwood/Lincoln	346-181-16	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-17	Low Density	R-1	6	0.10	Yes			1	1
Atwood/Lincoln	346-181-18	Low Density	R-1	6	0.09	Yes			1	1
Atwood/Lincoln	346-181-19	Low Density	R-1	6	0.09	Yes			1	1
17431 Oak St	346-181-21	Low Density	R-1	6	0.09	Yes			1	1
312 BAKER ST	339-391-15	OT	OT	65	0.27	No				
314 BAKER ST	339-391-14	OT	OT	65	0.14	No				
307 BAKER ST	339-392-14	OT	OT	65	0.24	No	68			68
323 BAKER ST	339-392-19	OT	OT	65	0.15	No				
BAKER ST	339-392-15	OT	OT	65	0.25	No				
Totals					**25.96**		**68**	**107**	**72**	**247**



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
Note: Almost all candidate sites in the TOD and OT zones are adjacent to each other and may be redeveloped as single parcels or may be consolidated with other candidate sites and redeveloped to yield more units cumulatively.													
339-401-01	425 W. Crowther	0.06	TOD	TOD	95	1		4		5	4	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	Yes
339-401-02	421 W. Crowther	0.11	TOD	TOD	95	1		8		9	8	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	
339-401-04	Crowther/Goetz	0.09	TOD	TOD	95	1		6		7	6	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01,	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 50% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	
339-401-06	415 Goetz Place	0.13	TOD	TOD	95	1		9		10	9	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 70% of lot	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	
339-401-07	411 Goetz Place	0.10	TOD	TOD	95	1		7		8	7	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is small Single-family structure with an accessory structure. Approximately 70% of lot is vacant and adjacent to higher density residential to the north and lower density residential to the south. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units..	Yes
339-401-10	408 Goetz Place	0.13	TOD	TOD	95	3		9		12	9	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel has 3 units, with 30% of property vacant. Adjacent to higher density residential to the north and lower density residential to the south. Can feasibly redevelop lot into a higher density use. Although the parcel has less than 50% vacancy, the parcel can be consolidated with the adjacent parcel which is functionally vacant and used as parking.	
339-401-11	417 Evelyn Place	0.26	TOD	TOD	95			21		21	21	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a parking lot utilized by residential units and warehouse nearby. Can feasibly redevelop lot into a higher density use.	
339-401-13	409 W. Crowther	0.1	TOD	TOD	95	1		7		8	7	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 65% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	
339-401-14	405 W. Crowther	0.1	TOD	TOD	95	1		7		8	7	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is a small single-family structure. Approximately 60% of lot is vacant and adjacent to higher density residential. Can feasibly redevelop lot into a higher density use by adding an ADU, JADU, or additional units.	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-401-15	Crowther/Evelyn	0.15	TOD	TOD	95			10		10	10	In combination with adjacent sites, the area bounded by Crowther Ave, Evelyn Pl and the Cenza project to the west and north can yield over 100 units compared to the existing 10 units. All houses in this project area are over 80 years old, with half being built over 100 years ago. Almost all of the houses are in poor condition and are in need of minor to substantial rehabilitation. The redevelopment ratio makes this parcel attractive for consolidation and redevelopment in the planning cycle. Evelyn Pl can be vacated to allow for additional units, similar to how the City plans to vacate portions of Baker St in Old Town to allow for additional development. This parcel can be consolidated combination with parcels: 339-401-01, 339-401-02, 339-401-04, 339-401-06, 339-401-07, 339-401-10, 339-401-11, 339-401-13, 339-401-14, 339-401-15; to be redeveloped in a similar fashion to the 6 parcels consolidated to develop the 415-unit Cenza project adjacent to this project area. Individually, the parcel is part of adjacent parcel with a single-family structure. Includes accessory unit and is 80% vacant.	Yes
339-401-16	341 S Melrose	3.24	TOD	TOD	95		268			268	268	Large Parcel with warehouses, surface parking lot, and truck loading bay. Warehouse takes up approximately 75% of property. Developers have shown interest in the site and have expressed interest in either demo and redevelopment of the large site or adaptive reuse. Two large projects to the east and west, the Herald (215 units) and Cenza (418 units) are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the	Yes



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.	
339-063-01	101 E. Crowther	0.6	TOD	TOD	95		49			49	49	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-063-02	125 E. Crowther	0.25	TOD	TOD	95			21		21	21	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-402-15	Crowther	0.1	TOD	TOD	95			8		8	8	Old Town Public Parking lot located next to pedestrian bridge connecting to Old Town Placentia. Moderate size parcel adjacent to higher density residential uses. Can feasibly redevelop lot into a higher density use. The parcel can be consolidated to yield more units cumulatively.	No
339-431-01	551 W. Crowther	1.35	TOD	TOD	95		112			112	112	Large parcel used as a sales and storage office for lighting business. Adjacent to residential pipeline project. Approximately 60% of parcel is paved parking lot.Adjacent to the Cenza project (415 units) which consolidated parcels to develop a larger project. The parcel can similarly be consolidated to yield more units cumulatively.	Yes
339-091-20	190 W. Crowther	5.91	TOD	TOD	95		490			490	490	Large parcel with industrial use (trucking company). Approximately 60% of parcel is paved parking lot. Adjacent to higher density residential and industrial uses. Can feasibly redevelop to higher density similar to the development directly east of the parcel. Adjacent to the Cenza project (415	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												units) which consolidated parcels to develop a larger project. The parcel can similarly be consolidated to yield more units cumulatively.	
339-394-05	116 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Commercial use located in Old Town Placentia The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-04	118 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Restaurant in Old Town Placentia, The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-03	126 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Retail structure in Old Town Placentia, The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-365-26	101 W SANTA FE AVE	0.11	OT	OT	29			2		2	2	Restaurant in Old Town Placentia. Adjacent to retail uses. Located within proximity to various amenities. Site can feasibly redevelop to higher density residential use. Approximately 70% of parcel is paved parking lot. Can feasibly redevelop to higher density residential use.	No
339-364-10	233 W SANTA FE AVE	0.14	OT	OT	29			3		3	3	Auto body repair shop adjacent to retail uses. Located in Old Town Placentia. Approximately 70% of the parcel is vacant.	No
339-061-05	220 S BRADFORD AVE	0.26	OT	OT	29			6		6	6	Restaurant with 60% vacancy. Adjacent to union hall, restaurants, and residential uses. Can feasibly redevelop for higher density residential use.	No
339-394-02	128 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Commercial uses located in Old Town Placentia. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-01	132 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	Aging commercial (supermarket) building adjacent to commercial and retail uses. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-365-25	109 W SANTA FE AVE	0.17	OT	OT	29			4		4	4	Commercial (coffee roasters) building adjacent to commercial and retail uses. The property is located in Old Town Placentia Placentia in the historic core. The property is located in Old Town Placentia in the historic core. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-355-13	145 S BRADFORD AVE	0.29	OT	OT	35			8		8	8	Placentia Senior Center with surface parking lot, approximately 50% of parcel underutilized or vacant. Can feasibly redevelop lot into a higher density use,	No
339-365-27	149 W SANTA FE	0.34	OT	OT	29			8		8	8	Commercial uses located in Old Town Placentia. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-061-06	228 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Existing Use- American Legion, approximately 40% dedicated to surface parking lot in rear, adjacent to commercial and retail. Residential development can be facilitated through the addition of a second story, addition of residential in the rear, or complete redevelopment of the parcel. Residential development would complement existing and adjacent uses. The parcel is within the Old Town historic core, making the parcel attractive for redevelopment. The parcel can feasibly redevelop lot into a higher density use.	No
339-355-14	137 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Existing Use- Commercial, 80% vacant lot behind structure. Adjacent to commercial and residential uses. Can feasibly redevelop lot into a higher density use.	No
339-052-27	132 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- Commercial (tax office). 75% of parcel is dedicated to surface parking. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-365-19	217 S BRADFORD AVE	0.12	OT	OT	29			3		3	3	Existing Use- Commercial. 50% of parcel is dedicated to surface parking. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-061-04	214 S BRADFORD AVE	0.28	OT	OT	29			7		7	7	Existing Use- industrial (auto service). 70% of parcel is dedicated to surface parking.	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	
339-052-26	144 S BRADFORD AVE	0.31	OT	OT	35			9		9	9	Existing Use- industrial (auto service). 70% of parcel is dedicated to surface parking. Adjacent to retail and residential units. Can feasibly redevelop lot into a higher density use.	No
339-393-08	202 W SANTA FE AVE	0.13	OT	OT	29			3		3	3	Large commercial building with frequent turnover. Building is currently vacant. Residential can be developed on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-393-05	220 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Large commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-393-04	222 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-393-03	224 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Commercial building with frequent turnover. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan..	No
339-393-02	226 W SANTA FE AVE	0.06	OT	OT	29			1		1	1	Vacant/landscaped parcel adjacent to underutilized commercial use. The underutilized adjacent parcels can be consolidated to provide redevelopment for higher intensity residential use.	No
339-364-15	209 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												uses that can feasible be redeveloped into a higher intensity residential use.	
339-364-13	215 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-364-11	229 W SANTA FE AVE	0.09	OT	OT	29			2		2	2	The parcel currently is a commercial space with many different businesses, all of which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-061-03	200 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	Surface parking lot located adjacent to residential uses. Can feasible be redeveloped into a higher intensity residential use.	No
339-355-16	125 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Small city-owned structure on moderate size lot with remaining space surface parking. Approximately 60% of lot is vacant and adjacent to higher density residential and can to feasibly redevelop into a higher intensity residential use.	No
339-052-24	110 S BRADFORD AVE	0.22	OT	OT	35			6		6	6	Two small commercial structures on large lot with remaining space vacant. Approximately 50% of lot is vacant and adjacent to higher density residential which can be consolidated and can feasibly redevelop into a higher intensity residential use.	No
339-355-18	117 S BRADFORD AVE	0.12	OT	OT	35			3		3	3	One large commercial structure on large lot with remaining space vacant. Approximately 50% of lot is vacant and feasibly redeveloped into a higher intensity residential use.	No
339-052-21	102 S BRADFORD AVE	1.81	OT	OT	65		65			65	65	Two church structures on a very large lot. 90% of the remaining lot is surface parking which is being underutilized, which makes this parcel feasible for higher density redevelopment .	No
339-355-20	100 W CHAPMAN AVE	0.32	OT	OT	35			10		10	10	Commercial structure on large lot with remaining space surface parking. Approximately 65% of lot is vacant and can be feasibly redeveloped into a higher intensity residential use.	No
339-355-22	CHAPMAN/MAIN	0.13	OT	OT	35			4		4	4	This parcel contains the Placentia Water Tower. Approximately 80% of this lot is vacant. The tower is now empty and has not stored water since 1993. The decorative tower could be incorporated into redevelopment or removed. It does not preclude development.	No
339-392-22	320 S WALNUT AVE	0.1	OT	OT	65			5		5	5	One large commercial structure on large lot with remaining space surface parking.	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Approximately 60% of lot is vacant and can be feasibly redeveloped into a higher intensity residential use.	
339-392-12	305 S MELROSE ST	0.11	OT	OT	35			3		3	3	A moderate size parcel with no structure on it, just landscaping. This parcel is functionally vacant and feasible for development potential.	No
339-392-07	330 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	The parcel currently is a commercial space which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-392-09	322 W SANTA FE AVE	0.11	OT	OT	35			3		3	3	Small Zumba studio with surface parking in the rear and street parking. Approximately 25% of the lot is surface parking. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
339-392-08	326 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	The parcel currently is a commercial space which has seen steady decline in business for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. Approximately 30% of this parcel is surface parking lot. The parcel is located adjacent to underperforming uses that can feasible be redeveloped into a higher intensity residential use.	No
339-392-11	310 W SANTA FE AVE	0.07	OT	OT	35			2		2	2	Small vacant building which has not been leased or occupied for much of the 5th Cycle planning period. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan. The parcel is located adjacent to a vacant parcel, and can be consolidated and feasibly be redeveloped into a higher intensity residential use.	No
339-363-19	301 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Small restaurant building with street parking. The property is located in Old Town in the historic core. The Old Town Revitalization Plan allows residential on	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	
339-391-16	400 BAKER ST	0.16	OT	OT	65			9		9	9	Surface parking lot	No
339-052-28	120 S BRADFORD AVE	0.20	OT	OT	35			6		6	6	The parcel houses the Old Placentia City Hall and is owned by the City. The City may sell the property if residential units are developed. The Placentia Fire and Life Safety Station 1 is adjacent to this site. The site is considered underutilized as the land value exceeds the improvement value. Residential can be incorporated as a mixed-use, second story residential, retrofit existing to become residential, or a completely new development.	No
339-061-07	234 S BRADFORD AVE	0.17	OT	OT	29			4		4	4	Surface parking lot located adjacent to commercial buildings. Can feasible be redeveloped into a higher intensity residential use.	No
339-355-17	121 S BRADFORD AVE	0.15	OT	OT	35			4		4	4	Surface parking lot located adjacent to commercial buildings. Can feasible be redeveloped into a higher intensity residential use.	No
339-363-12	333 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Surface parking lot located adjacent another residential parcel. Can feasible be redeveloped into a higher intensity residential use.	No
339-363-13	329 W SANTA FE AVE	0.06	OT	OT	35			1		1	1	Surface parking lot located adjacent another residential parcel. Can feasible be redeveloped into a higher intensity residential use.	No
339-364-12	221 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Parcel has an existing commercial building. Parcel considered underutilized as land value exceeds the improvement value. The	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.The parcel is adjacent to residential uses and can feasible be redeveloped into residential uses.	
339-365-09	234 S MAIN ST	0.09	OT	OT	29			2		2	2	Surface parking lot located adjacent to residential parcel. Can feasible be consolidated and redeveloped into residential use.	No
339-365-10	141 W SANTA FE AVE	0.34	OT	OT	29			8		8	8	Parcel has an existing restaurant building with parklets along W Santa Fe Ave. The parcel is considered underutilized, land value exceeds the improvement value. The parcel may have existing residential uses on the second floor and can add additional stories of residential. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-365-15	235 S BRADFORD AVE	0.09	OT	OT	29			2		2	2	Surface parking lot located adjacent another residential parcel. Parcel can feasible be redeveloped to residential use.	No
339-365-18	219 S BRADFORD AVE	0.15	OT	OT	29			3		3	3	The Old Town Revitalization Plan allows residential on the second story similar to	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.. The parcel is adjacent to a mixed-use building and can be intensified with residential uses similar to the adjacent building. Large parking lot and can feasibly be redeveloped into residential uses.	
339-392-10	314 W SANTA FE AVE	0.04	OT	OT	35			1		1	1	Parcel has an existing commercial building. Parcel considered underutilized as land value exceeds the improvement value. The parcel is adjacent to residential uses and can feasible be redeveloped into residential uses. The Old Town Revitalization Plan allows residential on the second story similar to adjacent uses and as shown in Figures B-8 and B-9. Adjacent uses are currently mixed use with first floor commercial and second story residential. The property is also served by parking and is located within proximity to various amenities, making it ripe for additional development. This type of development would accomplish the goals and objectives of the Old Town Revitalization Plan.	No
339-394-06	110 W SANTA FE AVE	0.05	OT	OT	29			1		1	1	Surface parking lot located adjacent to another commercial office building. The parcel is relatively close to other residential units and can feasible be redeveloped into a higher intensity residential use. The lot is also adjacent to another parking lot and can be consolidated into a single parcel.	No
339-394-07	100 W SANTA FE AVE	0.07	OT	OT	29			1		1	1	Surface parking lot located adjacent to another commercial office building. The parcel is relatively close to other residential	No



Table B-5: Underutilized Sites

APN	Street Address/Situs	Acres	General Plan	Zoning	Allowable Density (du/ac)	Existing Units	Lower	Mod	Above Mod	Total	Net	Existing Use	Prior Planning Period?
												units and can feasible be redeveloped into a higher intensity residential use. The lot is also adjacent to another parking lot and can be consolidated into a single parcel.	
339-032-05	126 N WALNUT AVE	0.91	O	R3	30			20		20	20	Existing church with large vacant space which can potential develop into housing similar to the project at 1314 N. Angelina Ave which developed 65 units on a church property. Parcel has 2 existing attached structures. Approximately 80% of the parcel is vacant or used as parking.	No
341-301-09	E PALM DR	1.13	LDR	R-1	6				6		6	Former oil extraction facility. Adjacent to low density residential. Can feasibly redevelop into single-family residences similar to surrounding uses.	No
						10	**984**	**314**	**6**	**1,314**	**1,304**		

Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
Note: Almost all candidate sites in the TOD and OT zones are adjacent to each other and may be redeveloped as single parcels or may be consolidated with other candidate sites and redeveloped to yield more units cumulatively.											
339-451-01	500-511 Cameron St.	0.89	Industrial	M (PMD)	**TOD**	95	73	40		33	Two parcels with existing industrial buildings. Approximately 55% of the lot is dedicated to parking. Adjacent to this parcel is a multi-family residential unit and across from E Santa Fe Ct are single-family residential units. The parcels can feasible be redeveloped to residential use.
339-451-14	510 Cameron St.	0.29	Industrial	M (PMD)	**TOD**	95	24	16		8	Existing industrial building on the parcel with approximately 40% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type

Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-06	516 Cameron St.	0.34	Industrial	M (PMD)	**TOD**	95	28	16		12	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-05	530 Cameron St.	0.49	Industrial	M (PMD)	**TOD**	95	40	18		22	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-03	531 Cameron St.	0.58	Industrial	M (PMD)	**TOD**	95	48	22	26		Existing industrial building on the parcel with approximately 60%



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-451-02	521 Cameron St.	0.37	Industrial	M (PMD)	**TOD**	95	30	16		14	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-13	515 S. Melrose St.	1.54	Industrial	M	**TOD**	95	127	62	65		Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-12	505 S. Melrose St.	1.12	Industrial	M	**TOD**	95	92	41		51	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-11	330 W. Crowther Ave.	0.59	Industrial	M	**TOD**	95	48	22		26	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-14	420 W. Crowther Ave.	1.55	Industrial	M	**TOD**	95	128	58		70	Existing industrial building on the parcel with approximately 50% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-10	440 W. Crowther Ave.	0.53	Industrial	M	**TOD**	95	43	20		23	Existing industrial building on the parcel with approximately 60% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-07	480 W. Crowther Ave.	3.34	Industrial	M	**TOD**	95	277	128	149		Existing industrial building on the parcel with approximately 30% vacancy. The parcel can be consolidated or redeveloped similar to large projects to the west, the Herald (215 units) and Cenza (418 units) which are examples of the type of developments the City envisioned when drafting the TOD District plan. Both developments had existing uses which did not align with the City's vision similar to the existing site. In both examples, vacancy did not preclude development and the City does not believe that vacancy will preclude development on this site.
339-101-06	550 W. Crowther Ave	2.87	Industrial	M	**TOD**	95	238	128		110	Existing industrial building on the parcel. The parcel is considered underutilized, land value exceeds



Table B-6: Candidate Sites for Rezoning

APN	Street Address	Acres	General Plan	Zoning	Proposed GP/Zoning	Density (du/ac)	Potential Units	Lower	Mod	Above Mod	Existing Use
											improvement value. The parcel is adjacent to another parcel enabling consolidation and redevelopment for higher intensity residential use. Approximately 50% of the parcel is vacant.
346-162-01	Orangethorpe/Jefferson	0.47	HDR	R-3	**HDR/R3**	30	13			13	Vacant land
346-162-02	Orangethorpe/Jefferson	4.55	HDR	R-3	**HDR/R3**	30	123		54	69	Vacant land
346-331-02	601 S. Lakeview Ave.	4.55	HDR	R-3	**HDR/R3**	30	123		54	69	Vacant land
346-331-03	Lakeview Loop/Veterans Wy	0.13	HDR	R-3	**HDR/R3**	30	3			3	Vacant land
346-331-11	625 S. Lakeview Ave.	0.53	HDR	R-3	**HDR/R3**	30	14			14	Vacant land
346-331-27	2006 E. Lakeview Loop	0.38	HDR	R-3	**HDR/R3**	30	10			10	Vacant land
346-331-29	2018 E. Lakeview Loop	0.39	HDR	R-3	**HDR/R3**	30	11			11	Vacant land
346-331-30	613 S. Lakeview Ave.	0.45	HDR	R-3	**HDR/R3**	30	12			12	Vacant land
346-331-32	1958 E. Veterans Way	0.81	HDR	R-3	**HDR/R3**	30	22			22	Vacant land
346-164-24 346-164-23	513 S. Van Buren St. 503 S. Van Buren St.	0.17 0.21	HDR HDR	R-3 R-3	**HDR/R3** **HDR/R3**	30 30	12			12	503 and 513 S Van Buren are currently under construction to develop 12 above moderate units. The parcel previously had a single-family residential unit with 70% vacant, undeveloped land. There was an accessory unitt that was located on the western border of the parcel. Adjacent to soon-to-be completed 139 unit development. Vacant land
Totals		**27.1**					**1,539**	**587**	**348**	**604**	

Figure B-10: Vacant Sites

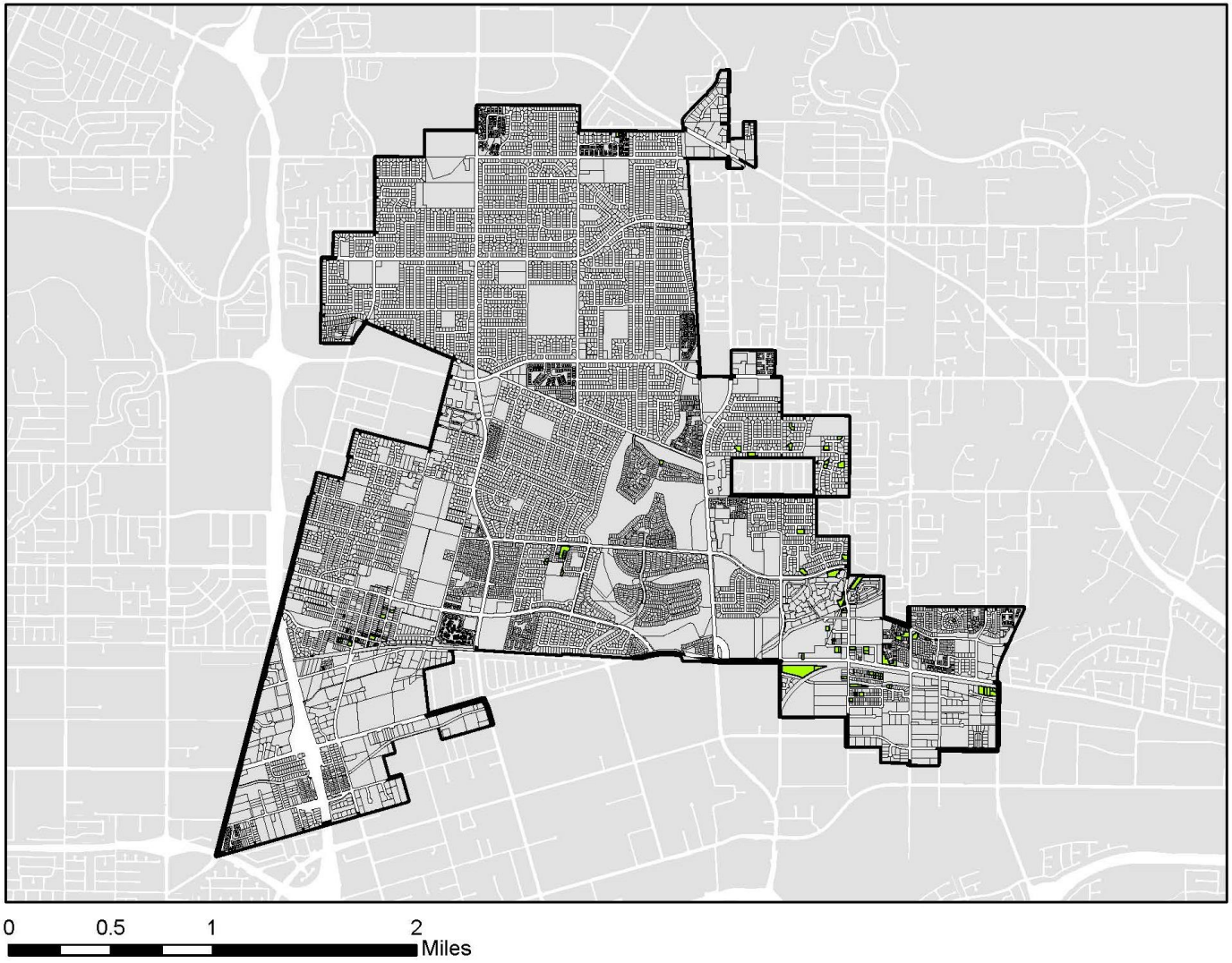


Figure B-11: Underutilized Sites

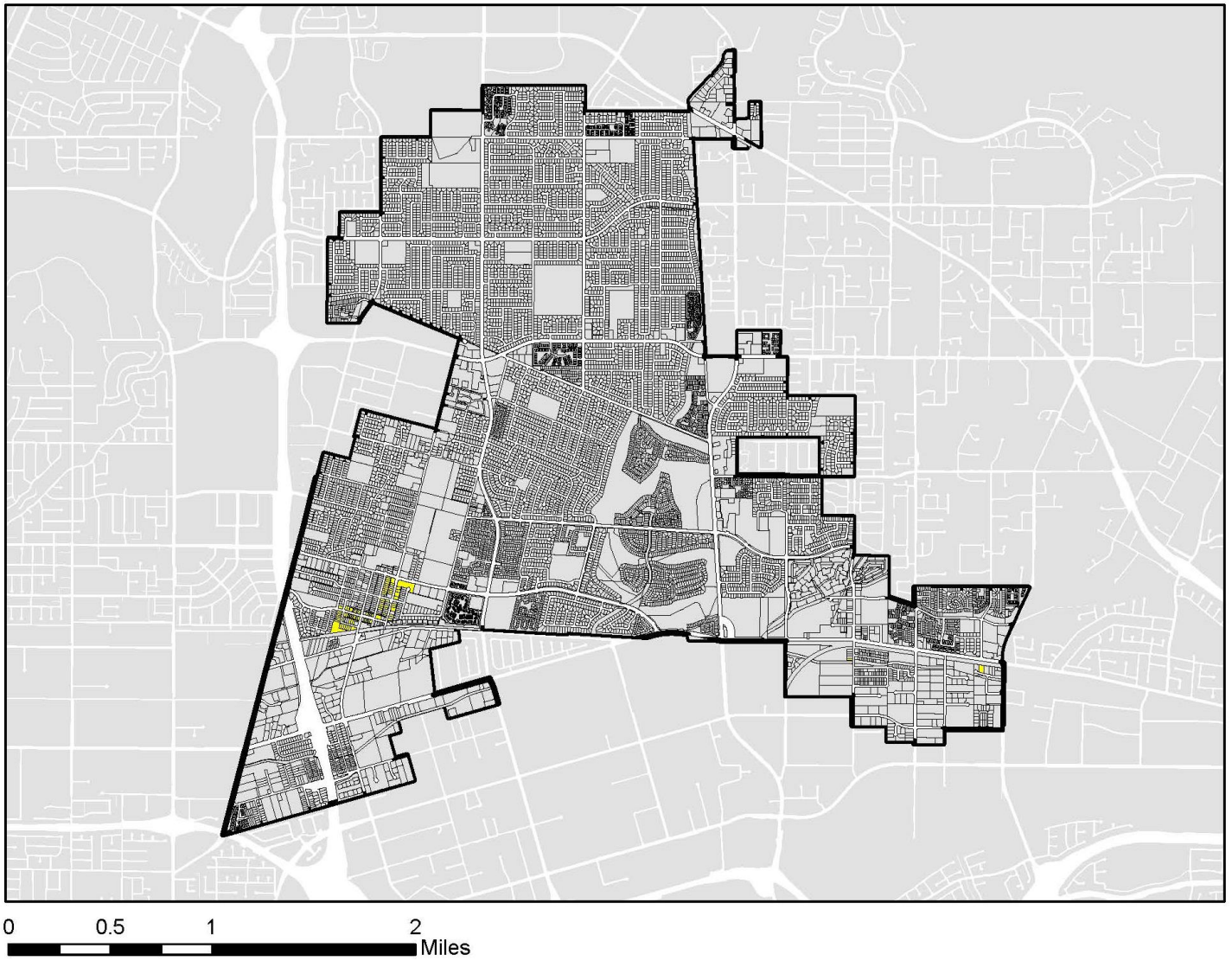
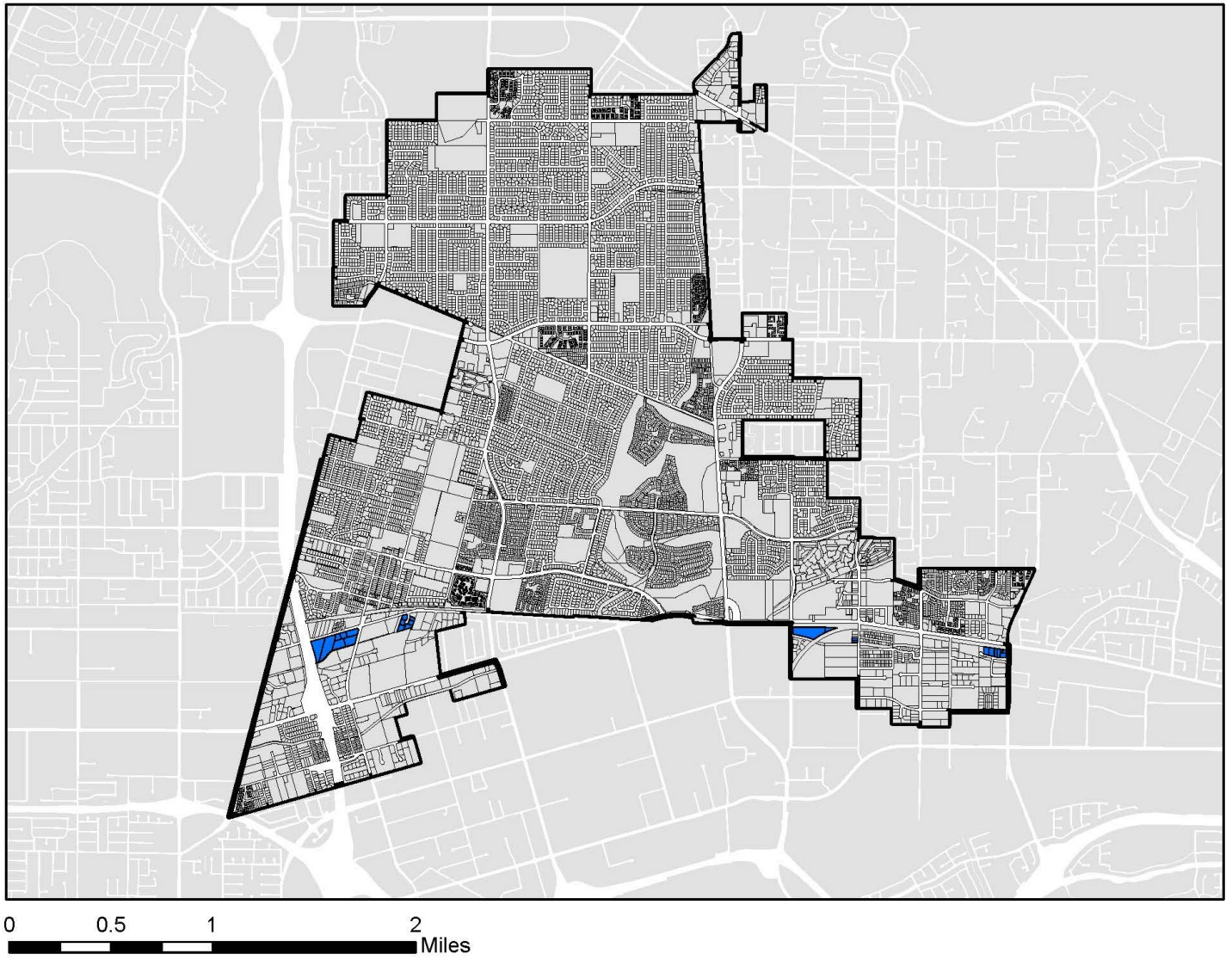


Figure B-12: Candidate Sites for Rezoning



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

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

During the prior planning period the City has been very successful in addressing the housing needs of special needs populations.

In early 2019 the North Orange County Service Planning Area for Homelessness Outreach Efforts 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.

In addition to the Placentia Navigation Center, the City successfully facilitated development of a 189-unit 100% low-income deed-restricted housing development (USA Properties, Figure B-1). The project is currently under construction adjacent to the Placentia Metrolink Station.

Table C-1–2013-2021 Program Evaluation

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.
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

Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
			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. O-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 a 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.
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	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



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
		development opportunities arise	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)
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



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
			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 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. 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 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.
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.

Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
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.
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	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



Table C-1–2013-2021 Program Evaluation

Name of Program	Objective	Timeframe	Status of Program Implementation
	blight and deterioration in neighborhoods		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 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-2 – 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: Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686 requires housing elements to contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH 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."

To comply with AB 686, the City has completed the following outreach and analysis.

1. Outreach

As discussed in the Public Participation appendix, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's dedicated Housing Element website and was also sent directly to persons and organizations on the stakeholder list. Public meetings were held both online and in person to encourage those with mobility difficulties to participate. Agendas and other information for each meeting was posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via telephone or email. Please refer to Appendix A for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments on housing needs, barriers to fair and affordable housing, and opportunities for development.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 2.1 includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

2. Fair Housing Assessment

This section provides an assessment of fair housing issues in Placentia including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

A. Fair Housing Enforcement and Outreach Capacity

The primary fair housing organization serving Placentia is the Fair Housing Council of Orange County (https://www.fairhousingoc.org/). The FHCOC was formed in 1965 in the wake of the civil rights movement that resulted in the Civil Rights Act of 1964. The Council incorporated in 1968, the same year that Congress extended civil rights protections to cover housing with the adoption of the Fair Housing Act. Under the direction of a volunteer board of directors and staff, the agency works to fulfill a mission of protecting the quality of life in Orange County by ensuring equal access to housing opportunities, fostering diversity and preserving dignity and human rights. An operating member of the National Fair Housing Alliance, the FHCOC works to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire. Services provided by the Fair Housing Council include fair housing enforcement and education, landlord/tenant counseling, mediation and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available to low-to-moderate income clients free of charge and to others for a moderate donation. Services are available in English, Spanish, and Vietnamese.

Orange County

The County of Orange acts as lead agency for the "Urban County," which includes 21 non-entitlement cities. Placentia is a participating city in the Urban County Program. The most recent Orange County Analysis of Impediments to Fair Housing Choice (the "AI") was adopted in June 2020 and includes a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County's obligation to affirmatively furthering fair housing. The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared the AI. To provide a foundation for the conclusions and recommendations presented in this AI, the following information was reviewed and analyzed:

- Data from the U.S. Census Bureau, American Community Survey and other sources about the demographic, housing, economic, and educational landscape of the county, nearby communities, and the broader region;
- Various County and city planning documents and ordinances;



- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.

As required by federal regulations, the AI draws from the sources listed above to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the County as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AI identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

To ensure that the analysis contained in the AI truly reflects conditions in the community and that the goals and strategies are targeted and feasible, the participation of a wide range of stakeholders is of critical importance. A broad array of outreach was conducted through community meetings, focus groups, and public hearings.

In preparing this AI, the Lawyers' Committee reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services provers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County.

Beginning in October 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton (which is immediately adjacent to Placentia). Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials.

Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI was translated into Spanish and Vietnamese. Public hearings and City Council meetings were held throughout the County.

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in Orange County. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Fair Housing Council of Orange County (FHCOC) provides services throughout the Urban County, including Placentia, to ensure equal access to housing. FHCOC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair

Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Orange County and Southeast Los Angeles County.

The 2020 Orange County AI reported that:

- FHCOC regionally conducted or participated in 467 education and/or outreach activities. Regionally, over 9,550 people were served by these activities. Through its various regional outreach efforts FHCOC distributed over 82,130 pieces of literature on fair housing, its services and other housing-related topics. Additionally, throughout Orange County FHCOC held 32 training sessions for rental property owners/managers. FHCOC presented 16 fair housing seminars, 70 general fair housing workshops
- On a regional basis, FHCOC staff received 363 allegations of housing discrimination and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. FHCOC also conducted 362 systemic onsite tests, either paired or 'sandwich', 51 tests occurring in the jurisdiction and 215 other testing activities.
- On a regional basis, activities provided by FHCOC included assisting 7,664 unduplicated households addressing 24,766 issues, disputes and/or inquires.

City of Placentia

As seen in Figure D-1, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Placentia. FHEO inquiries allow residents to submit complaints or questions related to their housing situation. The goal of the FHEO program intends to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. Inquiries are not official cases and may have been dropped by a residents for different reasons.

In the City of Placentia, there were a total of 10 FHEO inquiries from 2013 to 2021. Of the 10 inquiries:

- Four failed to respond after the inquiry was made and processed,
- Two were not pursued by the resident who made the inquiry,
- One was found to have no valid basis,
- Two were found to have no valid issue,
- One classified as "other" in FHEO categories.

When inquiries are made, they are categorized and approved into different protected classes such as disability, race, and religion among others. HUD reported four inquiries

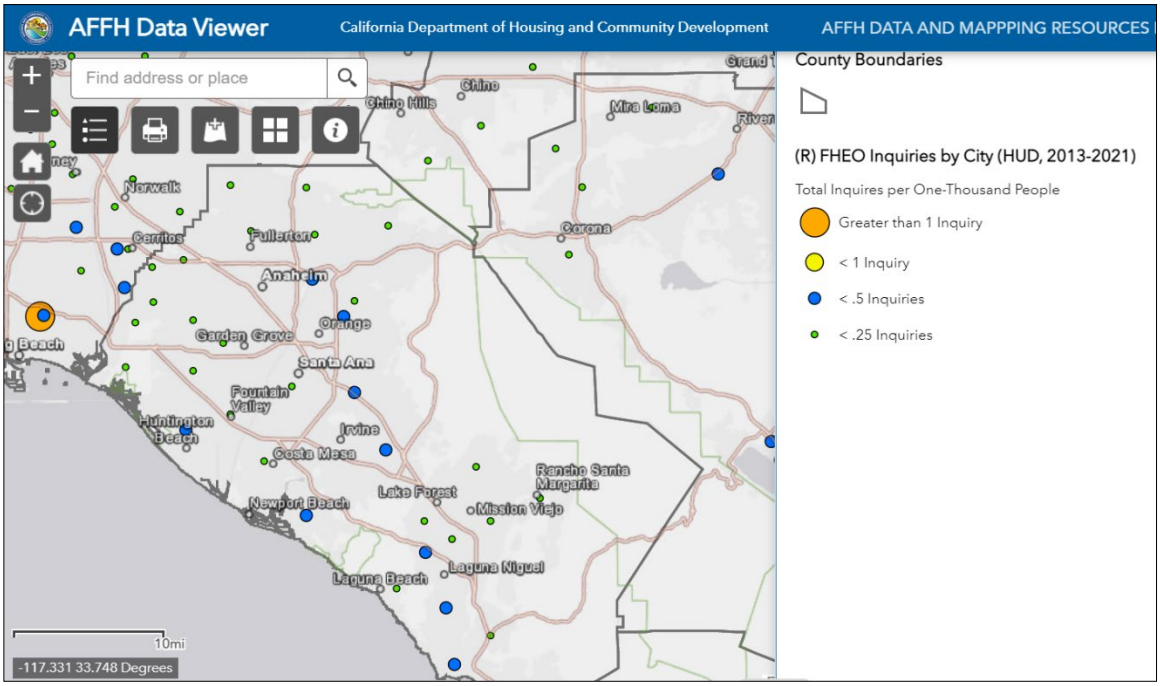
related to disability. One individual inquiry may be classified in multiple protected groups.

In comparison to surrounding jurisdictions, Placentia had an inquiry rate 0.19 inquires per one-thousand people. This rate was lower compared to cities with higher rates such as Brea (0.25 per one-thousand), Fullerton (0.20 per one-thousand), Anaheim (0.37 per one-thousand), and Orange (0.42 per one-thousand). Northward to Los Angeles County, more instances of communities that are populous areas receive more inquiries.

To address potential discrimination based on disability status and other protected classes, the City has added the following policy actions in the Housing Plan:

- Program HE-2.3: Minimize Constraints on Housing for Persons with Disabilities
- Program HE-1.14: Housing for Persons with Special Needs
- Program HE-1.12: Development of Senior Housing
- Program HE-1.13: Development of Housing for Larger Families

Figure D-1: FHEO Inquiries – Orange County and Placentia



Capacity to Address Fair Housing Complaints

The Constraints section of this Housing Element describes ways that the City works to address potential impediments to fair housing choice. The City continues to contract with the FHCOC to implement the regional Fair Housing Plan (AI) and to offer fair



housing services and tenant/landlord counseling to residents. The FHCOC provides the following services to Orange County residents, including Placentia residents:

- Serving as a fair housing resource for the region, including implementation of an affirmative fair housing marketing plan, testing, and complaint verification;
- Responding to all citizen complaints regarding violation of fair housing laws;
- Providing tenant-landlord counseling to all inquiring citizens;
- Promoting community awareness of tenant-landlord rights and responsibilities;
- Reporting monthly on complaint processing;
- Providing fair housing education to residents, County staff, community organizations, agencies, and service providers;
- Increasing the supply of affordable housing in high opportunity areas;
- Preventing displacement of low- and moderate-income residents, seniors, and people with disabilities;
- Increasing community integration for persons with disabilities;
- Ensuring equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness; and
- Expanding access to opportunities for protected classes.

The FHCOC ensures that the City's fair housing practices are consistent with State law and that residents have the tools and resources they need to address fair housing issues appropriately. The City relies on the FHCOC to track, monitor, and investigate fair housing cases as well as hold training sessions for property owners/managers within the City and throughout the region.

Fair Housing Laws

The City is in compliance with existing fair housing laws, and often seeks to go beyond State requirements to address fair housing and access to affordable housing. The following lists State and local fair housing laws and specifies how the City complies:

State

- **California Fair Employment and Housing Act (FEHA):** The City continues to implement and update programs to promote fair and equal access to housing. The City continues to disseminate information regarding fair housing in a variety of locations and seek funding to support FHCOC.
- **Government Code section 65008:** The City continues to implement programs that encourage affordable housing development. The City implements



Programs HE-1.2, 1.3, 1.6, 1.8, and 1.10 that comply with State's requirement for fair review of affordable housing development.

- **Government Code Section 8899.50:** The City implements programs and actions in compliance with State law that affirmatively furthers fair housing. As detailed in the Housing Plan, the City administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The City promotes State-funded programs and actions, such as the First-Time Homebuyer Loan Program, on the City's website and at the public counter. The City continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The City established a Density Bonus Ordinance consistent with State Density Bonus Law. The City provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities. The Housing Plan includes a program ensuring the City maintains compliance with Density Bonus Law updates.
- **No-Net-Loss Law:** Appendix B: Residential Land Inventory, details how the City maintains adequate sites to accommodate all income categories for RHNA.
- **Excessive Subdivision Standards:** The City continues to update its Zoning Ordinance, waive certain development fees, and offer incentive packages to facilitate housing development.
- **Housing Element Law:** The City identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.

Local

- **Local Ordinances:** The City has multiple local ordinances that establishes procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices.
- **Housing Plan:** The Housing Plan details the City's goals, policies, programs, and objectives. The City addresses the need for additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for current and future residents of Placentia.

B. Patterns of Integration and Segregation

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some



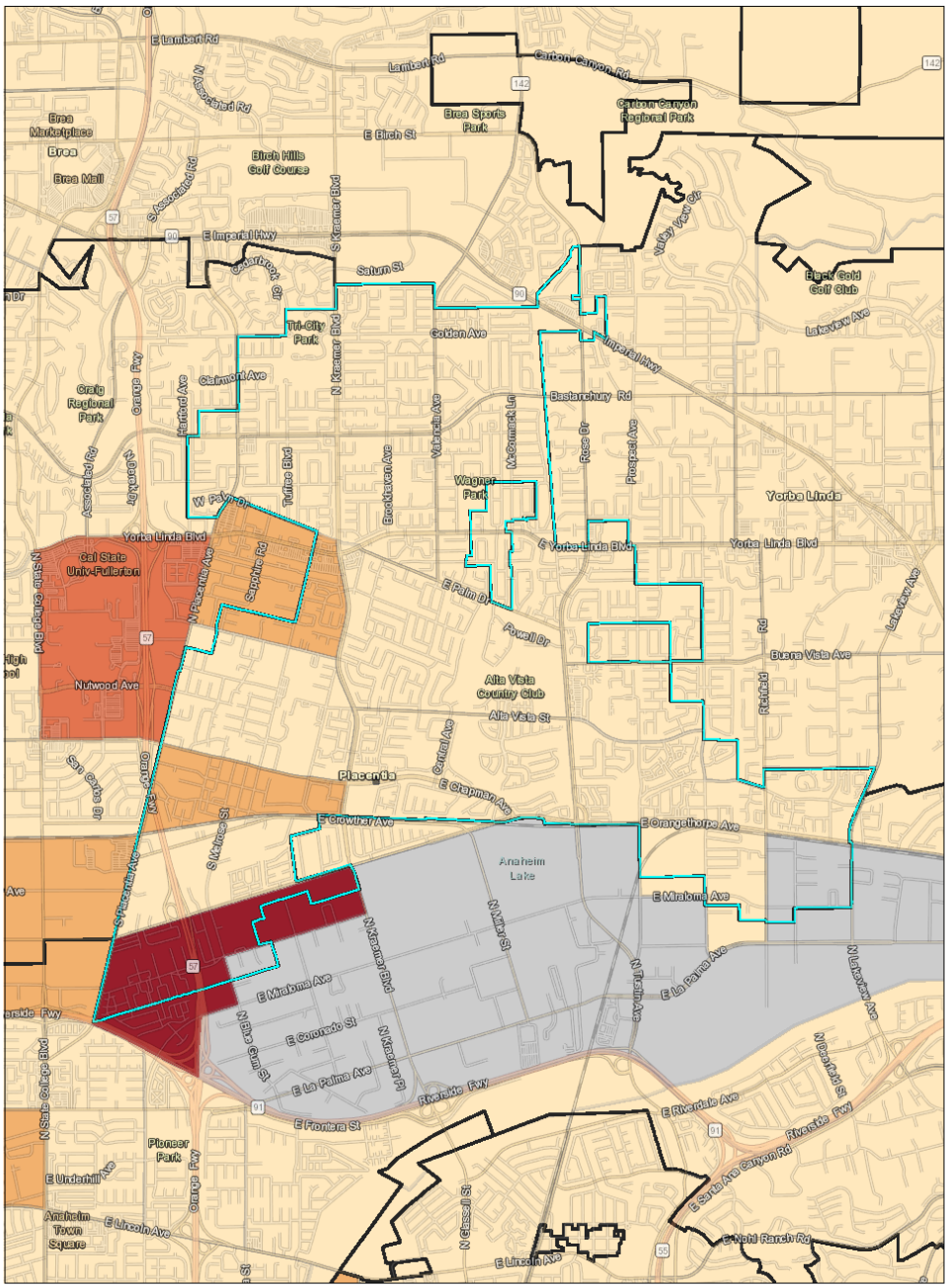
residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Table D-1 shows two census tracts within the City that are susceptible to displacement risk. Displacement risk means that, in the most recent year with reliable census data, a census tract had characteristics which are strongly correlated with more low-income renter population loss than gain. The model estimates that more low-income households left these neighborhoods than moved in. Tract 06059011720 has a lower median income than tract 06059011721 at $46,148. Tract 06059011721 has a higher percentage of low-income households, and higher percentage of renter-occupied units compared to tract 06059011720. Tract 06059011720 is probable to displacement risk and tract 06059011721 is elevated for displacement for very low- and low-income households. Figure D-2 shows the estimated displacement risk in the City of Placentia. The darker red census tract located in the southern borders of the City has an elevated displacement for the Very Low- and Low-income households (Census tract 06059011720).

Table D-1: Neighborhood Segregation Household Data

Census Tract	Median Income	Low Income Households	Speak English Less than Very Well	Renter-Occupied	Displacement Risk
06059011721	$64,531	54.9%	22.1%	68.8%	Probable Displacement Risk
06059011720	$46,148	76.4%	33.7%	82.7%	Elevated Displacement for Very Low- and Low-income households

Figure D-2: Estimated Displacement Risk in Placentia



4/12/2023, 9:39:40 AM

(R) Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement
- City/Town Boundaries

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

1) Race and Ethnicity

Segregation is defined as the separation or isolation of race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealing between persons or groups, by separate educational facilities, or by other discriminatory means.

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between two groups. The index score can be understood as the percentage of one of two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60 percent, of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Table D-2 displays the racial composition of the Orange County Region compared to the City of Placentia. Overall, the data shows that the City is diverse and is follows similar trends to the county. According to the 2017-2021 American Community Survey, the majority of residents were white (38.2 percent), 16.2 percent were Asians, and 2.5 percent were black or African Americans. Approximately 39.1 percent of the City's residents identify as Hispanic or Latino.

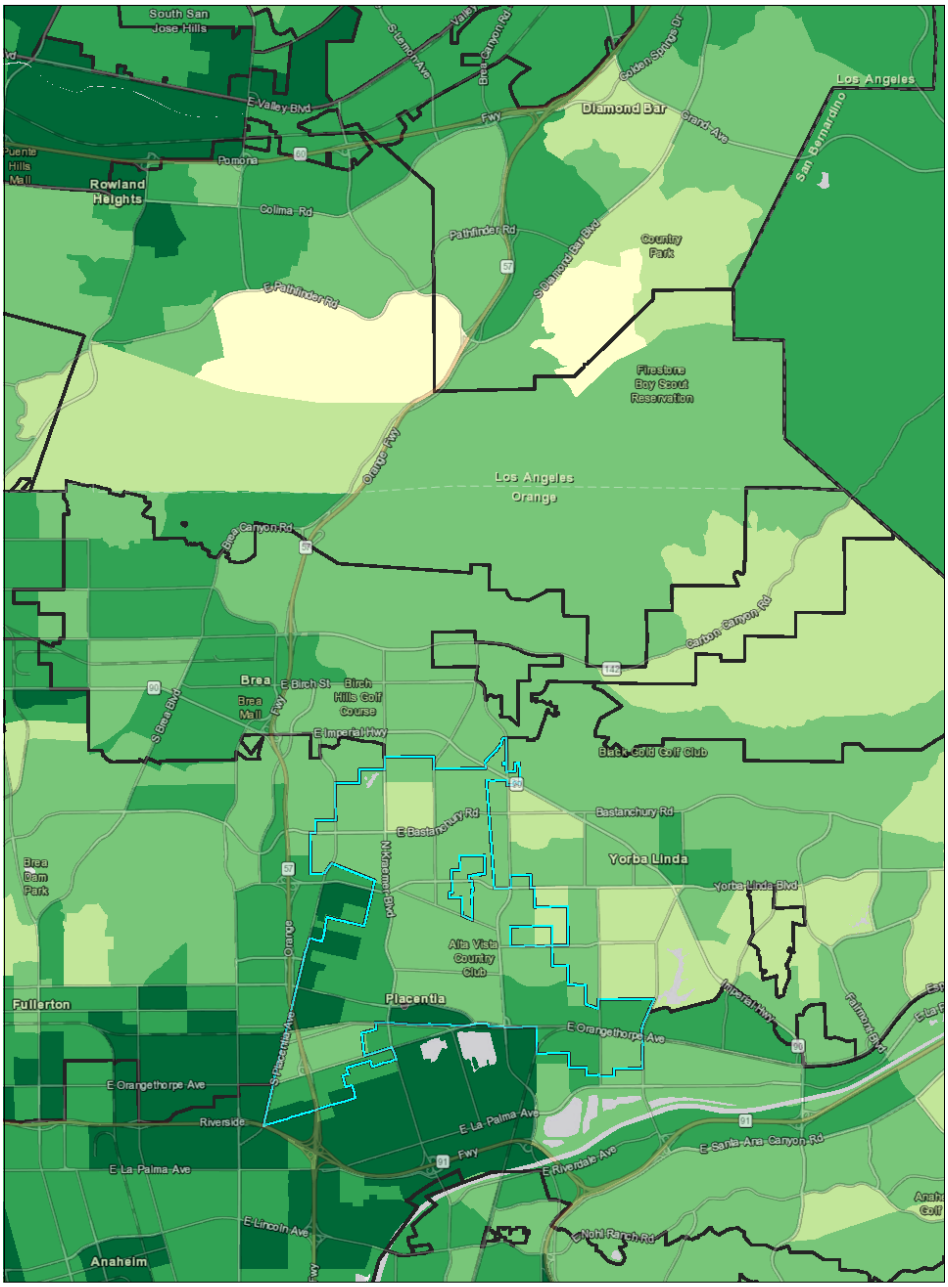
Table D-2: Racial Composition for Orange County and Placentia

Race/Ethnicity	Orange County	City of Placentia
White, Non-Hispanic	39.0%	38.2%
Black, Non-Hispanic	1.6%	2.5%
Hispanic or Latino	34.0%	39.1%
Asian or Pacific Islander	21.4%	16.2%
Native American	0.1%	0.0%
Two or More Races	3.5%	3.5%
Other	0.3%	0.5%

Source: ACS 5-Year Estimates, B03002, 2021 5-Year Estimates

Figure D-3 Placentia Diversity Index, 2010 and 2018 uses data from ESRI 2010 and 2018 demographic estimates. The figure shows the diversity index by block group within the City. The western portion of the City has high diversity (85 percent – 100 percent) whereas the northern portion of the City has less than moderate to moderate (40 percent to 55 percent). In 2018, the area north increased in diversity.

Figure D-3 Placentia Diversity Index, 2010 & 2018



4/12/2023, 2:14:33 PM

City/Town Boundaries

(A) Diversity Index (2018) Block Group

Lower Diversity

≤55.000000

≤70.000000

≤85.000000

Higher Diversity

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

As seen in Figure D-4, the percentage of non-white population in Placentia is highest in the southeastern portion of the City and is similar to the adjacent areas in Anaheim and Fullerton, while the northern and northeastern areas have the lowest non-white proportion similar to the adjacent areas of Yorba Linda. In describing the County-wide racial and ethnic make-up, the County AI (p. 122) states that, "In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county." This countywide distribution is illustrated in Figure D-5.

Figure D-4: Racial Demographics - Placentia

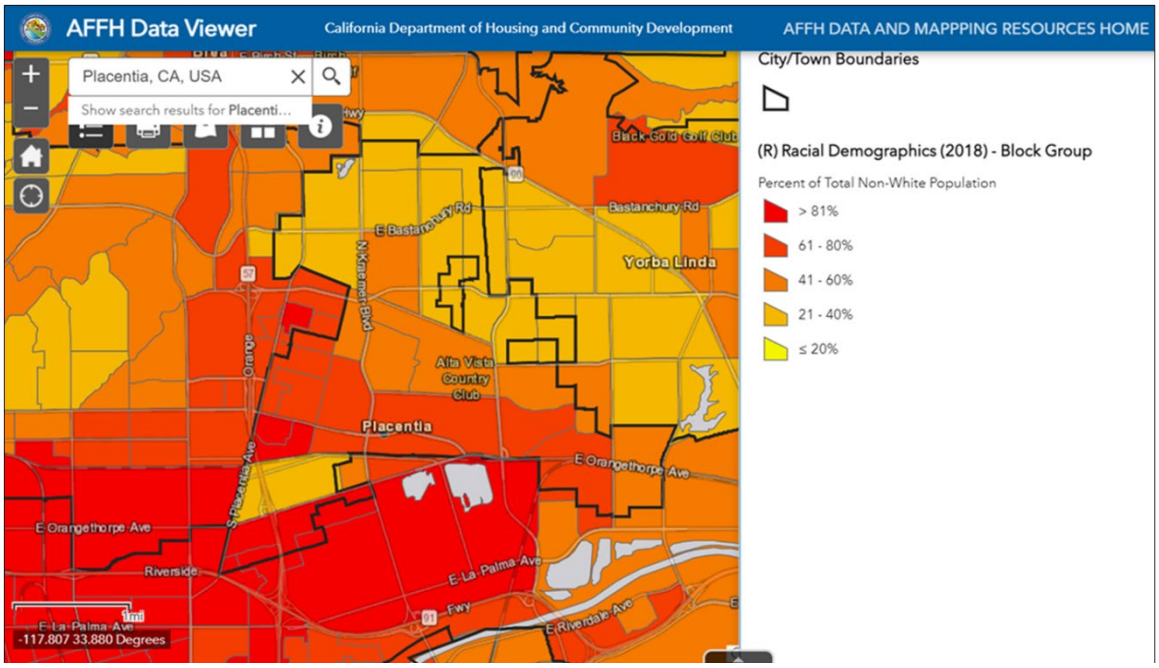
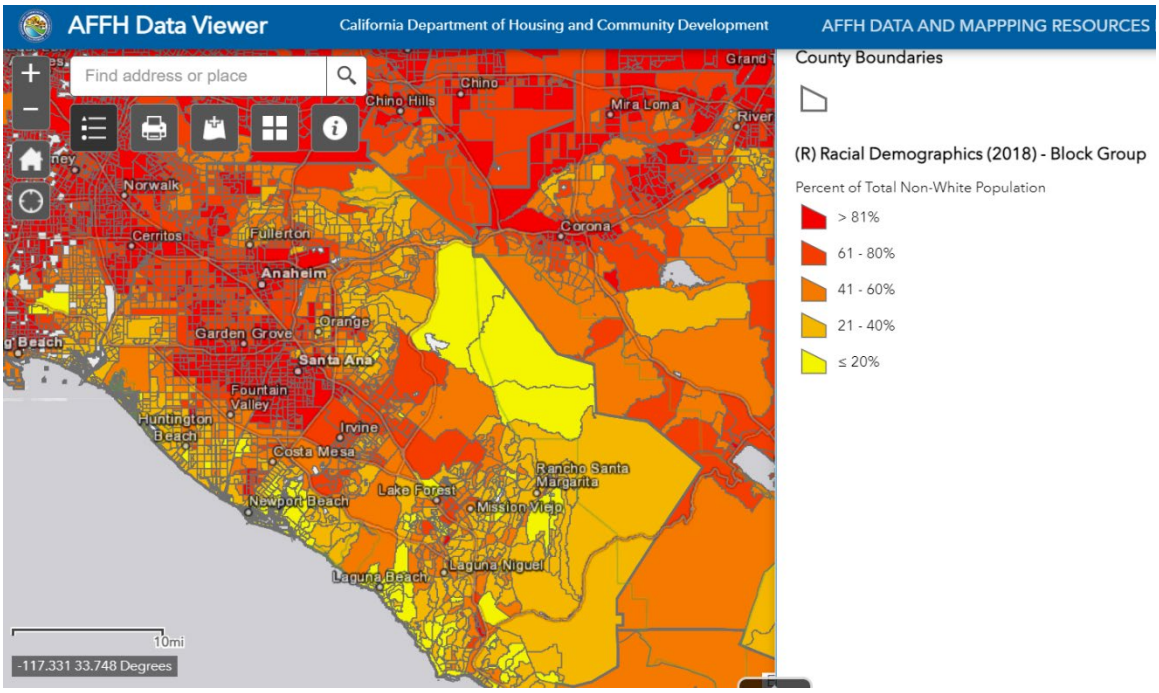


Figure D-5: Racial Demographics – Orange County

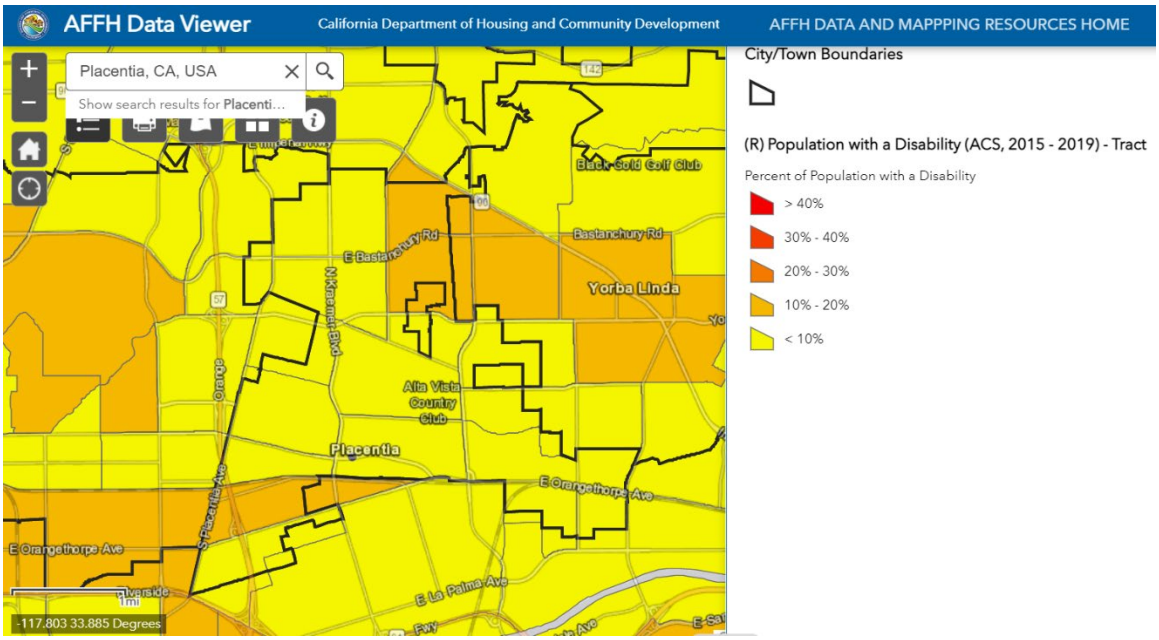


2) Persons with Disabilities

As shown on Figure D-6, higher percentages of disabled residents (10-20%) are located in the northeastern and southwestern portions of the city while the disability rate in other areas of the city is under 10%.

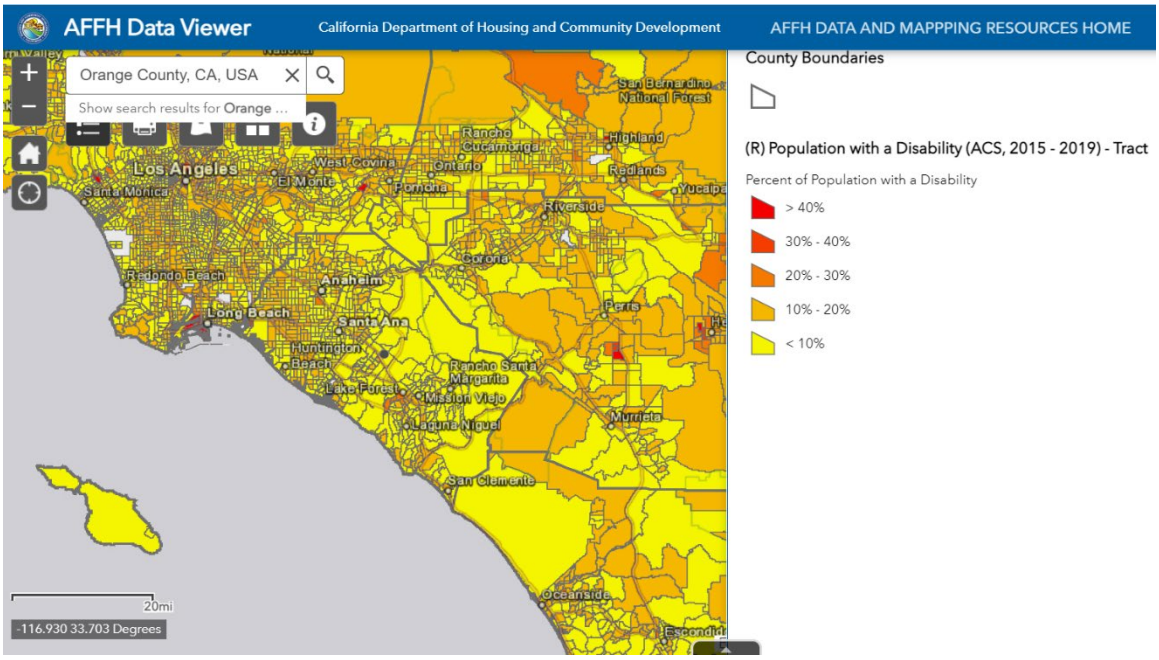
Additional data regarding the number of people with disabilities by disability type in Placentia is provided in Figure 2-20 of Chapter 2: Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services (DDS) estimates that there are 392 persons with developmental disabilities within the ZIP code areas that encompass the City of Placentia.

Figure D-6: Population with a Disability – Placentia



The Orange County AI discusses disability information countywide. According to the AI, "Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county" (see Figure D-7). This is reflected in the fact that six of the eight cities that have higher concentrations of persons with disabilities are in northern Orange County.

Figure D-7: Population with a Disability – Orange County



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City of Placentia facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

Under the Federal Housing Administration, housing providers (e.g., landlords, property mangers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. As discussed in the Housing Needs Assessment, 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 D-8 shows the percentage of children living in married couple households in Placentia while Figure D-9 shows similar data for the county as a whole.

Figure D-8: Percentage of Children in Married Couple Households - Placentia

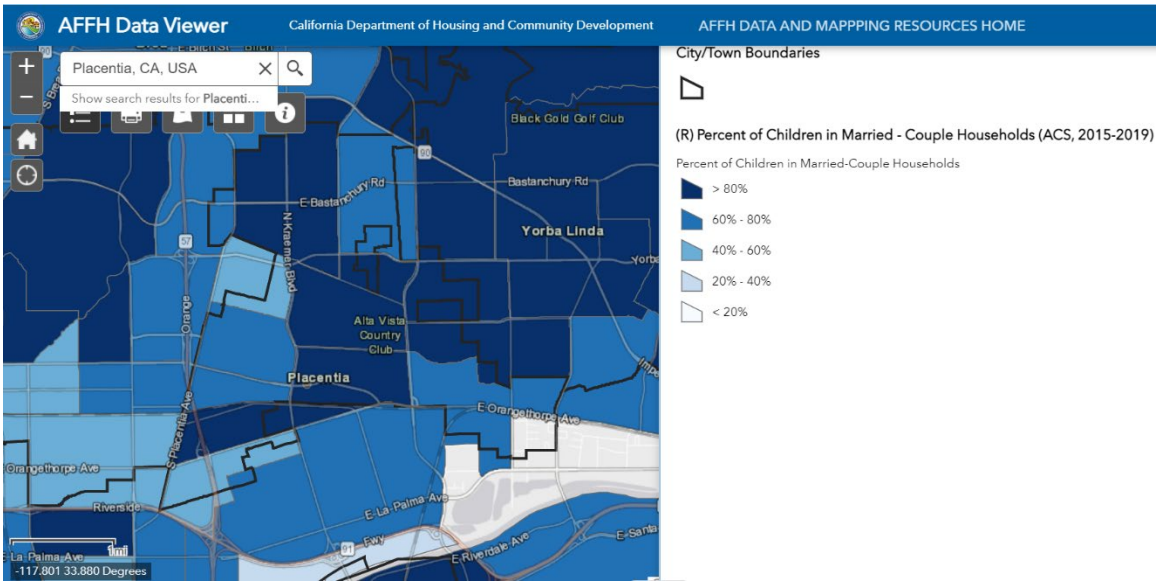


Figure D-9: Percentage of Children in Married Couple Households – Orange County

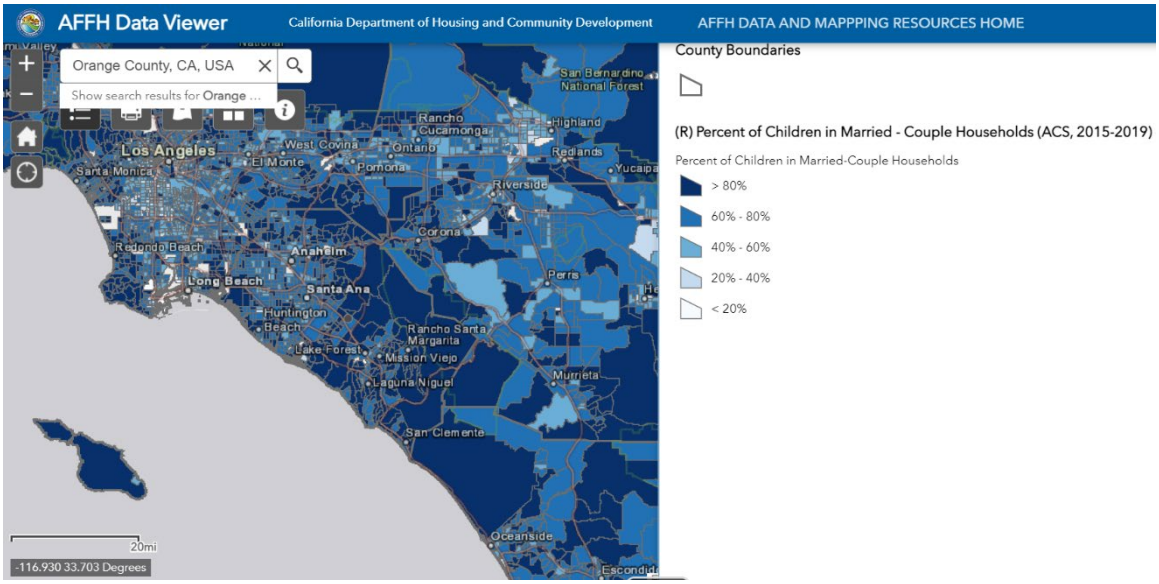


Table D-3 displays the household type for the State, County, and City. Overall, the City has the highest percentage of family households than the County and State; this includes married-couple family households and those with children. Of the three jurisdictions, Placentia has the lowest percentage of non-family households at approximately 6 percent below than the county and 8.5 percent less than the State.

Table D-3: Population by Familial Status, Compared by Geography, 2021

Familial Status	City of Placentia	Orange County	California
Family Households	77.1%	71.1%	68.6%
Married-Couple Family Households	58.4%	54.2%	49.5%
Female Householder, no spouse present	12.6%	11.5%	12.9%
With Children	34.2%	29.9%	29.5%
Non-Family Households	22.9%	28.9%	31.4%
Total Households	16,371	1,057,592	13,217,586

Source: American Community Survey, 5-Year Estimates, S1101, 2021

4) Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure D-10 shows that most of the City has fewer than 50 percent of its population within LMI groups, although some areas in the western portion of the city are above 50% LMI.

Countywide, larger LMI concentrations are located in the central portion of the county to the west and south of Placentia, in Anaheim, Santa Ana, Orange and Costa Mesa. The student population at UC Irvine has the highest percentage of poverty countywide (over 40 percent).

Figure D-10: Low/Moderate Income Population – Placentia

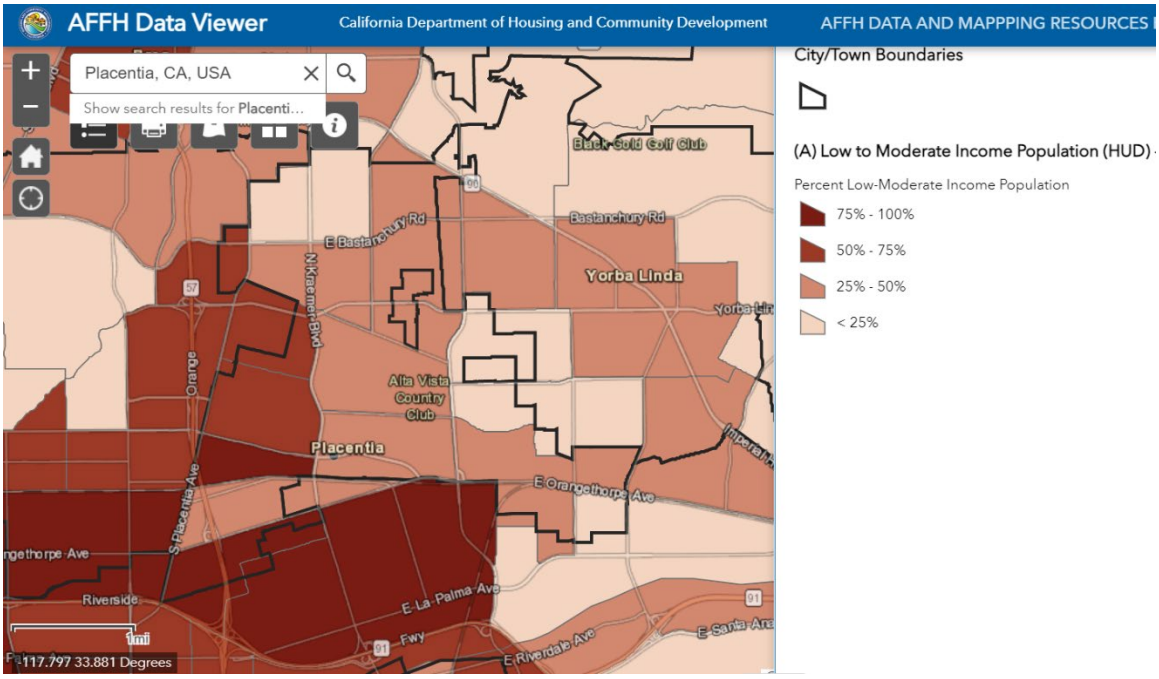
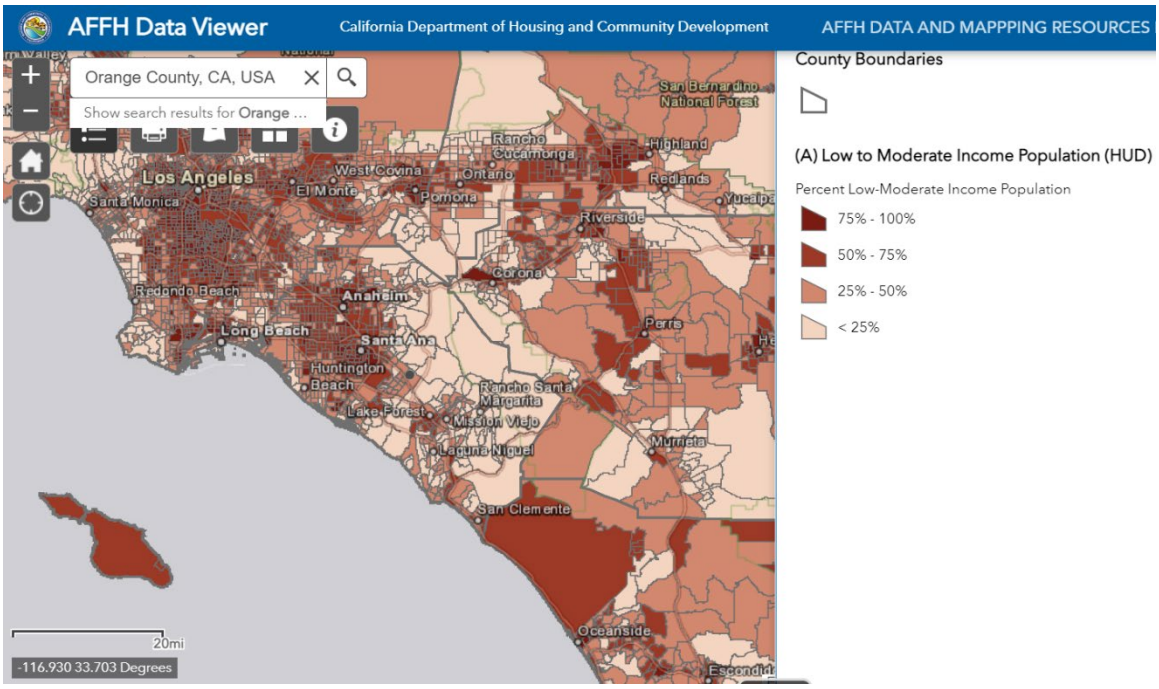


Figure D-11: Low/Moderate Income Population – Orange County



C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. As shown in Figure D-12, there are no designated R/ECAP areas in Placentia. The nearest R/ECAP areas are in the City of Santa Ana approximately 10 miles to the south of Placentia (Figure D-12).

Figure D-12: Racially/Ethnically Concentrated Areas of Poverty – Placentia

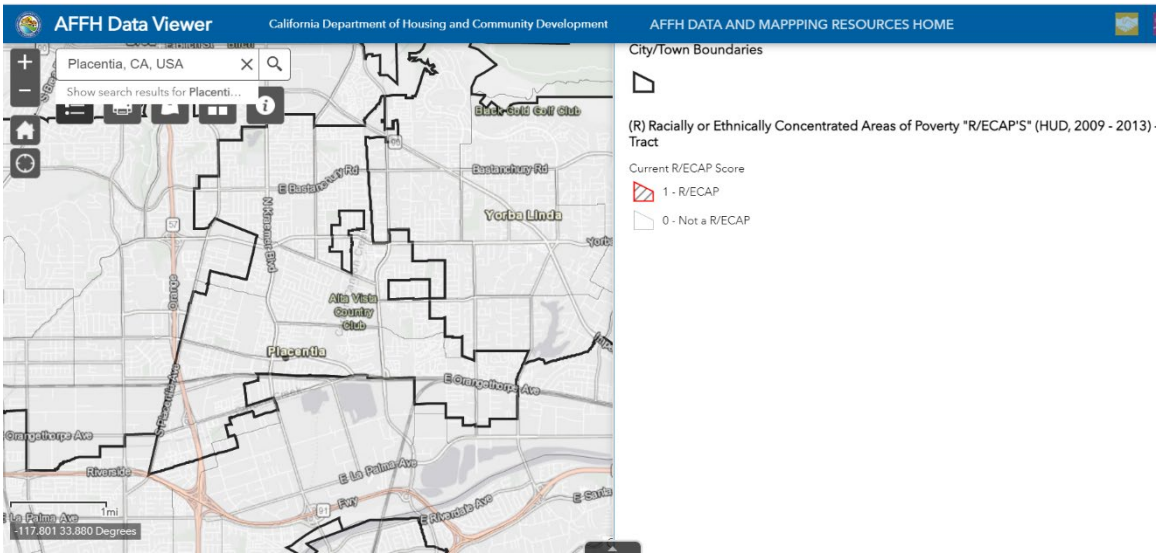
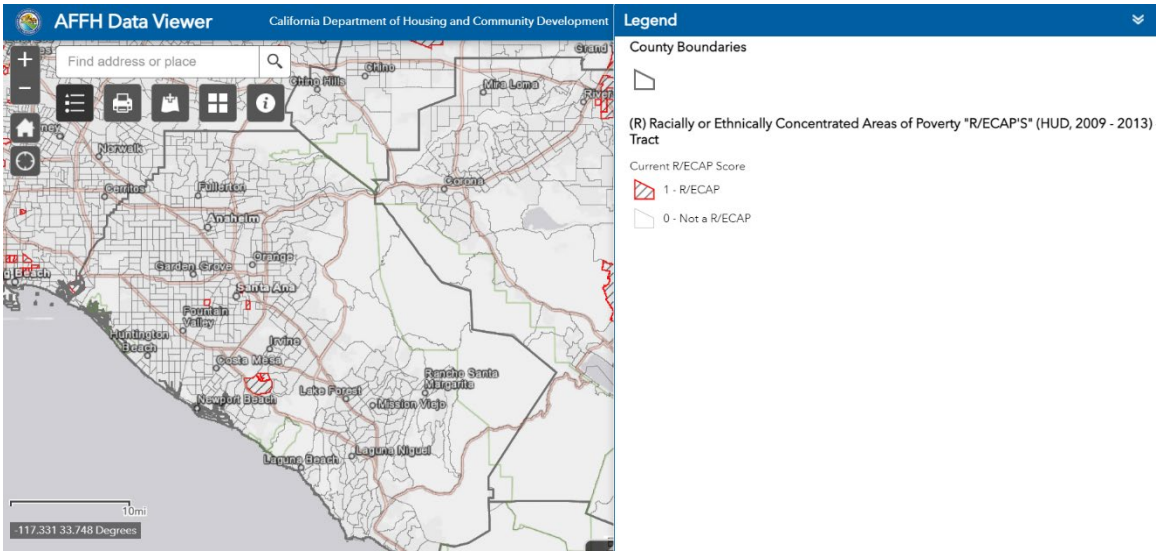
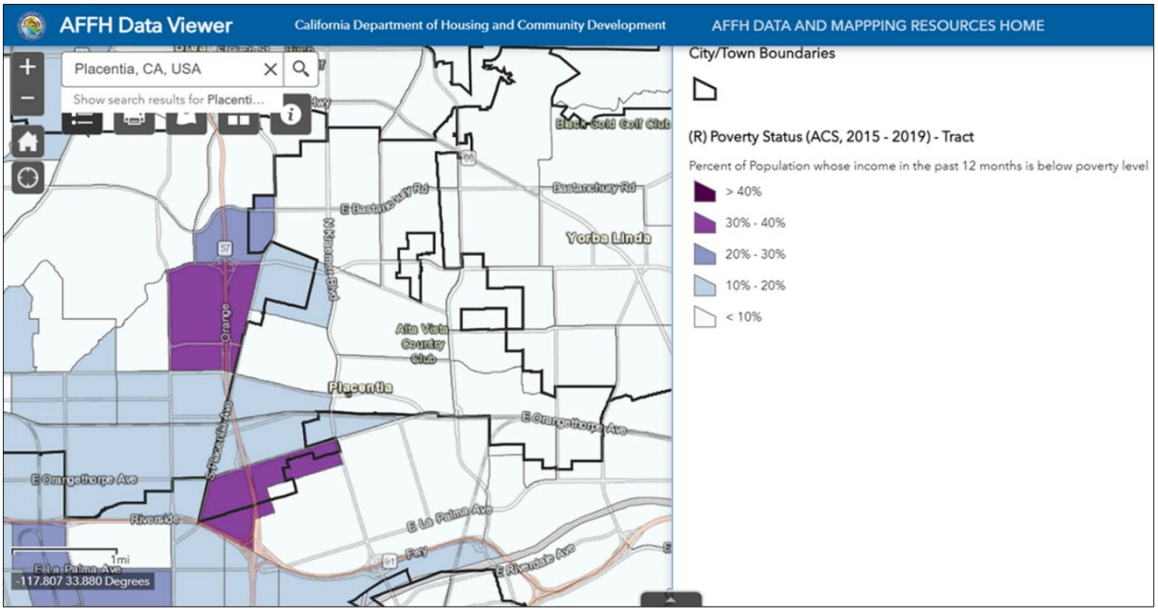


Figure D-13: Racially/Ethnically Concentrated Areas of Poverty – Orange County



Recent Census estimates regarding poverty status of households in Placentia are shown in Figure D-14. As seen in this map, poverty is highest (30-40%) in the southwestern portion of the city, which are also the areas with an older housing stock and lower housing values. Poverty rates in Placentia are similar to the adjacent areas of Brea, Yorba Linda, Fullerton and Anaheim. The area immediately west of Placentia in the City of Fullerton with a high incidence of poverty is comprised primarily of the campus of California State University, Fullerton, and is likely influenced by the relatively low incomes of college students.

Figure D-14: Poverty Status - Placentia



Program 2.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and programs such as 1.3 (Pursue County, State, and Federal Housing Funds), 1.10 (Encourage Development of Housing for Extremely-Low-Income Households), 1.15 (Transit-Oriented Development), 1.19 (Accessory Dwelling Units), 2.2 (Section 8 Rental Assistance) and 2.4 (Comprehensive Housing Resource Directory) will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

2) Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are defined as census tracts where (1) 80 percent or more of the population is white, and (2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.

- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than a typical tract.
- The average RCAA is about 57 percent affluent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract.

Comparison to Local and Regional Trends

Figure D-15 shows the RCAAs in Placentia. There are three census tract areas that have RCAAs in the Eastern and Northern parts of the City. This aligns with the City's racial demographic and median income (summarized in Table D-4 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a trend of census block groups with higher white populations having higher median incomes throughout the county.

There are many RCAAs in the County, including jurisdictions surrounding Placentia. These include the cities of Anaheim, Brea, Orange, Fullerton and Yorba Linda. Many of the areas with RCAA designations have historically had majority white populations with higher incomes. As shown in Table D-4, Placentia has a White, Non-Hispanic population of 39.2 percent, which is slightly lower than the average of 42.2 percent for the other jurisdictions. However, Placentia's median household income of $99,951 is similar to the average for the surrounding jurisdictions.

Table D-4: RCAAs of Nearby Jurisdictions

Jurisdiction	White, Non-Hispanic Population	Median Household Income (2019)
Anaheim	24.2%	$84,345
Brea	41.8%	$95,124
Fullerton	32.8%	$85,567
Orange	44.6%	$99,995
Placentia	39.2%	$99,951
Yorba Linda	58.4%	$126,105

While there are RCAAs in Placentia, the City is showing a trend of diversification. This is similar to the local region where large areas that were once "High White Segregation" have transitioned to "Low-Medium Segregation" and in some cases changed to Racially Integrated.

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers, which restrict access to opportunities based on protected classes, as defined by State law. The City has added programs to Chapter 4: Housing Plan to address RCAAs in the City of Placentia.

Table D-5: RCAAs in Placentia

Census Tract	White Population	Median Household Income (2019)
06059011718	57.8%	$117,969
06059011709	58.2%	$131,607
06059021820	55.5%	$139,948

Figure D-15: Racially/Concentrated Areas of Affluence (RCAA) – Placentia

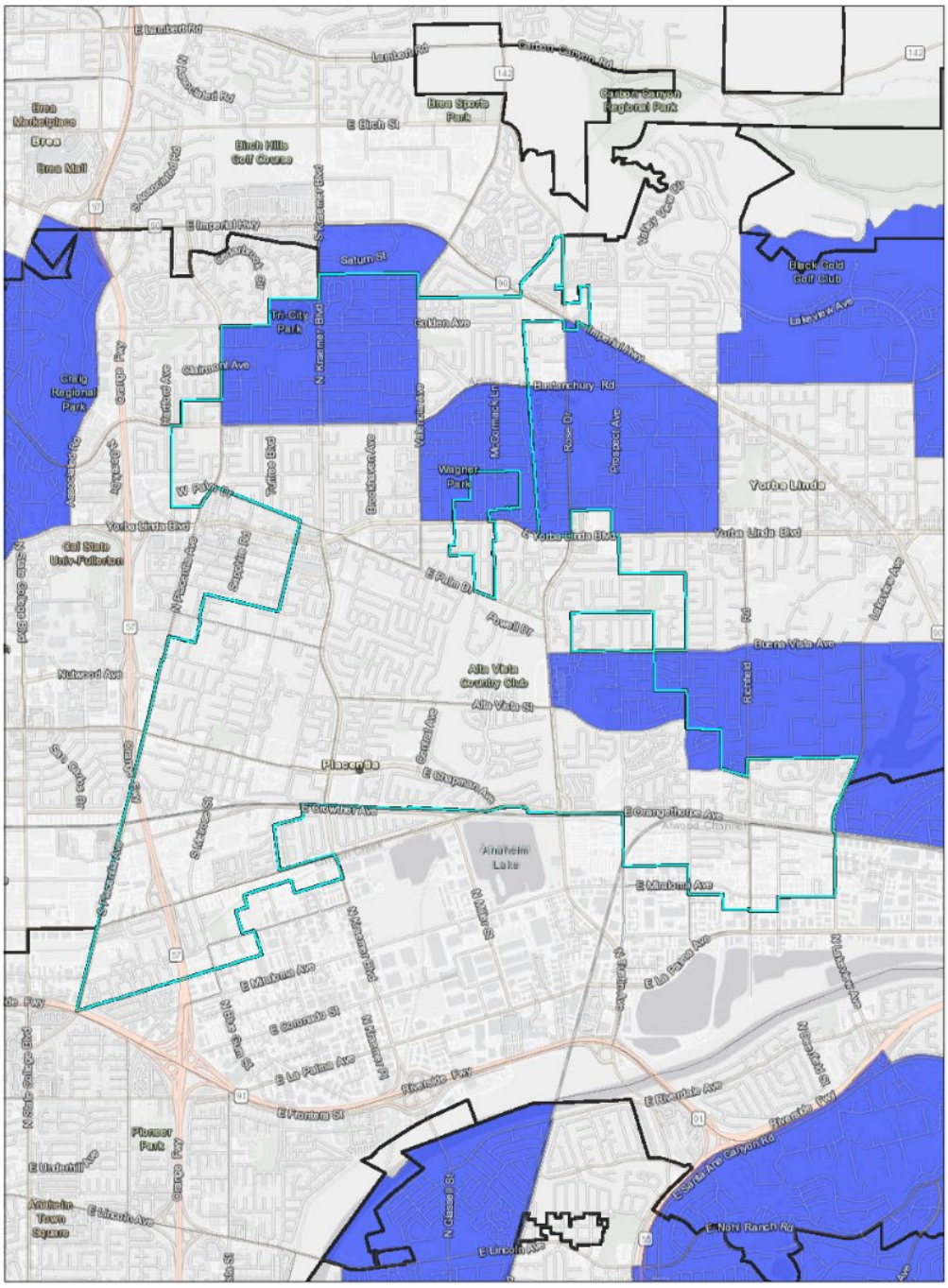


Table D-6 compares the median household incomes of White/non-Hispanic residents in Placentia and Orange County as a whole to the median incomes for the total population of the city and county. This table shows that in Placentia, the median income for non-Hispanic White households is about 4% higher than for the city's population as a whole. Countywide, the median income for non-Hispanic White households is about 13% higher than for the population as a whole. These data suggest that there is less racial concentration of affluence in Placentia that in Orange County as a whole.

Table D-6: Median Household Income by Race – Placentia and Orange County

Median Household Income	Placentia	Orange County
White Alone (not Hispanic)	$99,951	$101,958
All Households	$95,757	$90,234

Source: U.S. Census ACS 2015-2019
B19013 (all)
B19013H (white alone, not Hispanic)

Contributing Factors influencing RCAA's In Placentia

Historic use of racially restrictive redlining by both public and private entities nationwide may be considered a contributor to today's racial disparities in homeownership rates and wealth attainment. Historically, redlining laid the foundation for the clustering of homogenous racial groups in cities which may experience infrastructure disinvestment, economic inequality, and segregation. This discriminatory practice is often reflected geographically in racial segregation and land use patterns that still exist today at the local level. For example, Placentia's areas of higher educational and economic opportunity and areas of concentrated affluence are in areas of the City that have predominantly detached single-family housing. Areas in the City that have a predominance of multifamily housing are more likely to have lower resource and opportunity scores.

While redlining may have affected the early development of Placentia, it is the City's oil extraction and agricultural origins which have contributed to the development patterns seen today. The City's oldest developed areas are the Old Town and TOD Packing District areas which were important in the City's early history. Placentia's major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, more land became available. Developers began purchasing large land tracts and developed large subdivisions that make up most of the City. In a matter of two decades, the City's population increased five-fold and the community character changed. These new subdivisions were almost exclusively market rate and attracted households with higher incomes. This was in stark contrast to areas in the historic areas of the City which had been relatively affordable. As Placentia transitioned into a mixed-income community, a split between "Old Town" and newer subdivisions became obvious. These development patterns contributed to the establishment of RCAAs within the City.

As the City continues to implement Housing Programs and as the region changes, Placentia continues to become more economically, socially, and racially/ethnically

diverse. Since the last Housing Element cycle, overall incomes have become more diverse and the ethnic/racial demographic have become more diverse. The region is also experiencing this trend.

The City has historically been predominantly single-family neighborhoods, although the City has more recently encouraged the development of higher density uses through increased residential densities and rezones to accommodate additional residential opportunities. Although the City has encouraged more affordable housing, housing developers in the City have typically developed housing at costs affordable to moderate and above moderate income households.

Areas in the City identified as RCAAs have some of the newest housing units. Newer housing, especially in areas with large master-planned single-family homes, is typically less affordable than older, existing housing. The trend towards expensive, single-family housing, has prevented households with lower incomes the ability to access housing. Through the Housing Plan, the City is committed to integrating these areas and increasing mobility for all residents.

The Housing Plan's policies and programs seek to address equity, prevent displacement, and provide for ongoing affordability to help address this historic pattern of racial disparity. Programs in the Housing Plans such as Program HE-1.2 will create opportunities for affordable housing and multi-family near transportation options, major employment centers, and services. This program will allow for more housing types in areas of higher resources and opportunity to promote inclusion. The Housing Plan also contains a variety of policies and programs that seeks to increase affordable housing, offer a variety of housing types, and promote equal housing opportunities for all residents. The Housing Plan programs also notes the city's housing goals focus on four priority areas. The four priorities are:

- Developing and Maintaining Housing Supply and Variety
- Promoting Equal Housing Opportunity
- Promoting Housing and Neighborhood Preservation and Conservation
- Encouraging Housing Cooperation and Coordination

The Housing Element programs incorporate these recommended goals as they relate to Placentia. The AI identified the following contributing factors:

- Lack of private fair housing outreach and enforcement
- Lack of local public fair housing outreach and enforcement
- Lack of access to opportunity due to high housing costs
- The loss of affordable housing
- Lack of affordable, accessible housing in a range of unit sizes

Overall, RCCAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

D. Disparities in Access to Opportunity

1) Overview

AB 686 requires analysis of disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) have developed maps showing access to various types of opportunities, including:

- Educational Opportunity
- Economic Opportunity
- Transportation Opportunity
- Environmental Indicators

2) Access to Educational Opportunity

Housing and school policies are mutually reinforcing. Therefore, it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to serve larger numbers of lower income families. A general trend in California shows a correlation between test scores and student demographics. School districts serving lower income communities typically have higher populations of Black and Hispanic or Latino students and on average score lower than their peers in less diverse schools with higher white populations. As mentioned above, there is a trend of census block groups with higher white populations having higher median incomes throughout the county.

The City of Placentia experiences high educational opportunities and has high achieving schools. As shown in Figure D-16, Placentia is surrounded by high educational opportunities similar to nearby jurisdictions. Due to the high cost of housing in the City, public schools are well funded and contribute to increased opportunities for students. The Placentia-Yorba Linda Unified School District is located in northeast Orange County. The district prides itself on serving a diverse population with student enrollment for the 2022-2023 school year at approximately 23,300 students. Academically, the district continues to excel on standardized tests, outpacing both the state and county averages. In total, the district has a total of 34 schools; 20 elementary schools, 5 middle schools, 1 K-8 school, 4 comprehensive high schools, 1 special education school, 1 continuation high school, 1 TK-12 home school, and 1 K-12 online school. While students in higher income households benefit from the City's high educational opportunities, students from lower income households who cannot access

affordable housing in the City often do not benefit due to high cost of housing in the area. This may contribute to lower educational opportunities because as higher income families to move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as deceased access to high-performing schools for non-White students.

Regional Comparison to Cities in Orange County

The County or Orange Analysis of Impediments[1] describes disparities in access educational opportunities across Orange County. Countywide, there are disparities across racial/ethnic groups in access to educational opportunities as measured by the index. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).

Jurisdiction that score low on the education opportunity index exhibit different residential patterns. For instance, Santa Ana has high concentrations of Hispanics and a very light presence of any other racial or ethnic group. Anaheim also has high concentrations of Hispanics in the low-opportunity western neighborhoods of the city, but Whites and Asian/Pacific Islanders also appear to reside in those tracts (although at lower densities). The high opportunity eastern Anaheim neighborhoods are almost exclusively White. Garden Grove, Westminster, Buena Park, and La Habra are examples of cities with low educational opportunity and that have a noticeable mix of Hispanics, Asians, and Whites. Costa Mesa, San Juan Capistrano and San Clemente are low opportunity jurisdictions with high densities of Whites.

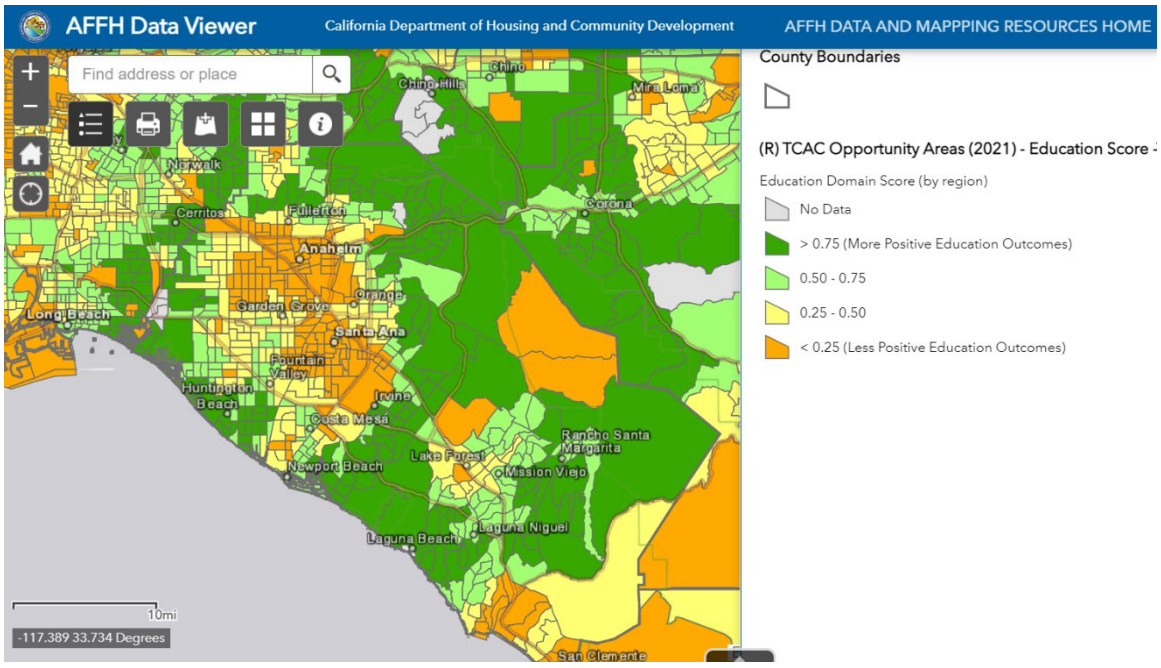
Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo, and Huntington Beach are good examples of cities with large populations of those groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo, and Huntington Beach are examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

Educational opportunity scores for Orange County are shown in Figure D-16.

[1] P. 144

Figure D-16: TCAC Educational Opportunity Areas – Orange County



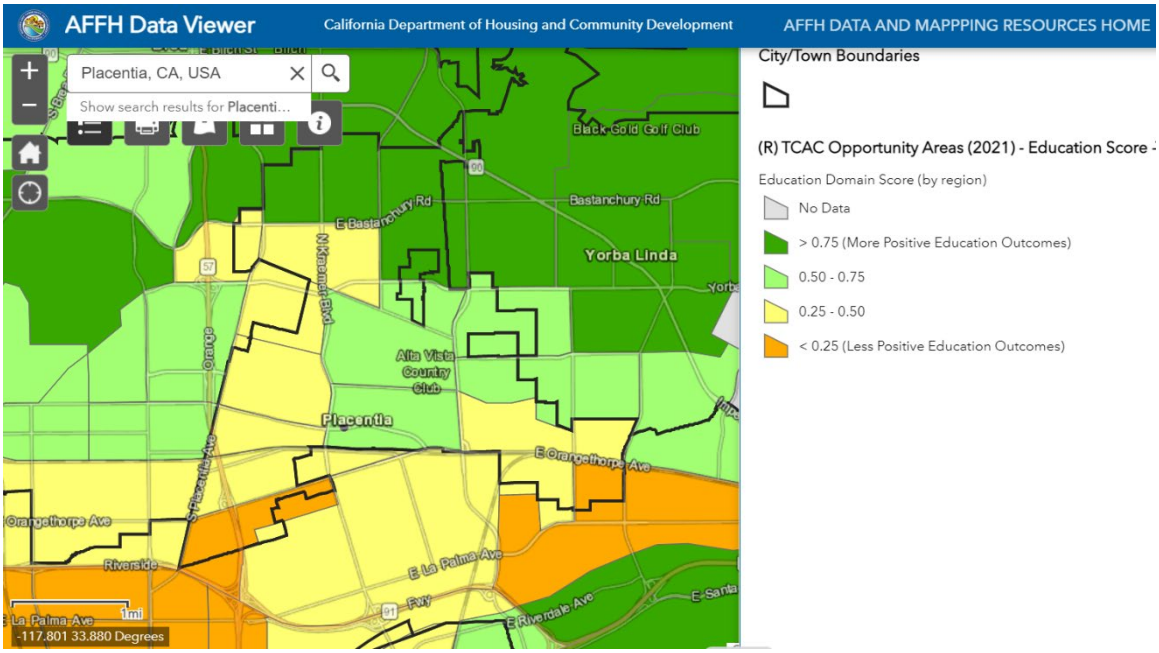
The City of Placentia is served by the Placentia-Yorba Linda Unified School District, which also serves the city of Yorba Linda, as well as portions of Anaheim, Brea, Fullerton and rapidly developing unincorporated territory that reaches the Riverside County line. The District maintains its reputation for academic excellence, remains fiscally solvent, and recently completed a $600 million massive facilities modernization and new school construction program.

Student enrollment for the 2021-2022 school year is roughly 24,000. The District's 34 school sites include 20 elementary schools, 5 middle schools, 1 K-8 school, 4 comprehensive high schools, 1 special education school, 1 continuation high school, 1 TK-12 home school, and 1 K-12 online school. Twenty-five schools have been designated California Distinguished Schools, eight have been named National Blue Ribbon Schools, seventeen have been honored as California Gold Ribbon Schools, one has earned the title of California Model Continuation High School, and another has received California's Exemplary Independent Study recognition. The District has been placed on the College Board's AP District Honor Roll three times since the program's inception in 2011. PYLUSD high schools are consistently named to America's Best High Schools rankings issued by Newsweek, U.S. News and World Report, and other news organizations.

As shown in Figure D-17, TCAC educational opportunity scores are highest in the northern portion of the city. The City shows disparities in the southwestern portion of the city. Placentia scored an average index value at (58). Several Orange County jurisdictions had similar scores (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita. A few cities have educational opportunity patterns that mirror those of Placentia. Non-

Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

Figure D-17: TCAC Educational Opportunity Areas – Placentia



3) Access to Economic Opportunity

Economic opportunities are analyzed utilizing two indices:

- Labor market engagement index
- Jobs proximity index.

The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, considering the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital.

The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

In Orange County, there are significant disparities in access to economic opportunity, as seen in 0. Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents

(32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.

A number of Orange County jurisdictions have relatively little disparity between groups. There are high economic opportunity scores for all racial and ethnic groups in Aliso Viejo and Irvine (high 60s to low 70s). La Palma also has relatively high opportunity and little variation in scores between groups (index values ranging from 60 to 66). Huntington Beach, Laguna Niguel, Mission Viejo, and Rancho Santa Margarita have moderate economic opportunity scores for all racial/ethnic groups (scores from the mid-40s to mid-50s).

Economic Opportunity Index scores are generally lower in North Orange County than in South County. Scores are especially low in Westminster, Garden Grove, and much of Santa Ana and Anaheim. Scores are generally high in much of Irvine, La Palma, and Tustin and along the coast from Newport Beach to Laguna Niguel as well as in unincorporated areas near the eastern border with Riverside County.

Areas in Orange County with the highest index scores tend to have large concentrations of non- Hispanic and Asian residents. By contrast, areas with the highest concentration of Hispanic residents tend to have lower economic index scores. Cities such as Fullerton and Costa Mesa are examples of localities with segregated living patterns and significant disparities between racial and ethnic groups. Neighborhoods in these cities with higher Hispanic populations score lower than neighborhoods that are heavily populated by non-Hispanic and Asian residents.

Figure D-18: TCAC Economic Opportunity – Orange County

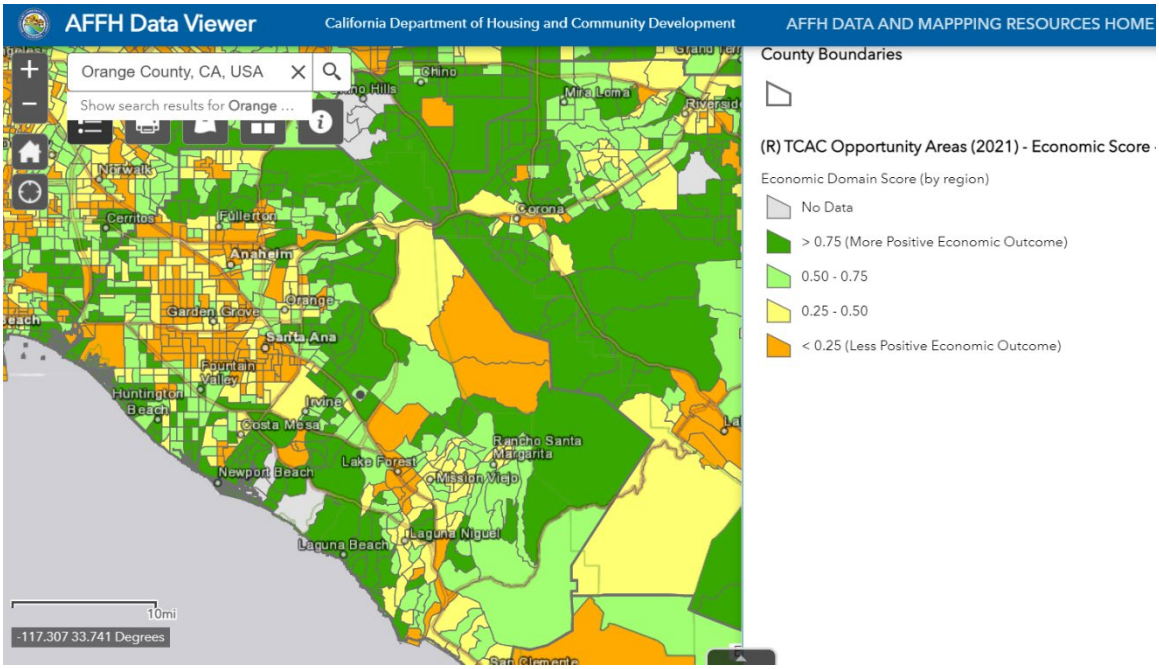
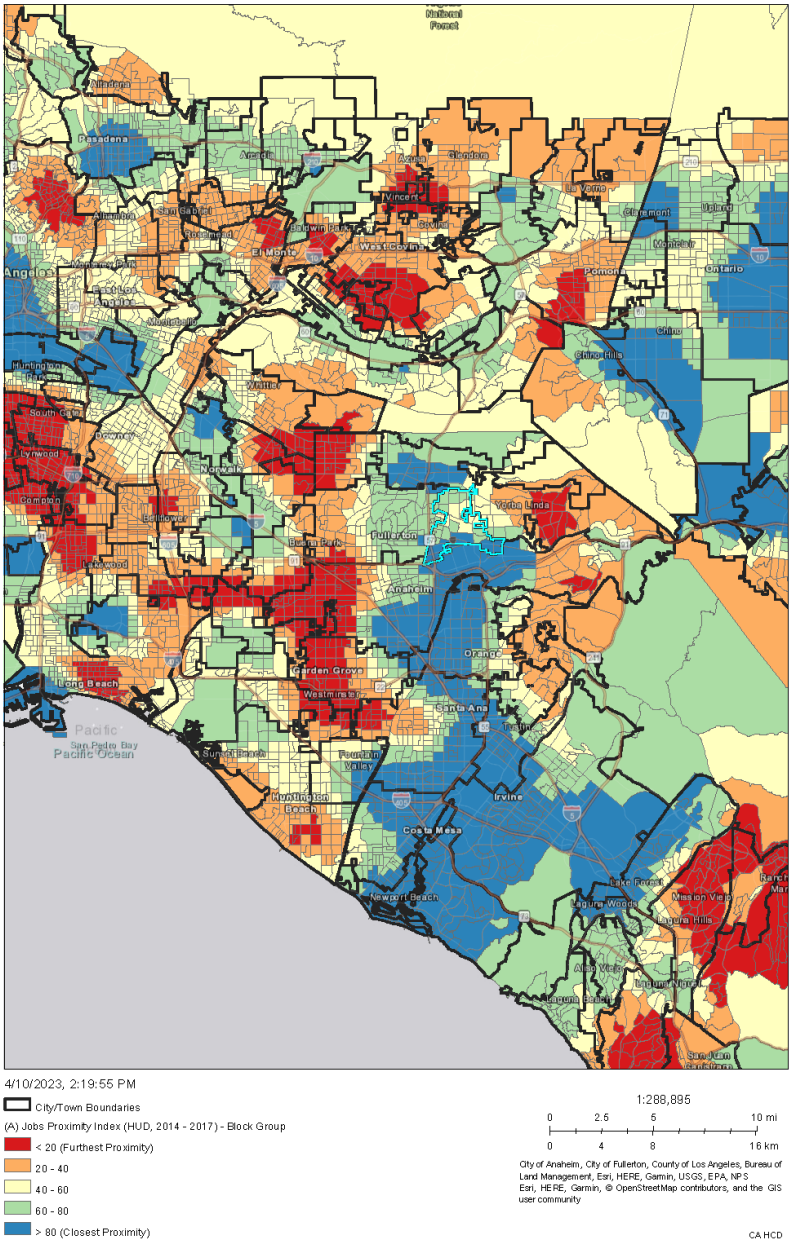


Figure D-19 shows the spatial variability of job proximity in Orange County. Tracts in the central County area have the highest index score indicating the closest proximity to

jobs. Cities such as Anaheim, Santa Ana, and Irvine are major employment hubs serving the greater Orange County region. Placentia is fortunate to have great job proximity within the City's boundaries and to areas in the region with employment opportunities.

Figure D-19: Jobs Proximity Index – Orange County



In Placentia, the highest economic opportunity scores are in the northern and eastern portions of the city (Figure D-20). These disparities are similar to those for educational opportunity scores.

Figure D-20: TCAC Economic Opportunity – Placentia

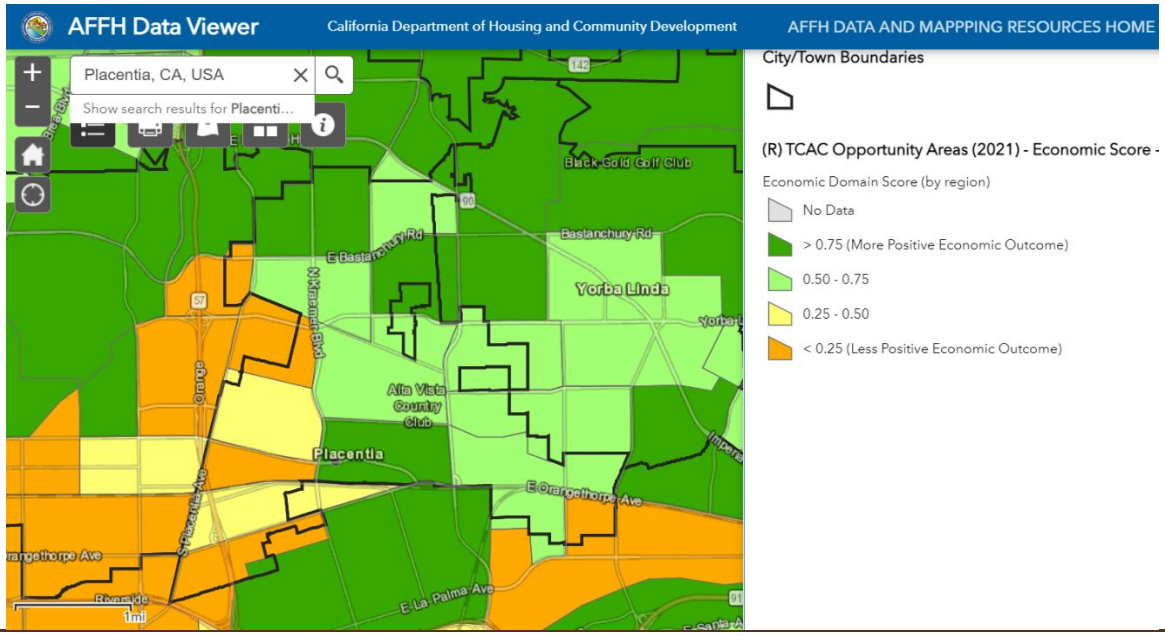
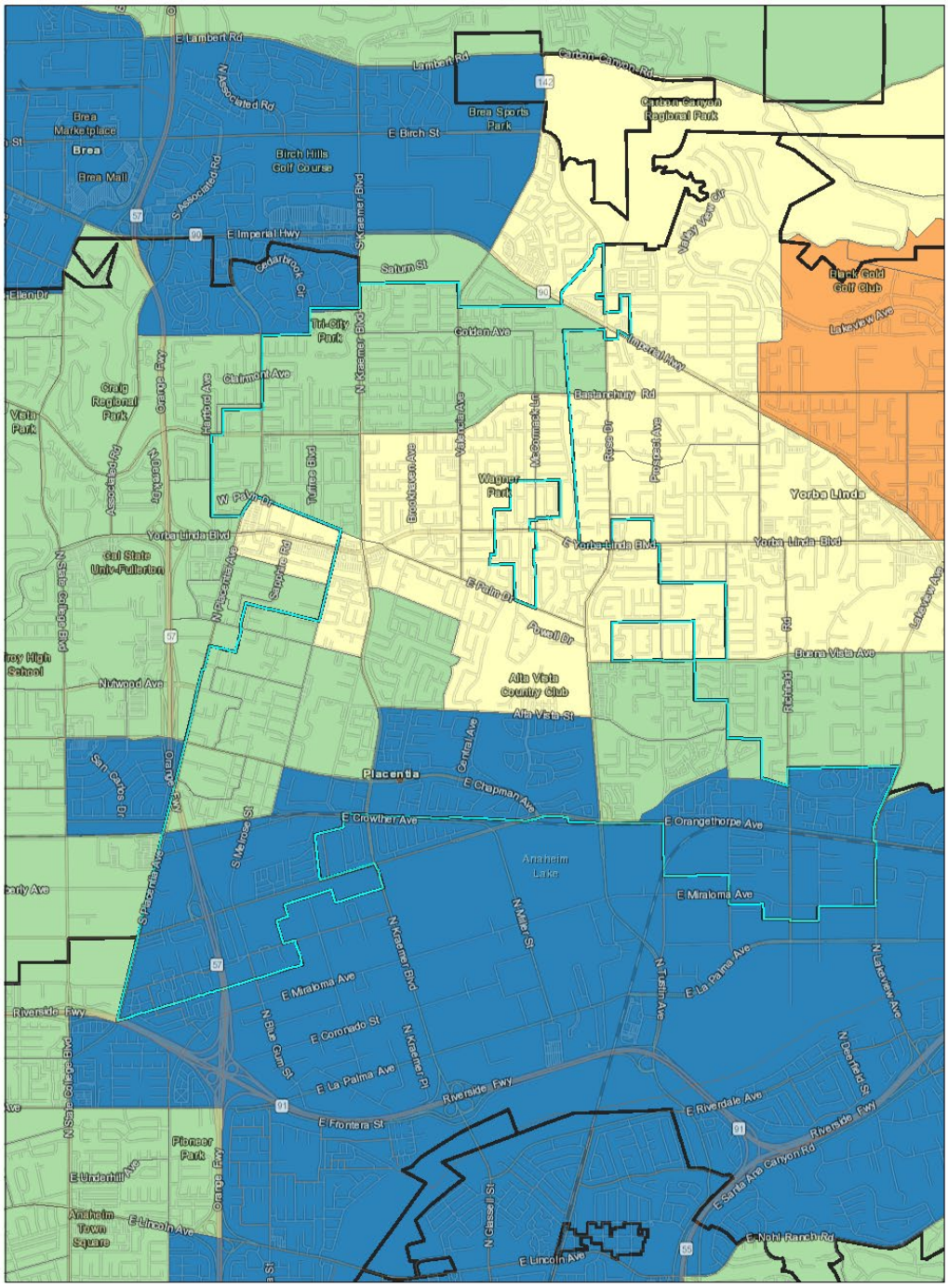


Figure D-21 shows the job proximity index by block group for the City of Placentia. Tracts in the south of the City have the highest job proximity index, meaning the closest proximity from jobs and shortest commute times. Residents in north and west Placentia are slightly further in proximity to jobs (indices of 60 to 80) but still experience greater access to employment than many other communities in the region. Based on the ACS 2017-2021 5-year estimates, 9.9 percent of Placentia residents have a commute time of 60 or more minutes. 11.8 percent of residents have a commute time of 45 to 59 minutes, and 8.8 percent of residents have a commute time of 35 to 44 minutes. According to the ACS data, the average transit commute times in Placentia exceed 29 minutes. Western portions of Orange County have lower economic and environmental opportunity than do the central and northern areas. This could potentially be the result of high housing costs that may be significant contributing factor to fair housing issues in Orange County. The City is in the process of constructing a new bus rapid transit line that will connect Placentia with Anaheim and Fullerton. This new line is expected to reduce commute times by up to 50 percent. Furthermore, the City is working to improve coordination between different transit agencies and to add more park-and-ride facilities. As shown in Figure D-22, Placentia has a relatively lower AllTransit score which indicates low combination of trips per week and number of jobs accessible.

Figure D-21: Jobs Proximity Index – Placentia





4) Access to Transportation Opportunities

Access to public transit is imprtant to households with lower incomes coupled with higher than average living expenses (rent, utilities, etc.), Lower income households are often transit dependent. Public transit can provide a transportation option for lower incomehouseholds. This can improve access to more employment opportunities that may be restricted by lack of transportation options. . Access to employment via public transportation contributes to lowering overall household costs and increases housing options.

Transportation opportunities are depicted by two indices:

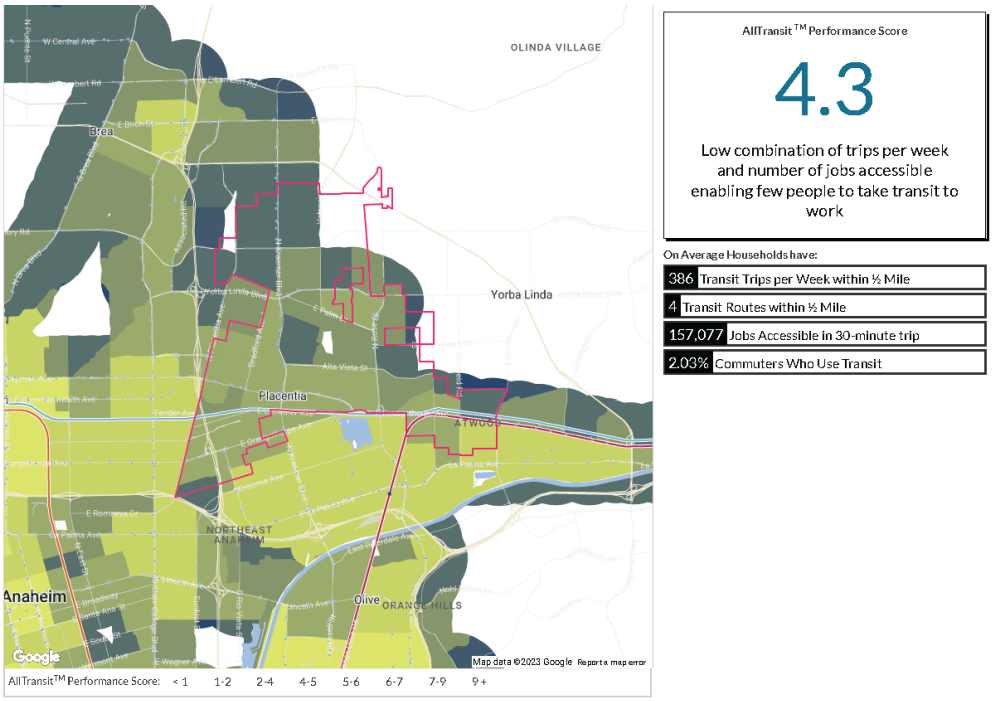
- Transit trips index
- Low transportation cost index.

The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit.

The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Figure D-22 illustrates AllTransit scores ranging from Less than 1.0 to 9.0 or greater. Higher scores indicate higher connectivity, access to jobs, and frequency of service. Overall, AllTransit scores Placentia 4.3/10 for its transit performance, which indicates the city has a low combination of trips per week and low number of jobs accessible enabling few people to take transit to work.

Figure D-22: AllTransit Score



According to the County AI, low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. In Placentia, proximity to the SR-57 and SR-91 freeways, OCTA bus routes and the Metrolink light rail system provide access to many transit options. The new Placentia Metrolink station is conveniently located at Melrose Avenue and Crowther Avenue near the Orange Freeway (SR-57), serving the communities of Anaheim, Fullerton, Placentia, and Yorba Linda. The Placentia Station serves the Metrolink 91 Line that extends to Riverside, Fullerton, and Downtown Los Angeles. OCTA and the City of Placentia are also constructing a new shared-use multi-story parking structure to provide increased travel options for riders.

5) Environmental Opportunities

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. The County AI notes that there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution (0). Across all tracts in Orange County, non-Hispanic Whites exhibit the highest access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s:

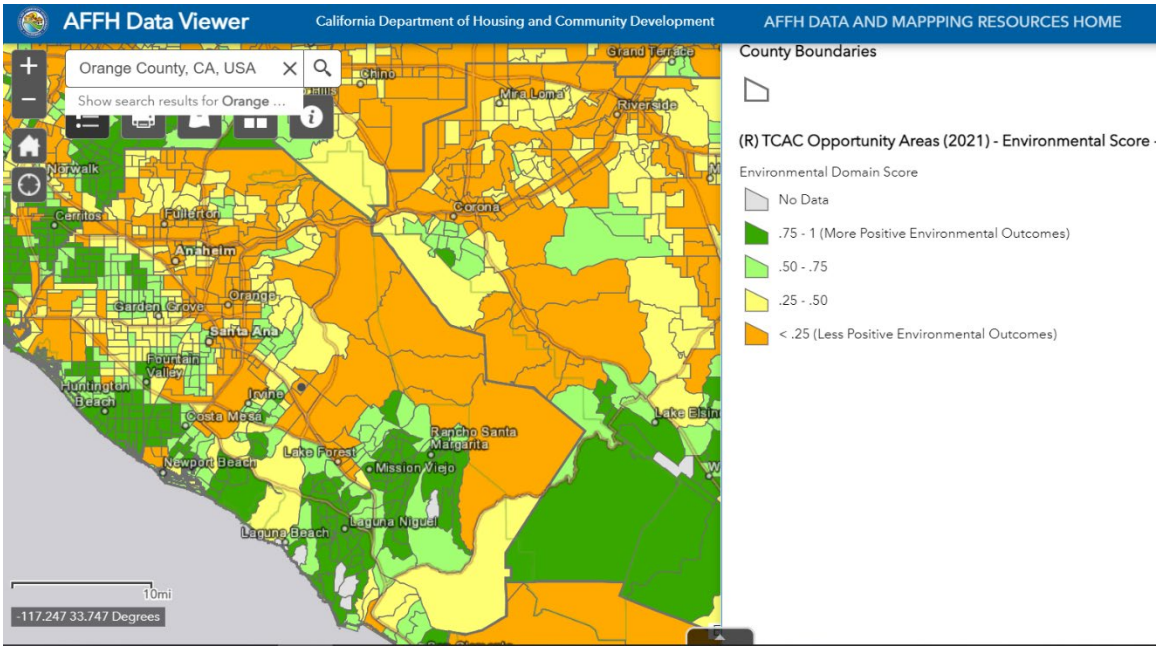
Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).

Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index. Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

Jurisdictions with the highest environmental opportunity appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Laguna Niguel, Aliso Viejo, Fountain Valley, and Huntington Beach are good examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita, and Mission Viejo are two examples of such places.

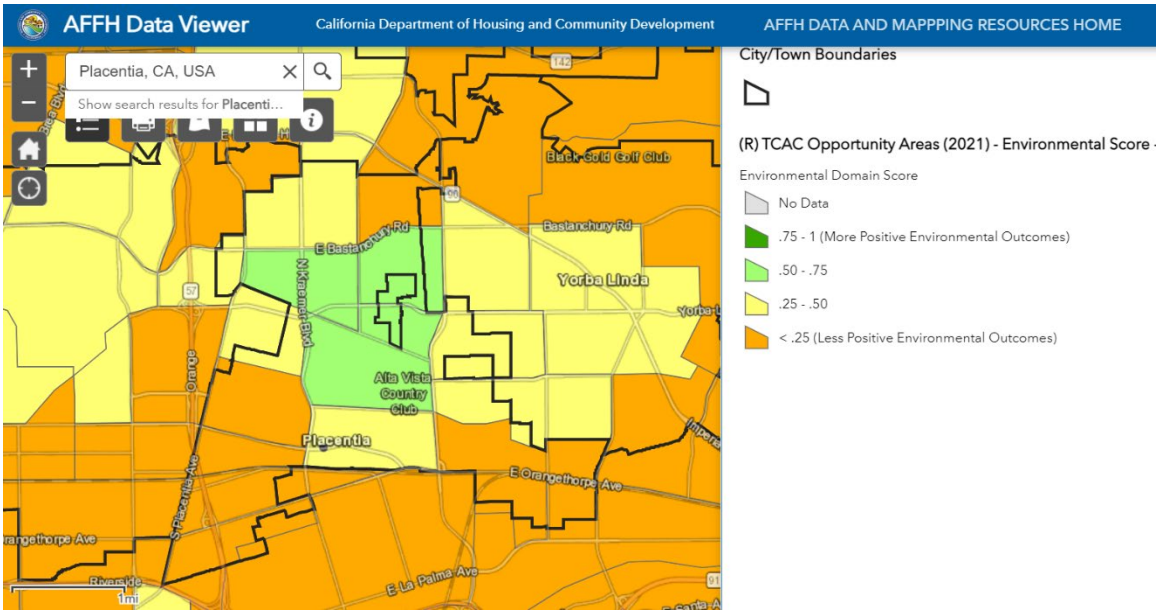
Lower-scoring cities exhibit a diversity of residential patterns. For example, Orange (city) has concentrations of both Hispanics and non-Hispanic Whites. Similarly, Fullerton has concentrations of Hispanic neighborhoods as well as non-Hispanic Whites and Asian/Pacific Islanders. Anaheim and La Habra follow a similar pattern. By contrast, Santa Ana is a city with low environmental quality that is characterized almost exclusively by dense concentrations of Hispanics.

Figure D-23: TCAC Environmental Opportunity – Orange County



In Placentia, the highest environmental opportunity scores are found in the central portion of the city (Figure D-24) while neighborhoods in the southwestern and northeastern portions of the city show lower scores.

Figure D-24: TCAC Environmental Opportunity – Placentia



CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) complies these scores to help identify California communities disproportionately burdened by multiple sources of population. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Figure D-25 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Buena Park to La Habra and Santa Aana) and central of the county (Buena Park to Anaheim). Areas around the coast and southern border of the county (Irvine, Costa Mesa, and Laguna Woods).

Figure D-25: CalEnviroScreen 4.0 Results in Orange County

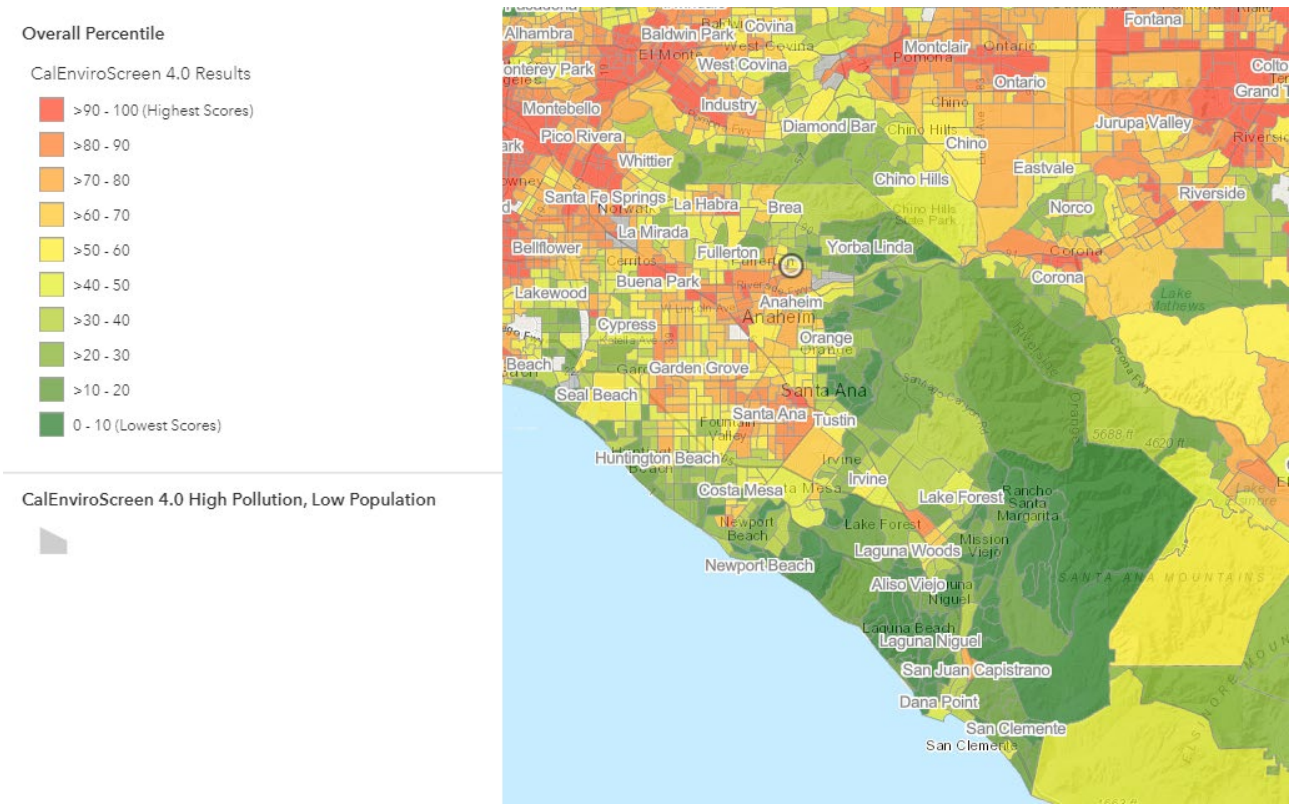
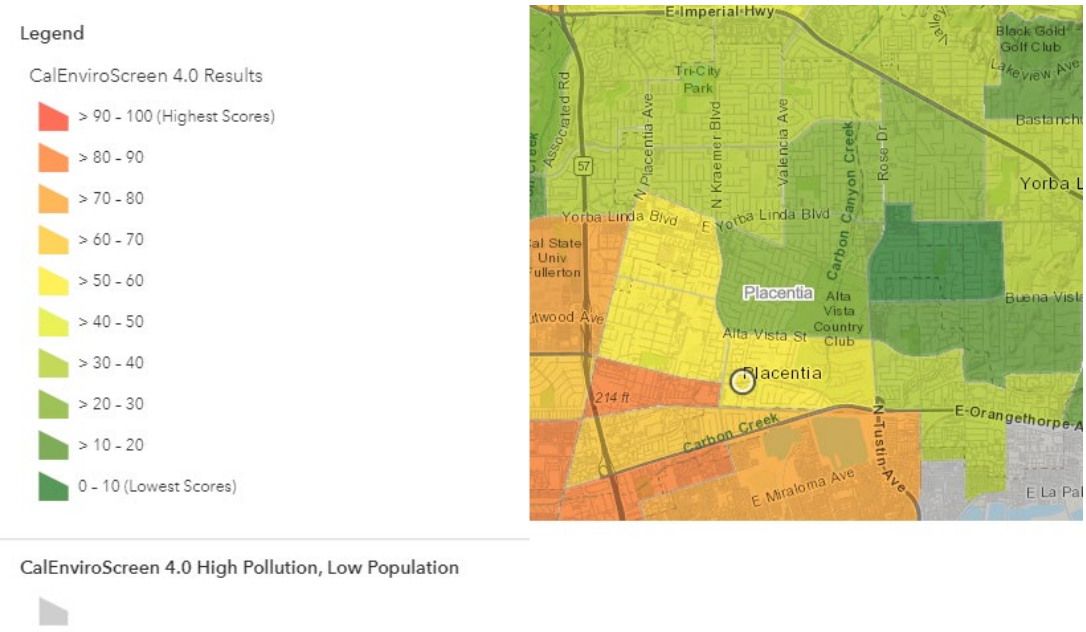


Figure D-26 CalEnviroScreen scores for the City of Placentia. There is an almost gradient effect that can be seen from green to red (least to most pollution) as the tracts goes from north to south.

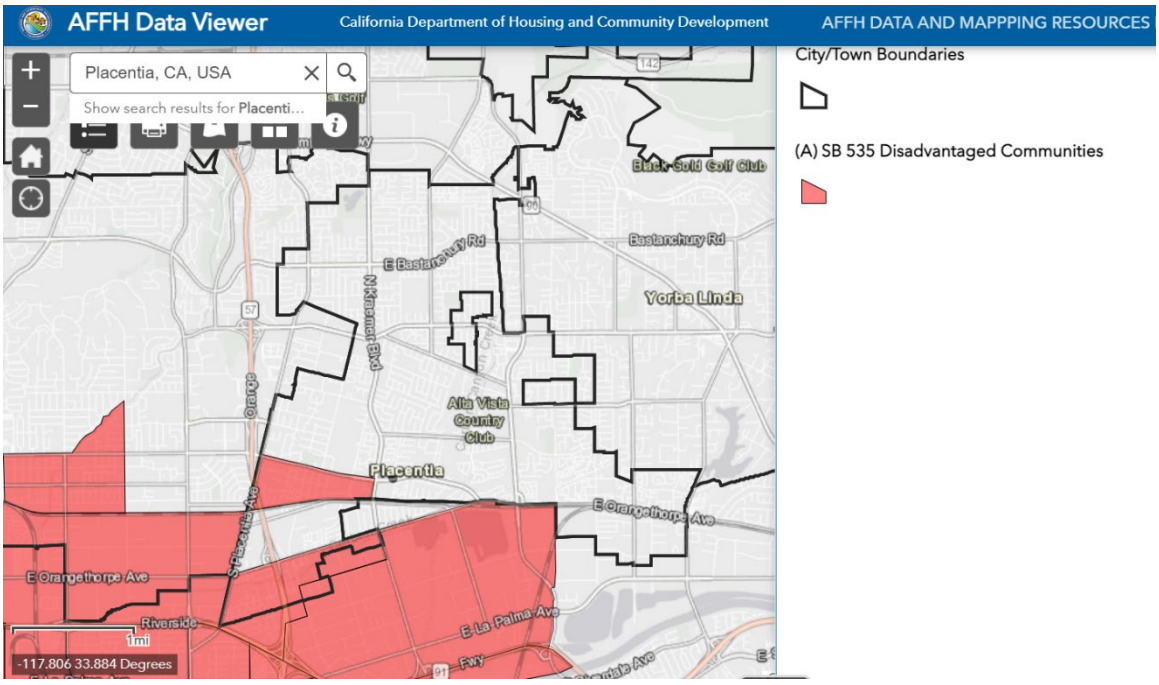
Figure D-26: CalEnviroScreen 4.0 Results in Placentia



6) Disadvantaged Communities

Senate Bill 1000 (SB 1000) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities. CalEnviroScreen examines various indicators to characterize pollution and socioeconomic factors. As seen in Figure D-27 below, two areas in the southeastern portion of Placentia are classified as disadvantaged communities. The Placentia General Plan includes policies to address environmental justice consistent with SB 1000.

Figure D-27: Disadvantaged Communities – Placentia



E. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

1) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Overpayment is a problem for many Placentia residents, particularly for lower-income households. According to recent HUD estimates (0) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low-income and extremely-low-income households. The impact of housing overpayment on lower income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.



Figure D-28: Cost Burden by Tenure and Income Category - Placentia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	845	785	1,015
Household Income >30% to less-than or= 50% HAMFI	850	465	1,015
Household Income >50% to less-than or= 80% HAMFI	870	195	1,360
Household Income >80% to less-than or= 100% HAMFI	295		855
Household Income >100% HAMFI	80		1,575
Total	2,940	1,445	5,825
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	605	400	865
Household Income >30% to less-than or= 50% HAMFI	345	170	695
Household Income >50% to less-than or= 80% HAMFI	870	345	1,750
Household Income >80% to less-than or= 100% HAMFI	465	65	1,115
Household Income >100% HAMFI	975	30	6,320
Total	3,260	1,010	10,750

Extremely-low-income (ELI) households are defined as households with income less than 30 percent of the AMFI. The provisions of *Government Code Section* 65583(a) requires "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households."

According to ACS data, an estimate of 3,313 (20.3 percent) households in the City are considered Extremely Low Income. This number includes both renters and homeowners, and through the Orange County Housing Authority (OCHA), the City provides programs for these households to afford housing. The OCHA administers the Housing Choice Voucher Program to all of Orange County, except for the cities of Santa Ana, Garden Grove, and Anaheim.

There are various programs provided by the City to assist Extremely Low Income Households and their related needs. The programs provided goes as follows:

- **Child Support Services:** The Orange County Department of Child Support Services provides professional cost-effective services to parents or caretakers of minor children.
- **Friendly Center:** Friendly Center assists the economically less fortunate through programs and services, such as children and youth academic tutoring, family advocacy, supplemental food programs and emergency assistance.
- **Orange County Head Start:** Head Start is a comprehensive child development program designed to meet the educational, emotional, social, health, and

nutritional needs of children and families. The program encompasses much more than what is generally thought of as a preschool program.

- **Paint Your Heart Out:** Paint Your Heart Out, Inc is a volunteer driven nonprofit organization that helps low income, senior, disabled, and veteran homeowners maintain their dignity, safety, independence, and connections to the community by painting and providing homeowners with essential repairs and upkeep to their homes.
- **CalOptima:** CalOptima is a county organized health system that administers health insurance programs for low-income families, children, seniors, and persons with disabilities in Orange County.
- **Placentia WIC:** The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) is a federal assistance program of the Food and Nutrition Service (FNS) of the United States Department of Agriculture (USDA), created by an amendment to section 17 of the Child Nutrition Act of 1966 on September 26, 1972. PHFE WIC began serving communities of Los Angeles, Orange, and San Bernardino Countries County in 1976. Foods offered by the WIC program help supplement participants diets with key nutrients important to fetal development and adult and child health. WIC is a cost-effective program, reducing participants healthcare costs by providing healthy foods and prenatal services, improving birth outcomes, and promoting breastfeeding.
- **Hot Meals:** Throughout the City, there are several churches that provide free hot meals for those who are in need of it, which includes low-income individuals and families, those who are experiencing homelessness, etc.

To further address and provide resources for those who are extremely low-income, the City has created programs in this Housing Elements Policy Plan section. Doing so will provide more assistance for City residents facing these related issues. Based on the RHNA, the City is projected to have 622 extremely low-income households.

As shown in Figure D-29, overpayment among renters is most prevalent in the central and southern portions of the city. When compared to conditions in other areas of Orange County (0) overpayment among Placentia renters appears be similar to adjacent communities.

Figure D-29: Renters Overpaying for Housing - Placentia

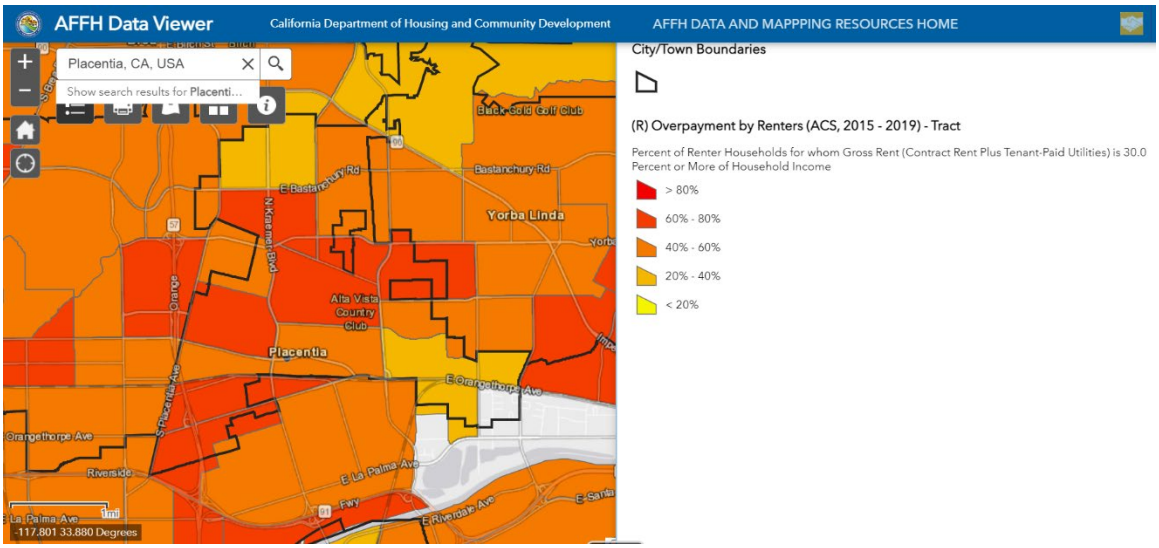
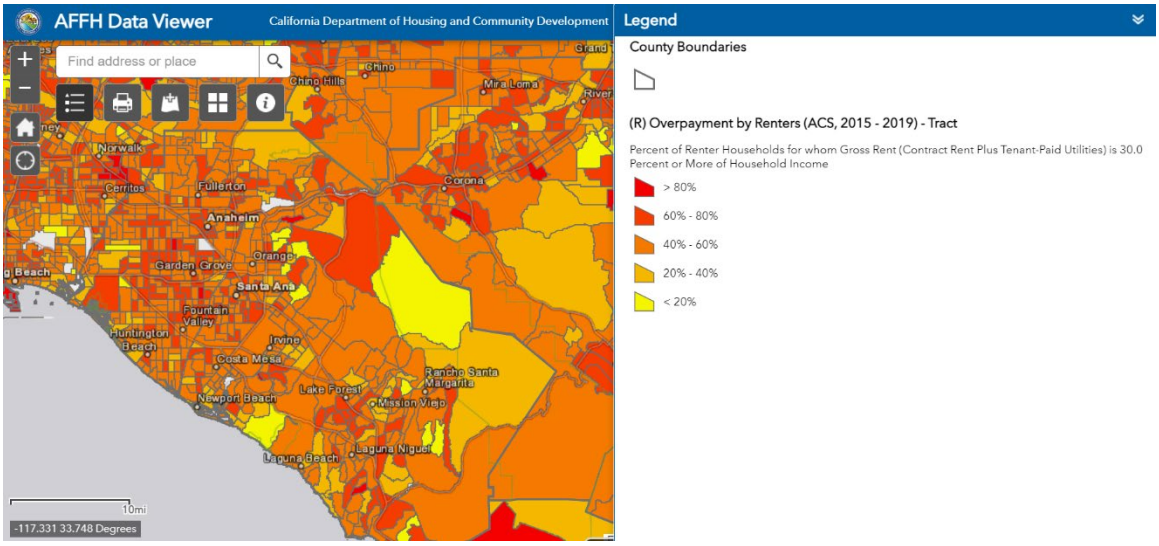


Figure D-30: Renters Overpaying for Housing – Orange County



Overpayment among Placentia homeowners is highest in the central and southwestern portions of the city (0). Countywide, rates of overpayment among homeowners in Placentia appear similar to other communities.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).

Figure D-31: Homeowners Overpaying for Housing – Placentia

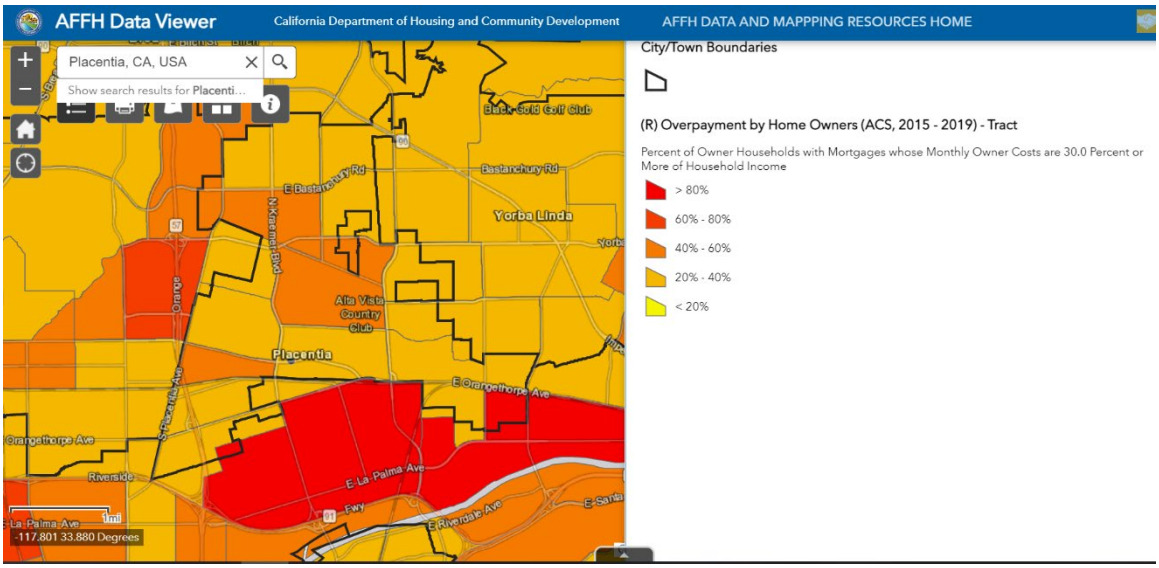


Figure D-32: Homeowners Overpaying for Housing – Orange County

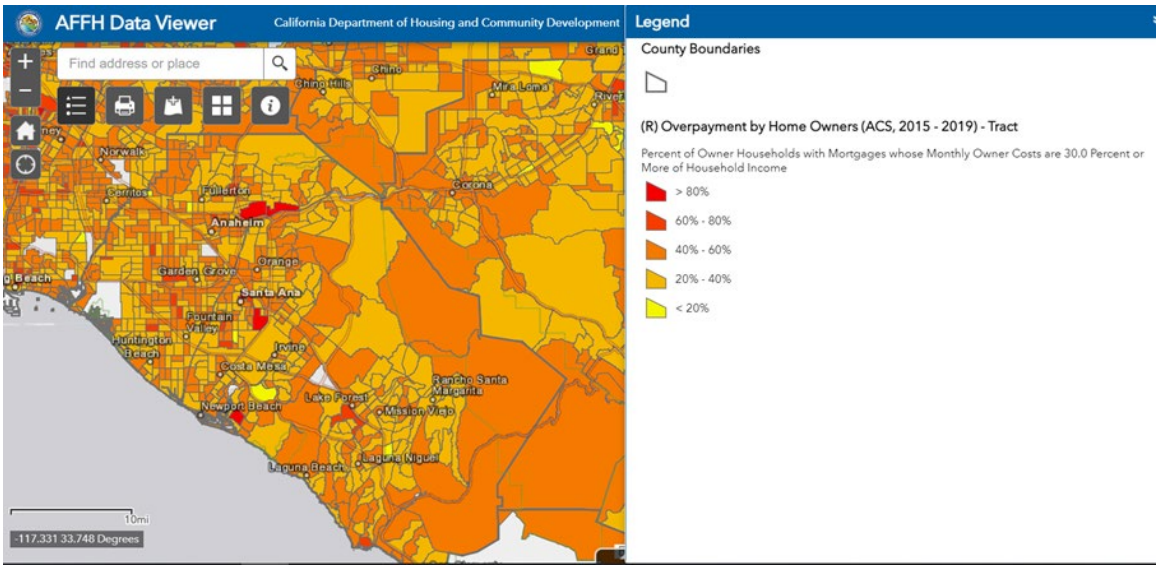


Table D-7 displays data for overpayment across two census tracts within the City. The table also displays data for the entire City. Census tract 06059011715 has the highest percentage of households using more than 30 percent of their household income to pay rent at 30.2 percent and the highest percentage of households using more than 50 percent of their household income to pay rent at 39 percent. Census tract 06059011712 has the lowest percentage of households using more than 30 percent of their household income to pay rent 19.4 percent compare to census tract 06059011715 (24.1 percent) and the City (19.8 percent).

Table D-7: Overpayment for by Census Tract, Homeowner vs. Renter, Placentia			
	Census Tract 06059011715	**Census Tract 06059011712**	**City of Placentia**
Renter			
Cost Burden >30%	30.2%	27.9%	24.3%
Cost Burden > 50%	39.0%	32.7%	24.3%
Cost Burden Data Not Available	0%	4.1%	<1%
Owner			
Cost Burden >30%	24.1%	19.4%	19.8%
Cost Burden > 50%	6.0%	10.6%	8.6%
Cost Burden Data Not Available	0%	0%	<1%

Source: HCD AFFH Date Viewer. Consolidated Planning/CHAS Data.

2) Overcrowding

"Overcrowding" is defined as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered "severely overcrowded." The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress and adverse health impacts.

The County AI reported that for Orange County as a whole, White residents experience an overcrowding rate of 1.95%, Black residents 6.52%, Native American residents 11.38%, Asian American or Pacific Islander residents 7.76%, and Hispanic residents 25.72%. Hispanic residents face especially high rates of overcrowding. This is especially true in Anaheim and Santa Ana, where their rates of overcrowding are 29.07% and 42.93%, respectively. Overcrowding in Orange County is illustrated in 0.

In Placentia, the highest rates of overcrowding occur in the southwestern portion of the city (0), which are also the areas with higher percentages of minority residents.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Program 1.3: Pursue County, State, and Federal Housing Funds, Program 1.8: Adequate Sites for Housing Development, Program 1.10: Encourage Development of Housing for Extremely-Low-Income Households, Program 1.11: Density Bonus Ordinance, Program 1.13: Development of Housing for Larger Families, Program 2.2: Section 8 Rental Assistance, Program 2.4: Comprehensive Housing Resource Directory, Program 3.5: Monitor and Preserve At-Risk Units, Program 4.1: Partnerships with the Housing Industry).

Figure D-33: Overcrowded Households – Placentia

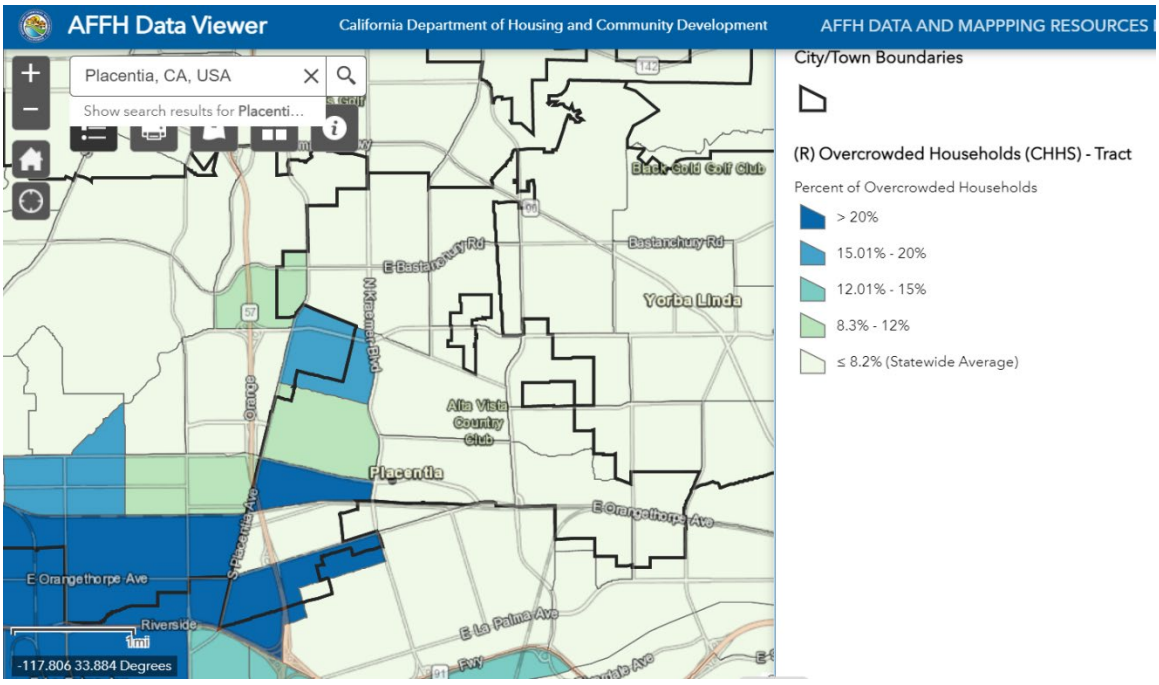


Figure D-34: Overcrowded Households – Orange County

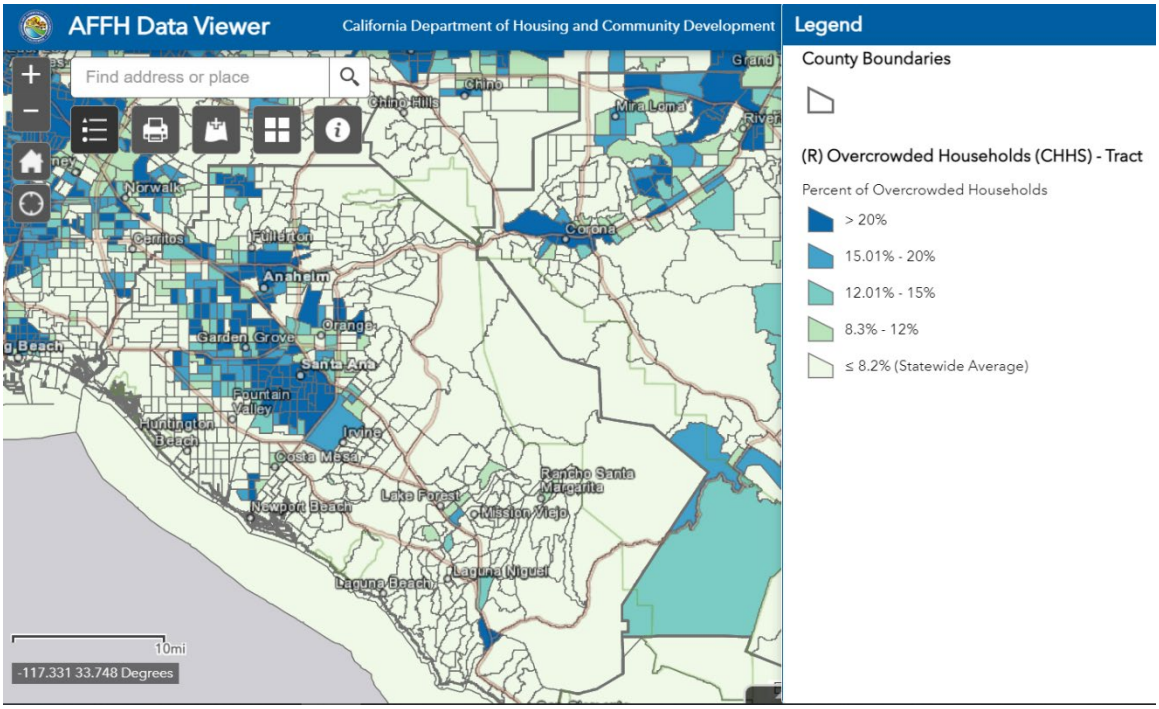


Table D-8: Overcrowding by Census Tract, Homeowner vs. Renter, Placentia

	Census Tract 06059011715		Census Tract 06059011712		City of Placentia	
Year	2010	2020	2010	2020	2010	2020
Percent of Overcrowded Households	2.2%	2.3%	9.2%	8.8%	8.9%	7.3%

Source: HCD AFFH Date Viewer, U.S. Census Bureau 5-Year ACS Estimates.

Table D-8 compares overcrowding by census tract in Placentia. Census tract 06059011712 has the highest percentage of overcrowded households at 8.8 percent compared to census tract 06059011715 at 2.3 percent. Census tract 06059011715 saw a 0.1 percent increase from 2010 to 2020 while the City overall has seen its overcrowding rate decrease from 8.9 percent in 2010 to 7.3 percent in 2020.

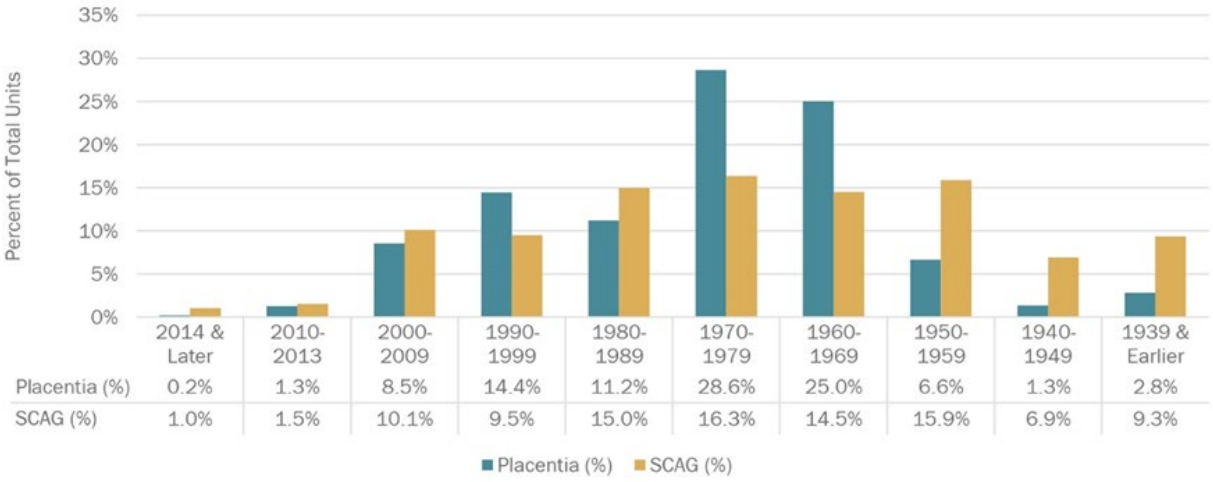
3) Substandard Housing

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 0. 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. Based upon field observations of City building inspectors and code enforcement staff, it is estimated there are more than 200 substandard housing units currently in the City, which are primarily concentrated in the La Jolla and Santa Fe areas. Less than 5% of those (10 units) are estimated to have structural problems that are not feasible to repair and therefore are in need of total replacement. Housing programs to assist lower-income households with needed repairs are described in Chapter 4 and include Program 3.1: Community Based Neighborhood Rehabilitation and Program 3.3: Placentia Rehabilitation Grant Program.

Figure D-35: Age of Housing Units – Placentia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table D-9: Substandard Housing by Census Tract, Homeowner vs. Renter, Placentia

	Census Tract 06059011715		Census Tract 06059011712		City of Placentia	
Year	**2010**	**2020**	**2010**	**2020**	**2010**	**2020**
Percent of households that lacks complete kitchen,	1.8%	0%	<1%	1.3%	1.6%	<1%
Percent of households that lacks complete plumbing	<1%	0%	1.8%	0%	1.1%	<1%

Source: HCD AFFH Date Viewer, U.S. Census Bureau 5-Year ACS Estimates.

Table D-9 displays substandard housing data by census tract in Placentia. There is a higher concentration of households lacking a complete kitchen in census tract 06059011715 (1.8 percent) compared to census tract 06059011712 (1.3 percent) and the City overall (less than a percent). Less than a percent of households in Placentia lacks complete plumbing. Census tract 06059011712 experienced the largest decrease in households from 1.8 percent in 2010 to zero in 2020.

4) Homelessness

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.

During the City's presentation on "Addressing Homelessness in Placentia and North Orange County," residents and city officials identified concentrations of people experiencing homelessness in the following areas:

- Crowther Ave and the 57 Freeway
- Land adjacent to the 57 Freeway, including underpasses
- Teen Center at Kraemer Memorial Park

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 the 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 13 cities 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. Program 1.4: Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing and Agricultural Employee Housing, Program 1.14: Housing for Persons with Special Needs, and Program 2.3: Minimize Constraints on Housing for Persons with Disabilities are included in the Housing Plan to describe actions the City is taking to address the issue of homelessness.

5) Displacement Risk

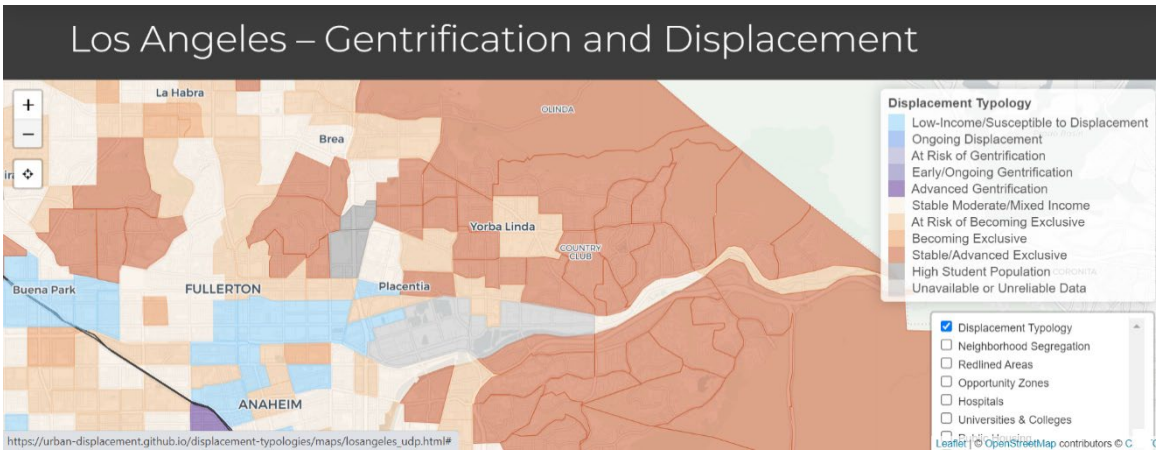
In 2016, the UCLA Urban Displacement Project[2] team developed a neighborhood change database to help stakeholders better understand where neighborhood transformations are occurring and to identify areas that are vulnerable to gentrification and displacement in Southern California. The database includes Los Angeles, Orange, and San Diego counties, with gentrification and sociodemographic indicators based on data from the Census Bureau American Community Survey and shows whether each Census tract gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a "disadvantaged" tract that did not gentrify between 1990 and 2015.

Based on this neighborhood change database, the UCLA team found that of the three counties, Orange County exhibited the greatest share of neighborhoods that were considered to be "disadvantaged" and potentially susceptible to gentrification (~43%).

The areas most susceptible to displacement in northern Orange County are portions of Buena Park, Fullerton, Anaheim and Garden Grove. The eastern, south and coastal communities are primarily exclusive or at risk of becoming exclusive. 0 shows the displacement typology levels for Placentia and adjacent areas. The northern portion of the city and the area near Alta Vista Country Club are identified as "Stable/Advanced Exclusive" while other areas in the western portion of the city are considered "Stable Moderate/Mixed Income" or "Low Income/Susceptible to Displacement."

[2] https://www.urbandisplacement.org/maps/los-angeles-gentrification-and-displacement/

Figure D-36: Displacement Typologies - Placentia



As noted in the Housing Plan, Program 1.8: Adequate Sites for Housing Development includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

As discussed in Section 2.3 of the Housing Needs Assessment, there is one assisted low-income housing development in Placentia – Imperial Villas – that is at risk of conversion to market rate in the next 10 years. Program 3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate is included in the Housing Plan to facilitate the preservation of these affordable units.

The U.C. Berkely Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. The data was developed to assist local decision-makers and stakeholders to better plan for existing communities and provide additional resources to areas in need or at risk of displacement and gentrification.

Figure D-37 shows the census tracts in the City of Placentia at risk of displacement. The following table identifies demographics for two demographics for two census tracts. Census tract 117.20 (shown in dark red in Figure D-37) includes the largest population of individuals who speak English "less than well," as well as a greater ratio of low-income households at 76.4 percent. Census tract 117.20 has lower percentages of White and Asian residents compared to City averages and shows elevated displacement risk for low-income (50%-80% AMI) and very low-income households (0%-50% AMI). Census tract 117.20 (shown in orange in Figure D-37) is currently at risk of displacement, with renter occupied households making up 68.8 percent all households within the census tract. Census tract 117.21 has a higher percentage 16.1 percent of White residents than census tract 1720, but a lower percentage of residents speaking English "less than well" (22.1 percent).

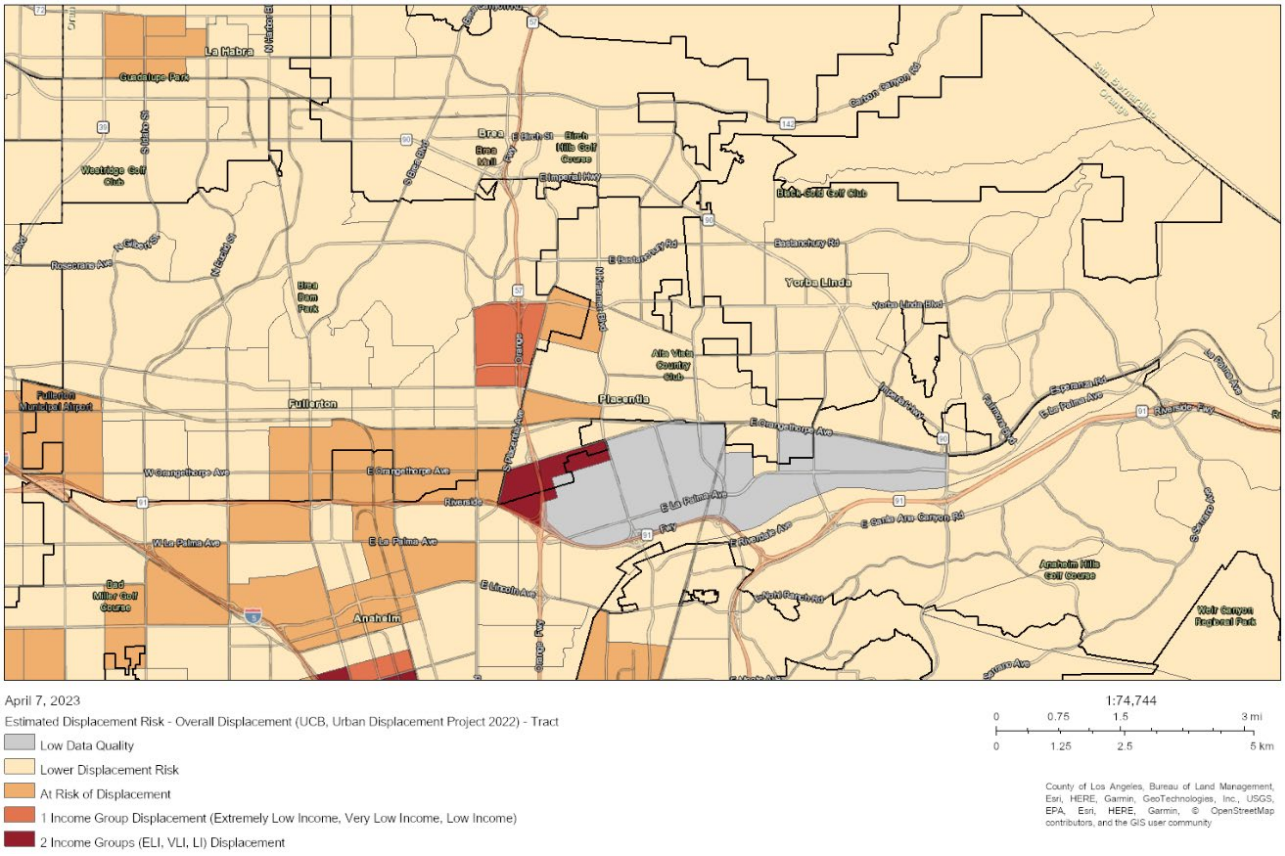


Table D-10: Areas At Risk of Displacement (2022)

		Census Tract 117.20	Census Tract 117.21	Citywide
Demographics				
Population		6,573	5,364	51,824
Households		1,505	1,473	16,378
Renter Occupied		82.7%	68.8%	36.1%
Median Income		$46,148	$64,531	$100,707
Low-Income Households		76.4%	54.9%	49.3%
Speak English Less Than Very Well		33.7%	22.1%	12.7%1
Race/Ethnicity: Latino-White	White	3.8%	16.1%	39.3%
	Black	1.7%	2.2%	2.4%
	Asian	4.2%	5.7%	15.8%
	LatinX	88.8%	75.0%	38.3%
	Other	1.5%	1.0%	4.2%
Housing				
Median Rent		$1,532	$1,646	$1,856
Rent Gap		Tract rent is $161.56 lower rent than nearby rents	Tract rent is $34.74 higher than nearby rents	-
Hot Market		No	No	-
Displacement Type:		Elevated Displacement for Low-Income (50%-80% AMI) Elevated Displacement for Very Low-Income households (0%-50% AMI)	At Risk of Displacement	-

Average of City of Placentia census tracts.
Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure D-37 - Displacement Risk, Placentia (2022)



Source: California Department of Housing and Community Development – AFFH Data Viewer

3. Sites Inventory Analysis

The City's inventory of sites for potential housing is presented in Appendix B. As summarized in Table B-1, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites and future ADUs. The sites analysis shows that as with most cities in the metro areas of Southern California, vacant developable land is very rare and underutilized sites provide the majority of future housing capacity.

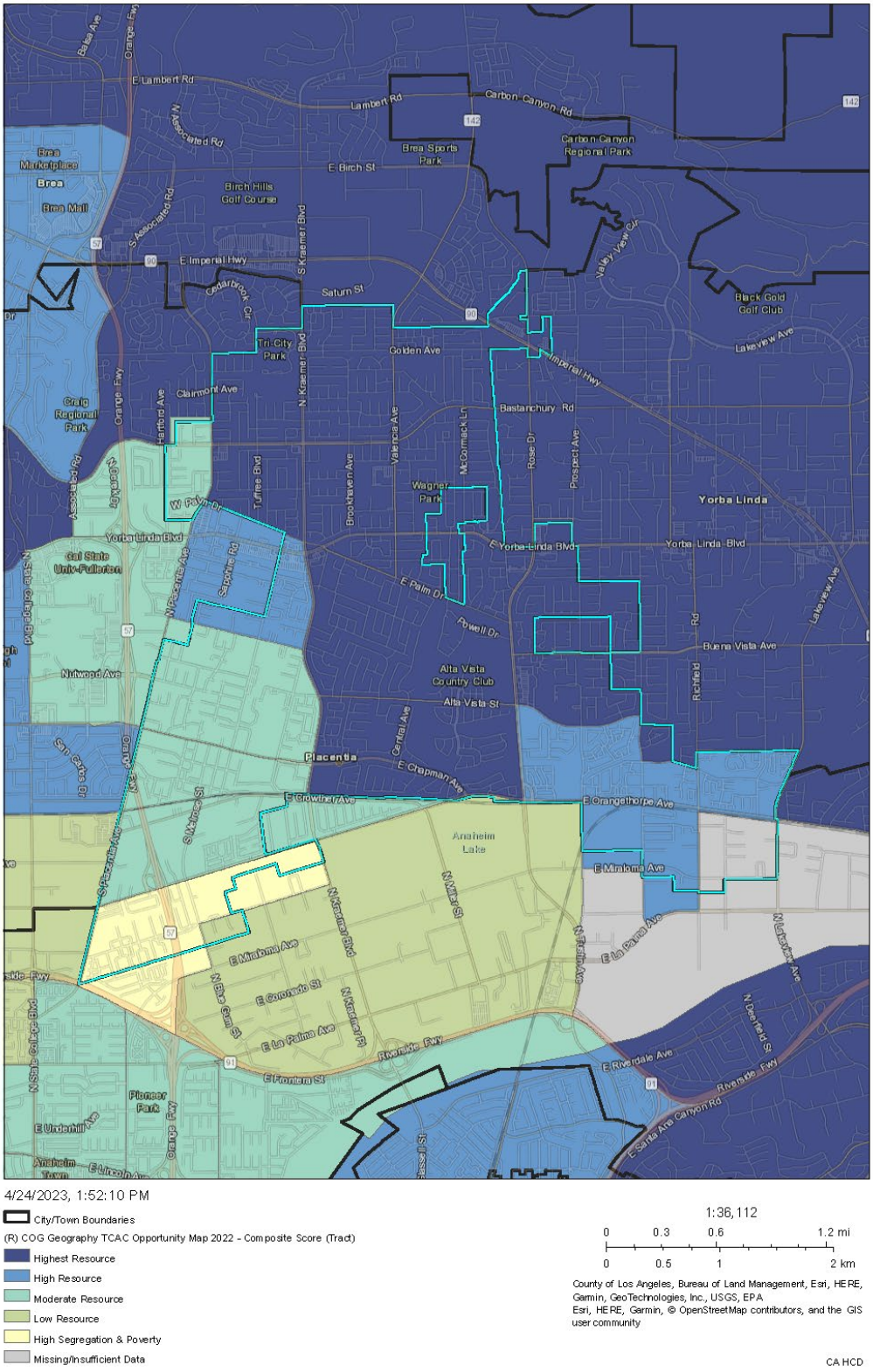
AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

As illustrated in Figures B-2 through B-5 in Appendix B, the focus of the Placentia sites inventory is on redevelopment of underutilized sites in the commercial and light industrial areas near the new Metrolink rail station. The candidate sites take into consideration access to vital goods, services, and public transportation and are



therefore ideal areas for the City to focus much of its future housing growth. As shown in Figure D-38, the candidate sites are located in areas designated by the TCAC/HCD opportunity maps as Moderate Resource and High Resource, they provide the most significant potential for new housing development because most other areas are developed with stable residential neighborhoods with minimal potential for redevelopment.

Figure D-38: TCAC Opportunity Areas Composite Score - Placentia





As shown in Figure D-2, majority of the projected housing units are located in areas that have a lower displacement risk. Table D-11 shows the neighborhood segregation household data where the candidate sites are located. Approximately 50 percent of all projected housing units are located in tract 06059011722 where 41.5 percent of the population is White, and 36.3 percent is Latinx. Approximately 25 percent of all projected housing units are located in tract 06059021821 where 41.1 percent of the population is White, and 29.6 percent is Latinx. Both census tracts are designated in areas that have lower displacement risk. The remaining 25 percent of all projected housing units are located on tract 1813, where there was low data quality. The redistribution of lower-income household opportunities into places where Hispanic predominance is not as strong could mean the alteration of settlement trends for Hispanic and low-income households. As a result, Placentia communities could become further integrated in regard to race/ethnicity and income.

Table D-11: Candidate Sites in Neighborhood Segregation - Household Data

Data		Census Tract 117.22	Census Tract 118.21	Census Tract 1813
Demographics				
Population		2,259	7,772	4
Households		1,054	2,578	4
Renter Occupied		40.7%	44.4%	-
Median Income		$48,929	$101,023	-
Low-Income Households		65.2%	30.8%	100%
Speak English Less Than Very Well		15.9%	12.7%	100%
Race/Ethnicity: Latino-White	White	41.5%	41.1%	-
	Black	2.5%	4.2%	-
	Asian	18.9%	22.2%	-
	LatinX	36.3%	29.6%	100%
	Other	0.9%	2.9%	-
Housing				
Median Rent		$1,191	$2,092	-
Rent Gap		Tract rent is $562.04 lower than nearby rents.	Tract rent is $47.74 lower than nearby rents.	$295.09 lower than nearby rents.
Hot Market		Yes	No	Yes
Displacement Type:		Lower Displacement Risk	Lower Displacement Risk	Low Data Quality

Source: AFFH Data Viewer

Figure D-10 shows that majority of the candidate sites, approximately 75 percent of all projected housing units, are located in the City tracts where 25 percent to 50 percent of the population have low to moderate income. Although concentrating housing in areas with high low- and moderate-income majorities has the potential to overburden these communities, the median household income of Placentia is $103,041, which is $2,556 above the Orange County's median household income of $100,485. By concentrating affordable housing in these areas, households would have more opportunities to have reliable housing. The remaining 25 percent of all housing units are in areas in the City tract where the low to moderate income household proportion

of the population is less than 50 percent. By allocating housing in these areas, segregation based on income can be mitigated. Additionally, higher income areas tend to have greater access to resources.

The candidate sites were directly identified due to their proximity to transit, major corridors, employment opportunities, as well as property owner/developer interest and high likelihood for residential development. The City plans for new units in close proximity to community and commercial resources, as well as increased private investments in the area – ultimately leading to increased access to opportunities and resources for existing and future residents. Having lower-income units dispersed throughout the City helps create more mixed-income communities and brings resources and services closer to special needs and vulnerable populations. This further improves conditions in these areas and does not exacerbate any conditions.

While former commercial and light industrial areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

History of Investment and Disinvestment

The City of Placentia is a mature, suburban, community located within one of the wealthiest and economically diverse suburban counties in the country. The City has a well-established track record of local public and private investment. The Measure U sales tax implemented in April 2019, continues to help fund critical programs and infrastructure. As a full-service City, Placentia provides the following services to its residents, property owners, business owners, and visitors:

- Public Safety (Police, Fire & Paramedic)
- Sanitation and Refuse Collection
- Parks, Planning & Zoning, Housing & Community Development

Placentia is one of the only cities in Orange County that never closed its operations during the COVID-19 pandemic which ensured continuous and upward economic development throughout the City. The City continuously invests in infrastructure improvements and community character improvements. The City has master plans for the revitalization, activation, and economic growth of the City's original Old Town, TOD Packing House District and Chapman Corridor areas.

The City has established an Enhanced Infrastructure Financing District (EIFD) adjacent to the planned Metrolink Station, Old Town, and TOD Packing House District. The EIFD creates a funding mechanism to facilitate the construction of public infrastructure improvements to attract private investment. A tax increment will be used to pay for projects listed in the Infrastructure Financing Plan. Anticipated improvements include street, pedestrian connectivity, and both landscape and lighting upgrades.

Since 2018, the City has allocated an average of $10 million per fiscal year to complete capital improvements throughout the City. Historically, capital improvement projects



have focused on areas of higher need and in the last decade, the City has focused on the City's original Old Town, TOD Packing House District and Chapman Corridor areas. Beginning in 2022, the City began a citywide Roadway Rehabilitation Project to repair, main, and improve approximately 80 percent of all public roads in the City. The seven-year long project will be complete in 2028, almost mirroring the 6th Cycle planning period.

The City's oldest developed areas are the Old Town and TOD Packing District areas which were important in the City's early history. Placentia's major industries in the 20th Century were primarily oil extraction and agriculture. As both phased out, these areas which were previously major employment hubs became vacant and slowly deteriorated. The City attempted to revitalize the area through its history but limited private investment prevented any meaningful public investment. Comprehensive planning efforts have revitalized the area and the City continues to see these historic areas as vital opportunities for growth.

Placentia suffered from private disinvestment and economic decline with the widespread growth of Orange County's suburbanization from the 1960's to the 1990's, though existing property owners, residents, and businesses kept Placentia active with a mix of small businesses, restaurants, churches, and public venues. Private disinvestment led to less public revenue to invest in public improvements. While periods of economic decline reduced public revenue, Placentia has always been able to maintain and improve its local infrastructure.

Fair Housing Sites Summary

The fair housing analysis above displays the following results:

- The City has ample capacity to accommodate future housing at all income levels
- The sites identified to accommodate the RHNA are strategically placed to further integrate racial and ethnic groups, varieties of income categories, and to enhance the availability of opportunities throughout the City.
- The areas identified to accommodate the low and very low-income RHNA create opportunities for lower income residents to access affordable housing in higher resources areas.
- Above moderate and moderate income units are dispersed throughout the community and have the potential to enhance resources and opportunities in neighborhoods that historically have less access to resources.

This section reviews fair housing findings and data within Appendix D on a local level by analyzing findings based on all Census Tracts in the City as shown in Table D-12 below. It is important to note that a majority of the City is identified by TCAC as high resource with some pockets of moderate resource. The southwest and southeast portions of the City, which are the Transit Oriented Development District (TOD) and Old Town Plan areas, contain high resource and highest resource census tracts. These

areas site a majority of the lower income housing within underutilized parcels throughout the area.

In 2017, the City adopted the Transit Oriented Development District (TOD) and the Old Town Placentia Plan. In 2019, the General Plan was comprehensively updated. Although housing growth has occurred citywide due to infill development and ADU construction, the southwest and southeast quadrants of the City have experienced major growth, Both the TOD and Old Town Plans are in the southwest quadrant of the City, and those plans currently include zoning for some by right affordable housing, with up to 1,100 additional units possible due to ongoing TOD expansion (Program HE-1.8). Approximately 650 units have been built in the TOD Zone already, with an additional 189 affordable units entitled. Program HE-1.8 proposed to increase the R-3 density citywide, which the City completed in late 2022, along with re-zoning of several industrial sites to R-3 between 2020-2022. Many of these aforementioned areas rezoned to R-3 from industrial have already been entitled with approximately 200 units, and half of those have been built already. Another 300-500 units are anticipated to be entitled in these areas alone.

The detailed analysis in Table D-12 shows how Moderate and High Resource areas, adaptive reuse of underutilized commercial and industrial parcels can play a key role in increasing housing stock volume and improving affordability. Urban Displacement indicators show that Census Tract 117.21 is experiencing "Risk of Displacement". This area has been strategically sited for lower income RHNA sites to mitigate the rate of displacement. It is also important to note that the City accommodated a majority of lower income RHNA sites in areas that experience "Lower Displacement Risk", which may avoid advanced gentrification and further increase opportunities for lower income households.

The potential addition of units at all income limits would positively impact both existing and future residents in the southwest and southeast regions of the City. Mixed-income communities garner social and economic advantages for residents, property owners, communities, and entire neighborhoods. Mixed-income communities are a way to preserve economic integration and increase the acceptance of affordable housing amongst community members. Additional benefits include better access to schools and safety for low-income residents and promote social cohesion and equity. Mixed-income housing can foster social interaction and integration among different income groups, which can reduce stigma, stereotypes, and isolation, and enhance mutual trust and support. Some studies also suggest that mixed-income housing can lower crime rates by creating more stable and cohesive neighborhoods, reducing exposure to violence and disorder. Through capital improvements, Housing Element actions and commitments, and social/cultural community events, the City believes the western region will become an area where residents of all socio-economic backgrounds can live and thrive.

Table D-12: Fair Housing Summary Analysis

Data	Census Tract 117.08	Census Tract 117.15	Census Tract 117.16	Census Tract 117.17	Census Tract 117.21	Census Tract 117.22	Census Tract 218.10	Census Tract 218.131	Census Tract 218.20	Census Tract 218.21
Demographics										
Population	4961	6875	5,757	2769	5,368	2,291	3,704	3	4,855	7,768
Households	1923	2534	1,648	919	1,448	1,107	1,203	3	1,548	2,537
Renter Occupied	72.3%	31.7%	22.3%	25.3%	74.%	37.3%	18.6%	100%	13.4%	50.0%
Median Income	$82,614	$94,028	$143,382	$111,818	$96,169	$106,042	$114,542	N/A	$141,354	$106,813
Hispanic/ Latino of Any Race	37.5%	23.7%	27.7%	18.3%	74.1%	33.3%	23.4%	100%	19.1%	25.8%
Non-White	33.2%	35.5%	48.2%	30.6%	43.4%	48.5%	37.7%	0%	32.6%	49.4%
Low/Moderate Income Households	61.3%	31.7%	38.15%	33.1%	81.9%	48.6%	24.5%	N/A	18.0%	36.6%
RHNA Lower Income	0	0	0	0	183	919	0	0	0	0
RHNA Moderate	0	0	0	2	481	115	0	10	0	313
RHNA Above Moderate	1	1	12	0	0	0	13	0	13	40
RHNA Total	1	1	12	2	664	1,034	13	10	13	353
Metrics										
TCAC Opportunity Indicator - Composite Score	Moderate Resource	Highest Resource	Moderate Resource	Highest Resource	High Resource	Highest Resource	Highest Resource	No Data	Highest Resource	High Resource
Displacement Type	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	At Risk of Displacement	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk	Lower Displacement Risk

Source: California Department of Housing and Community Development – AFFH Data Viewer, US Census: American Community Survey (2021, 5-Year Estimates)
1. AFFH Data Viewer and US Census data are not reliable for Census Tract 218.13. Sources significantly undercount true population and household totals.

4. Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. "Fair housing contributing factor" means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in 0: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The 2020-2024 Orange County Analysis of Impediments to Fair Housing Choice prepared by the Urban County consortium, of which Placentia is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.

Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
Fair Housing Outreach	1. Lack of local private fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in Orange County. Although Orange County is served by two high-quality private, non-profit fair housing organizations, they are underfunded and understaffed in comparison to the total need for their services. Victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem. 2. Lack of local public fair housing outreach and enforcement may also be a significant contributing factor to fair housing issues in Orange County. There are no local public entities that conduct fair housing outreach and enforcement, with the California Department of Fair Employment and Housing and HUD constituting the only public enforcement bodies that operate in Orange County. Advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment and Housing's investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD.	High	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 conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings. The City will continue to seek funding to support the Fair Housing Council of Orange County (FHCOC), which 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. The City will invite FHCOC to conduct annual fair housing outreach targeted to Placentia residents and landlords. (Program 2.1)
Access to Opportunity	Lack of access to opportunity due to high housing costs may be a significant contributing factor to fair housing issues in Orange County. In Placentia, while access to quality transportation and educational resources is generally good throughout the city, the western portions of the county have lower economic and environmental opportunity than do the central and northern areas. Increasing housing affordability in those areas would make it easier for low-income households to access the types of services and amenities that further social mobility.	High	The City will seek to improve access to opportunity in the following ways: 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. Program HE-1.3: Pursue County, State, and Federal Housing Funds

Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			Monitor availability of county, state, and federal housing programs and pursue available funds on an annual basis. Program HE-1.8: Adequate Sites for Housing Development To ensure the availability of adequate sites to accommodate the City's assigned housing need, the City will rezone additional land to accommodate the shortfall of lower-income sites compared to the RHNA allocation in all income categories. as identified in Appendix B. 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, and provide incentives for lot consolidation. Program HE-1.11: Density Bonus Ordinance The City provides incentives and concessions to facilitate 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. 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. Development incentives include the utilization of City-owned property as well as reduced parking requirements, financial assistance, density bonus, and

Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			regulatory waivers. To expand housing opportunities, an amendment to the TOD zone will processed to extend the district as described in Program 1.8 and Appendix B. 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. The City will continue to monitor legislation and revise regulations as necessary to ensure conformance with current law. In addition, the City will explore and pursue ADU funding annually, modify development standards and reduce fees beyond the minimum requirements of State law, prepare pre-approved plans, and provide homeowner/applicant assistance tools. Program HE-4.1: Partnerships with the Housing Industry The City 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 proactively seek partnerships to develop affordable housing and 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. The City will contact affordable housing organizations annually to solicit interest in development.
Affordable Housing Preservation	The loss of affordable housing may be a significant contributing factor to fair housing issues in Orange County. When subsidy contracts expire, the housing providers that often have the least economic incentive to renew their affordability restrictions are those that are located in higher opportunity areas or in areas that are gentrifying or at risk of gentrification. In Placentia, there is one subsidized low-income development that could expire in the		Program HE-3.5: Monitor and Preserve Affordable Housing At-Risk of Conversion to Market Rate The City shall continue to monitor units with affordability covenants that are eligible to expire during the next 10 years. 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., comply with noticing

Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
	next 10 years. The loss of these affordable units could contribute to segregation and displacement.		requirements, provide education and assistance to tenants, assist with funding, and promptly reach out to qualified entities to preserve at-risk housing units.
Availability of Affordable Housing	Lack of affordable, accessible housing in a range of unit sizes may be a significant contributing factor to fair housing issues in Orange County. As discussed in connection with several other contributing factors, there is a general shortage of affordable housing in the county. This shortage has a particular effect on low-income families in which at least one member has a disability that requires accessibility features, and persons with disabilities who require the services of live-in aides.	High	All of the meaningful actions described above address this issue. In addition, the following program specifically addresses the issue of housing for persons with disabilities: Program HE-1.12: Development of Senior Housing 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. Program HE-1.13: Development of Housing for Larger Families 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. 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



Table D-13: Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Priority	Meaningful Action
			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 annually, expedited processing and flexibility in development standards. 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 definition of "family" consistent with State law.



Appendix E: 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.

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.112. OLD TOWN PLACENTIA REVITALIZATION PLAN DEVELOPMENT STANDARDS

§ 23.112.010. Purpose and intent.

The following provides detailed regulations for development of land uses within Old Town Placentia (Old Town). The purpose of these standards 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. Specifically, these regulations are aimed at accomplishing the following objectives, complementing the objectives of the TOD Packing House District to the south:

(a) Meet the goals, objectives and follow the recommendations for Old Town as detailed in the Old Town Revitalization Plan;

(b) Preserve and enhance the distinguishable "village" look and feel of Old Town Placentia;

(c) Preserve the original Old Town grid pattern comprised of short, walkable blocks;

(d) Preserve the diverse mix of land use types while attracting a more diversified commercial base that creates a shopping destination and contributes to a more pedestrian-friendly environment;

(e) Encourage infill development that contributes to creating a compact walkable environment important to a vital town center;

(f) Support businesses and attract new investment through enhanced safety and security measures, development incentives, a high level of amenities and adaptive reuse standards;

(g) Create fine-grained detail in architectural and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;

(h) Enhance public safety by improving street lighting, public services, streetscapes and alleys, and police surveillance;

(i) Support multimodal transportation that improves ease of access to a variety of transportation methods such as walking, cycling and public transit;

(j) Create a sustainable environment through standards that result in "green" buildings and infrastructure, as well as a safe, healthy and attractive environment;

(k) Preserve and highlight historic features that make Old Town Placentia a unique destination;

(l) Provide for public gathering spaces and small passive recreation places;

(m) Improve connections between Old Town and the region through increased transit ridership and the provision of hubs for various transportation;

(n) Maintain an adequate level of parking and access for automobiles;

(o) Continue to brand Old Town Placentia through wayfinding, welcome signs, banners, public art, creative public spaces, a focal point (i.e., gazebo), etc.;

(p) Create a physical and visual connection with the TOD Packing House District to the south through interconnected plazas on both sides of the rail line; and

(q) Ensure high quality architecture (three hundred sixty (360) degree design) that embraces the character of Old Town and its architecture and urban design.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.020. Applicability and general provisions.

Old Town Placentia shall apply to lands delineated as such on the city's official zoning map and shown in Section **23.112.030** Figure 1. All land uses and development within Old Town shall be located and developed in accordance with the following provisions. The standards of Old Town shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.030. Planning subareas and overlay zone.

Old Town Placentia is divided into five (5) subareas and one (1) overlay zone described below:

(a) Main Street (MS) (this subarea has two-, three- and four-story areas).

(b) Village (V).

(c) Mixed-Use (MU).

(d) High-Density Residential (HDR).

(e) Public Facilities (PF).

(f) R-2 Overlay Zone.

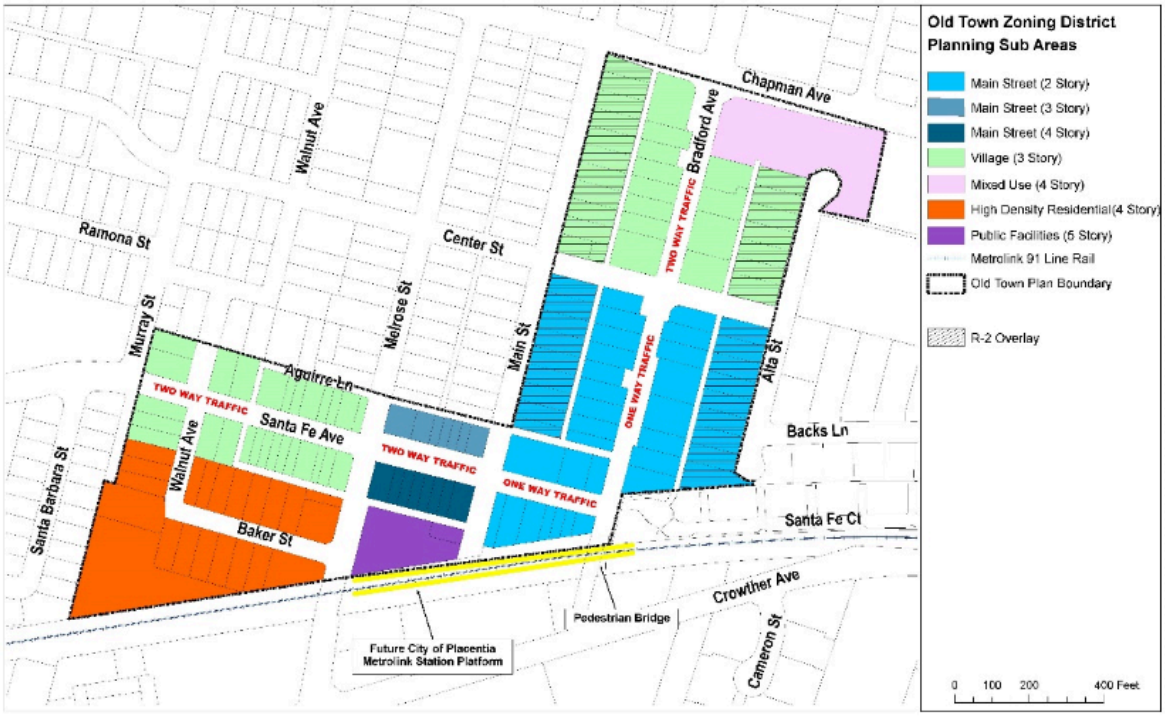


Figure 1. Old Town Zoning Map

(Ord. O-2017-05 § 4, 2017)

§ 23.112.040. Land use and permit requirements.

This section identifies the land use types allowed by the city in Old Town Placentia.

(a) Allowable Land Uses. A parcel or building within Old Town shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of the ordinance codified in this chapter or in the Placentia Municipal Code (PMC) (Definitions, Chapter **23.04**).

(1) Multiple Uses. Any one or more land use identified by Table 1 as being allowable within Old Town may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

(2) Unlisted Uses. The development services director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:

(A) The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the planning subarea;

(B) The use is compatible with permitted or conditionally permitted uses in the planning subarea;

(C) The use will meet the purpose of the planning subarea;

(D) The use is consistent with the goals and policies of the general plan; and

(E) The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the use conformity determination process, outlined in Section **23.39.035** of the PMC.

(3) Residential Uses. In the R-2 overlay area as shown on the Old Town Zoning District planning subarea map, existing and residential are permitted pursuant to Chapter **23.15** of the zoning code.

(b) Permit Requirements. Table 1 provides for land uses that are:

(1) Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and may require a development plan review or site plan review in compliance with Chapter **23.75** of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in this chapter and in this zone must be reviewed by the planning and development ad hoc committee.

(2) Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing before the planning commission in compliance with Chapter **23.87** of the PMC. These uses are shown as a “UP” in Table 1. All proposed projects in this zone must be reviewed by the planning and development ad hoc committee.

(3) Not Permitted. These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the district, except as otherwise provided in Section **23.112.030(a**)(3). Uses that are expressly listed as not permitted are prohibited.

(c) Standards for Specific Land Uses. Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

Table 1. Allowed Land Uses and Permit Requirements
P – permitted
UP – use permit
NP – not permitted

	Planning Subareas					**Notes And Special Use**
Permit Requirement	**Main Street**	**Village**	**Mixed-Use (1)**	**High-Density Residential**	**Public Facility**	**Regulations**
Recreation, Education, Public Assembly Uses						
1. Commercial Recreation Facility, Indoor	NP	NP	NP	NP	NP	
2. Community Recreation Facility	NP	NP	NP	NP	NP	
3. Conference/ Convention Facility	NP	NP	NP	NP	NP	
4. Health/Fitness Facility, including stand alone or roving fitness classes	NP	UP	UP	NP	NP	
5. Library, Museum	NP	UP	NP	NP	NP	
6. Public Park, Playground or Plaza	P	P	P	P	P	
7. School – specialized education, training	NP	NP	NP	NP	NP	
8. Studio – art, dance, martial arts, music, photography, cooking, instructional, fit-	UP	UP	UP	NP	NP	Not to exceed 1,500 square feet

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
ness (such as yoga, Pilates, spin, etc.)						
9. Theatre (live performing arts, live music)	UP	UP	UP	NP	NP	Movie cinemas only permitted in mixed use.
Residential Uses						
1. Emergency/Transitional Shelter	NP	NP	NP	NP	NP	
2. Home Occupation	NP	P	P	P	NP	Not permitted in ground floor units, must comply with home occupation provisions of PMC.
3. Live Work	NP	UP	NP	NP	NP	
4. Multifamily Residential, new construction only, maximum of 29 du/ac	UP (only permitted above the second floor)	UP (upper floors only)	UP (upper floors only)	NP	NP	See definition of “new construction.”
5. Multifamily Residential, new construction only, minimum of 30 du/ac	NP	UP (upper floors only)	UP (upper floors only)	P (by right)	NP	By right developments must meet: • The purpose and intent of this chapter as well as all standards. • All zoning code regulations. • All city policies. • Requires review by the planning & development ad hoc committee. • All existing and future design guidelines.
6. Assisted Living Facility	NP	NP	NP	NP	NP	
7. Single-Family or Duplex Residential, new	NP	NP	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to Ch. **23.15** of the municipal code.
8. Existing Residential Uses Fronting on Main and Alta Streets	P	P	NP	NP	NP	Only permitted in the R-2 overlay zone. Pursuant to

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Ch. **23.15** of the municipal code.
9. Mixed Use Development	UP (only permitted above the second floor)	UP	UP	NP	NP	
Retail/Commercial Uses (2)						
1. New Ground Floor Residential and Office Uses in R-2 Overlay Zone	UP	UP	NA	NA	NA	50% of the lot depth, measured from Alta or Main, must be either residential or office along Alta and Main. The rear 50%, facing the alley, may be any other use permitted in the subarea.
2. Accessory Retail or Services	P	P	P	NP	NP	Only permitted when primary commercial use is established. Must be incorporated into mixed-use; cannot stand alone.
3. Adult Entertainment Facility or Business	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.89**
4. Liquor Stores/Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	NP	NP	NP	NP	
5. Antique or Collectible Store	P	P	P	NP	NP	
6. Artisan/Handcraft Shop	P	P	P	NP	NP	
7. Auto Repair, Auto Sales or Auto Parts Sales	NP	NP	NP	NP	NP	
8. Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	UP	UP	UP	NP	NP	
9. Drive-Through (any uses)	NP	NP	NP	NP	NP	

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
10. General Retail – less than 5,000 sf	P	P	P	NP	NP	
11. General Retail –5,000 sf to 20,000 sf	UP	UP	UP	NP	NP	
12. General Retail – more than 20,000 sf (max 60,000 sf)	NP	NP	NP	NP	NP	
13. Groceries, Specialty Foods – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
14. Groceries, Specialty Foods – more than 10,000 sf	UP	UP	UP	NP	NP	
15. Medical Marijuana Facilities	NP	NP	NP	NP	NP	Pursuant to PMC Ch. **23.46**
16. Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
17. Nightclub	UP	UP	UP	NP	NP	
18. Outdoor Dining	P	P	P	NP	NP	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the city's outdoor dining permit and guidelines.
19. Outdoor Display and Sales	NP	NP	NP	NP	NP	May not encroach into public right-of-way.
20. Pet Store, Pet Boarding, Animal Shelter	UP	UP	UP	NP	NP	Sheltering and boarding shall require a use permit.
21. Restaurant	P	P	P	NP	NP	
22. Restaurant with Alcohol Sales	UP	UP	UP	NP	NP	
23. Secondhand/Thrift/ Consignment/Pawn/Charity Store	UP	UP	UP	NP	NP	
24. Service Station	NP	NP	NP	NP	NP	
25. Tobacco Sales, including Electronic Smoking Devices	UP	UP	UP	NP	NP	
Services – Business, Financial, Medical, Professional						
1. ATM	P	P	P	NP	NP	Must be integrated into building façade.

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
						Stand alone kiosks not permitted.
2. Bank (2,000 sf or less)	P	P	P	NP	NP	Banks over 2,000 sf are not permitted.
3. Business Support Services (copying, printing, office supplies, etc.)	P	P	P	NP	NP	
4. Hospital	NP	NP	NP	NP	NP	
5. Medical Office	P	P	P	NP	NP	See definition. Only permitted on upper floors, except in R-2 overlay.
6. Office	P	P	P	NP	P	See definition. Only permitted on upper floors except in R-2 overlay.
Services – General						
1. Adult Daycare	NP	NP	NP	NP	NP	
2. Cigar or Hookah Lounge	UP	UP	UP	NP	NP	
3. Commercial Daycare Center	UP	UP	UP	NP	NP	
4. Hostess Bars	NP	NP	NP	NP	NP	
5. Laundromat and Laundry Services	UP	UP	UP	NP	NP	
6. Lodging – B&B	UP	UP	NP	NP	NP	
7. Lodging – Hotel	UP	UP	UP	NP	NP	
8. Massage Establishments	UP	UP	UP	NP	NP	Not permitted on the ground floor in any subarea. Pursuant to PMC § **23.30.030**
9. Meeting Halls, Banquet Centers (Stand alone)	NP	NP	NP	NP	NP	
10. Personal Services	P	P	P	NP	NP	
11. Public Safety Facility	NP	NP	NP	NP	P	
12. Spa Services (with or without alcohol)	UP	UP	UP	NP	NP	
13. Tattoo Parlors/Body Modification	UP	UP	UP	NP	NP	
Transportation, Communications & Infrastructure						
1. Broadcasting or Recording Studio	UP	UP	UP	NP	NP	May only be permitted on upper floors of mixed-use development.

Permit Requirement	Planning Subareas					Notes And Special Use
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	Regulations
2. Public Parking Structure or Surface Parking Lot	UP	UP	UP	UP	P	
3. Transit Station or Terminal	NP	NP	NP	NP	NP	
4. Telecommunication Cell Tower/Microcell and Small Cell Sites						Pursuant to PMC Ch. **23.82**

Notes:

(1) See Section 25.112.050, Development standards, for frontage requirements regarding building located at 102 S. Bradford Ave.

(2) Within the R-2 overlay zone, no retail or commercial uses are permitted on the ground floor.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.050. Development standards.

Table 2 identifies the development standards required for new land uses in new or modified buildings in Old Town Placentia.

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
Residential Density						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required right-of-way dedications.
Setbacks. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0 ft.	10′ from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Ch. **23.77**. In the R-2 overlay zone, the front yard setback shall be 15′.
3. Front Yard Setback for “through lots” and	15 ft.	15 ft.	15 ft.	NA	NA	

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.						
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	
5. Side Yard Setback for "through lots" and cross-alley developments in the R-2 overlay, fronting Alta and Main. See definitions section.	0-5 ft.*	0-5 ft.*	NA	0 ft.	NA	*Less than 5′ setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (minmax)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback.
Projections and Encroachments						
1. Allowable Setback Projections	a. Ground Floor: i. Awnings and canopies over windows: 60″; ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area; iii. Sun shade structures: 15′; iv. Bay windows: 60″ (not wider than 10′); v. Cornices, belt courses, and similar architectural features: 12″; vi. Eaves, roof overhangs: 30″; and vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10′. b. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48″ c. Art, as determined by the approval of the public art component of the project. d. For signs, see sign regulations, § **23.112.070**. e. All projections must maintain a minimum of 8′ vertical clearance from ground.					
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	a. Art, as determined by the approval of the public art component of the project. b. For signs, see sign regulations, § **23.111.070**. c. Outdoor dining is allowed by approval of the director of development services and director of public works or their designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the outdoor dining permit and guidelines.					
Heights, Rooftop Amenities, Frontages, Lot Sizes						
1. Building Height	2-Story Area: 2	2 min/3 max sto-	3 min/4 max sto-	3 min/4 max sto-	5 stories, 65′	See "Old Town zoning map" for height subareas. New sto-

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	stories, 30′ 3-Story Area: 3 stories, 40′ 4-Story Area: 4 stories, 55′	ries, 40′	ries, 60′	ries, 55′		ries built on top of existing buildings shall be fully integrated into the design of the existing building.
2. Minimum Lot Size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this chapter.
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multifamily residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a “story” or “floor.”					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6′ in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	are accessory, may exceed maximum permitted height standards by up to 8′.					
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the mixed use subarea, new buildings must be oriented toward Bradford and Chapman.			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the city.					
Provision of Common Open Space (Residential Only)						
1. Amount per Residential Use	a. 50 sf/unit for residential units; b. 50 sf/unit for 5 or more live work units.					
2. Types of Common Open Space Permitted	a. Common open space can be active or passive but must be accessible to all nonresidential tenants (i.e., employees and employers) and residential residents. b. Required setbacks may not be counted as common open space. c. Common open space shall be fully landscaped and requires an approved landscape plan. d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.					
3. Rooftop Amenities	1. Rooftop amenities are permitted if they provide additional recreational or common open space activities. 2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16′ above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be set back from the building edge such that no					

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
	more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street. Rooftop amenities are intended for the use of building residents. 3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space. 4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16′.					
4. Courtyard and Common Open Space Requirements	1. Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards. 2. Minimum courtyard dimension shall be 40′ when the long axis of the courtyard is oriented EW and 30′ for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%. 3. When there are 2 or more courtyards, they shall be connected to each other.					
Provision of Private Open Space (Residential and Live/Work Only)						
Amount per Residential Unit	64 sf/unit					6′ min. in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
Shopfronts						
The following are specific guidelines for shopfronts in the Old Town area: 1. 12′ to 16′ tall, as measured from the adjacent sidewalk. 2. The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1st floor wall area facing the street and not have opaque, stucco or reflective glazing. 3. Storefronts may be recessed from the frontage line by up to 10′. 4. "Bulkheads," which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24″ and 36″ tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).						
Architectural Styles						

Table 2. Development Standards

Development Standard	Planning Subareas					Notes and Additional Requirements
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
1. **Main Street Commercial** Multi-story façades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.						Style of architecture required in Main Street subareas
2. Mission Revival Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.						Choices of architecture for the following: • Village subarea • Mixed use subarea • High density residential subarea
3. Spanish Colonial Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.						This style of architecture permitted only in high density residential subarea

(Ord. O-2017-05 § 4, 2017)

§ 23.112.060. Parking standards.

(a) Parking Standards. Table 3 identifies the parking requirements for new land uses in new or modified buildings in Old Town Placentia. All subareas shall be subject to the parking requirements listed in Table 3, with the exception of the Main Street subarea as described in subsection **(b)**. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirement, as described in subsection **(c)**.

(b) In-Lieu Parking Fee. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirements in the Main Street subarea or in the Village subarea. Payment made to the city of Placentia in-lieu of providing some or all of the required off-street parking spaces of a project in Old Town shall be allowed by right.

(c) Main Street Subarea Parking Exception. Providing parking in this subarea is optional. However, in the three (3) and four (4) story areas of Main Street subarea, parking shall be required for third and fourth floor uses, according to this section, or by payment of an in-lieu parking fee.

(d) Village Subarea Parking Exception. Parking only required for the second and third stories, or by payment of an in-lieu parking fee. Parking for the first (ground) floor of existing and future buildings shall not be required.

(e) Un-Listed Uses. On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this section and shall be at the discretion of the development services director. The development services director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the city to determine the parking requirement for unlisted but similar uses.

(f) Parking Reduction. Applicants may apply for a parking reduction before the planning commission for Village, high density residential and mixed use subareas up to a maximum reduction of twenty-five (25) percent through a parking demand study or shared parking analysis. Many different kinds of incentives can be considered such as Zip car program, a shared car plan, or automated stacking system. The list of incentives is varied and the specific option can be considered with the completion of a parking demand study. Parking demand studies shall be reviewed and approved at a noticed public hearing before the planning commission, or by the director if a non-discretionary review.

(g) Bicycle Parking—Short-Term.

(1) Residential. One (1) resident bicycle parking space for every five (5) residential units, or portion thereof.

(2) Nonresidential. One (1) bicycle parking space for every five thousand (5,000) square feet, or portion thereof, of nonresidential floor area.

(h) Bicycle Parking—Long-Term.

(1) Residential. Two (2) bicycle storage units for every five (5) dwelling units for the first twenty (20) units, and one (1) for every five (5) additional units, or portion thereof;

(2) Nonresidential. Any establishment with a parking structure and a minimum of ten thousand (10,000) square feet of nonresidential space shall provide long-term bicycle parking at a minimum ratio of one (1) space per twenty (20) vehicle spaces.

(i) Electric Vehicle (EV) Charging Stations. A minimum ten (10) percent of a project's parking spaces shall provide EV Level 2 charging stations, or five (5) percent of total spaces if installing DC fast charging stations.

(j) Surface Parking. Surface parking is permitted as long as it is not visible from a public street and is fully landscaped and screened from public view.

(k) Parking Structure. Structured parking is permitted only if integrated into the overall design of the building and "wrapped" with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.

(l) Podium Parking. Permitted if fully integrated into a development with a "wrapped" parking structure.

(m) Underground Parking. Permitted if fully integrated into the design of the development.

Table 3. Parking Standards

Parking Standards	Standards	Applicable Land Uses
Nonresidential		
Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, bank, business support services, general retail, grocery, retail complex, personal services, pet store/boarding.
Eating and Drinking Establishments – spaces per 1,000	5 min./10 max	Bar/tavern, restaurant, brewery, etc.

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
sf		
Outdoor Dining	0	Provided the outdoor dining area does not exceed the interior dining area. Any square footage over the interior dining area shall provide parking pursuant to the eating and drinking establishment requirement above.
Specialty Goods & Foods – spaces per 1,000 sf	2 min./4 max.	
Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, recreation, playgrounds, studios, theatres cannot be stand alone.
Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
Civic & Cultural, including libraries, museums – spaces per 1,000 sf	3 min./no max.	
Office Professional – spaces per 1,000 sf	2 min./4 max.	
Personal Services	3 min./no max.	
Live Work	1 min./1.5 max.	
ATM	0	
Lodging – Bed & Breakfast	1 per sleeping room.	No assembly space permitted.
Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
Spaces per studio unit	1 min./1 max.	
Spaces per 1 bed unit	1 min./1.5 max.	
Spaces per 2 bed unit	1.5 min./2 max.	
Spaces per 3 or more bed unit	2 min./2.5 max.	
Guest spaces per 10 units	2 min./3 max.	
Mixed-Use		
Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from nonresidential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
Transit Station or Terminal	As per director of development ser-	

Table 3. Parking Standards		
Parking Standards	**Standards**	**Applicable Land Uses**
	vices in coordination with transportation authority.	
Telecommunication Facility, Small/Micro Cell Sites	1 space to service facility.	

(Ord. O-2017-05 § 4, 2017)

§ 23.112.070. Sign regulations purpose and intent.

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within Old Town Placentia, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

(1) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the city as a place to live, work, and shop;

(3) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

(4) Safeguard and protect the public health, safety, and general welfare; and

(5) Promote the pedestrian scale of the district.

(a) Applicability.

(1) These sign regulations apply to all signs in Old Town Placentia, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the city’s zoning code (sign regulations).

(2) The provisions of this chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

(3) Sign installation within the areas subject to this code shall require sign permit approval in compliance with the city’s zoning code (sign regulations), unless exempted from sign permit requirements.

(4) Sign variances and historic sign designation. See the zoning code (variances).

(5) Definitions of the specialized terms and phrases used in this section are in the zoning code (sign regulations).

(b) Prohibited Signs. All sign types and sizes not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include, but are not limited to, the following:

(1) Abandoned signs (includes signs on abandoned or closed businesses);

(2) Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs);

(3) Exposed cabinet/raceways behind channel letters;

(4) Internally illuminated cabinet (can) signs;

(5) Off-site signs (e.g., billboards, and signs mounted on vehicles);

(6) Obscene signs;

(7) Pole signs and other freestanding signs over six feet in height;

(8) Roof signs;

(9) Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

(10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

(11) A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);

(12) A sign painted directly on a building, unless approved as a creative sign;

(13) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited;

(14) Temporary signs, including the following:

(A) Balloons and other inflatable devices,

(B) Flags, except official national, state, or local government, institutional or corporate flags, properly displayed, and

(C) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

(c) General Requirements for All Signs.

(1) Sign Area and Height Measurement. The measurement of sign area and height shall occur incompliance with the city's zoning code (sign regulations).

(2) Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.

(A) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

(B) Setback Requirements. Each sign shall comply with the setback requirements of the applicable subarea, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of five (5) feet from the front and side street property lines.

(C) Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

(D) Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:

(i) A projecting sign in compliance with Table 4 (Sign Standards by Use);

(ii) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;

(iii) Bus stop signs installed by a public transit company;

(iv) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or

(v) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

(E) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

(3) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

(A) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(B) Design and Construction.

(i) Except where otherwise permitted by elsewhere in this section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(ii) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(iii) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(C) Materials and Structure.

(i) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.

(ii) No sign shall include reflective material.

(iii) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

(iv) The size of the structural members (e.g., columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(v) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

(D) Street Address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one (1) or more buildings on the site.

(E) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can

enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(i) Sign copy should relate only to the name and/or nature of the business or commercial center.

(ii) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.

(iii) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(iv) The area of letters or symbols should not exceed forty (40) percent of the sign area in commercial uses or sixty (60) percent for residential uses.

(v) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

(F) Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(i) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(ii) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(iii) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(iv) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(v) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

(4) Sign Maintenance.

(A) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of fourteen (14) days from the date of damage or failure.

(B) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(C) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the city’s zoning code.

(D) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee. When an existing sign is removed, the repairs must match surface type and color of building exactly.

(d) Sign Standards by Use. Each sign shall comply with the standards provided by this section and comply with the requirements in the following Table 4, except as permitted by the approval of a creative sign permit described below.

(e) Master Sign Program. All mixed use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. A “master sign plan” means

a coordinated program of signage for new or existing commercial, office or residential which contain more than one business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

(1) Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(2) Standards. A master sign program shall comply with the following standards:

(A) The program shall comply with the purpose of this chapter;

(B) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;

(C) The program shall accommodate future revisions that may be required because of changes in use or tenants; and

(D) The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(f) Creative Sign Permit.

(1) Definition Creative Sign Permit. Applicants may apply for a creative sign permit for those signs which are not listed or which exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the sign code, but may not necessarily meet the standards shown in Table 4. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this chapter.

(2) Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(3) Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

(4) Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is fifty (50) square feet or less, and by the commission when the sign is larger than fifty (50) square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by this zoning ordinance for director-approved development permits.

(5) Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.

(A) Design Quality Criteria. The sign shall: (i) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (ii) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (iii) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

(B) Contextual Criteria. The sign shall contain at least one of the following elements: (i) classic historic design style; (ii) creative image reflecting current or historic character of the city; (iii) symbols or imagery relating to the citrus packing industry; or (iv) inventive representation of the use, name, or logo of the structure or business.

(C) Architectural Criteria. The sign shall: (i) utilize or enhance the architectural elements of the building; and (ii) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

(D) Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Table 4. Sign Standards by Use

Multifamily Residential Use			
Allowed Sign	**Maximum Sign Height**	**Maximum No. of Signs Allowed per Parcel**	**Maximum Sign Area Allowed per Parcel**
1. Wall or Freestanding	Wall signs: below edge of roof. Placement shall only be located below the roof or over the primary entrance. Freestanding: 48 in.	1 wall sign or freestanding sign per entrance or street frontage	12 sf each per face area; 24 sf maximum total sf for all signs.
1. Awning	Shall be entirely on awning valance; lettering max 66% of valance height; valance height max: 18 in.	50% of the area of the valance front. 1 sign max per each separate awning valance.	1. Awning
2. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review. 1 sign max	2. Marquee

Nonresidential Use/Mixed-Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
3. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf
4. Projecting or Suspended	16 inches from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
5. Wall	2 ft. below parapet or eave. Individual letters 18 inches.	1 sf. per linear foot primary business.

Nonresidential Use/Mixed-Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
	Mounting 1-story: above 1st floor windows.	1 sign allowed per business frontage with pedestrian entrance.
	Mounting multi-story: between windows.	Side street or rear entrance wall sign max 50% of the primary sign area.
6. Window Permanent	Within window area	15% of total window area max.
7. Window Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
8. A-Boards and other Portable Sidewalk Signs are permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way and a creative sign permit.
9. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW.
10. Directional Signage on Private Property	Cannot be freestanding and shall be minimized for basic directional functions.	Included in sign permit application approval process.

(i) Legal Nonconforming Signs. A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this chapter.

(1) General Requirements. A legal nonconforming sign shall lose its legal nonconforming status as defined herein, and brought into conformance with the provisions of this chapter if any of the following occur:

(A) Changes including enlargement, reduction, changes in of the legal nonconforming sign;

(B) Structural alteration for any reason;

(C) Re-established after a business is discontinued for sixty (60) days or more, subject to the amortization clause below; or

(D) Re-established after damage or destruction to fifty (50) percent or more of the value of the sign, or its components, as determined by the building official and subject to the amortization clause below.

(2) Maintenance and Changes. Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of twenty-five (25) percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding twenty-five (25) percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.080. Amortization and existing uses.

(a) General Explanation. The proposed amortization clause seeks to preserve private property rights in existence at the time of this zone change. Immediately following adoption of the ordinance codified in this chapter, all legal uses, buildings or structures may continue to exist as a legal nonconforming use, building or structure.

(b) Five (5) years after the effective date of the ordinance codified in this chapter, any property that is sold or transferred may continue to operate a legally nonconforming use, building, or structure only in the following circumstances:

(1) The business/property is transferred from a parent to his or her child, from a child to his or her parent as defined in Chapter **23.04** of the municipal code.

(2) The business/property is transferred from an owner to his or her employee(s) such that the ownership does not change as defined in Chapter **23.04** of the municipal code.

(c) Notwithstanding the foregoing, five (5) years after the effective date of the ordinance codified in this chapter, the exception set forth in subsection **(b)** shall only apply if:

(1) The same use in existence as of five (5) years from effective date of the ordinance codified in this chapter will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Chapter **23.04** of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and

(2) The building or structure is not modified or expanded; and

(3) The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

(e) The city shall give notice to all property owners of properties within the Old Town regarding this chapter in the following manner:

(1) Within one hundred eighty (180) days of adoption of the ordinance codified in this chapter;

(2) Within three (3) years after adoption of the ordinance codified in this chapter; and

(3) At least four (4) years after adoption of the ordinance codified in this chapter.

Failure to provide any of the notices above shall not prevent the city from enforcing the requirements of this chapter.

(f) This section shall not apply to the property located at 102 S. Bradford, Placentia, CA which is subject to the Chapter **23.06** “Placentia Historic Resources Ordinance” and the California **Public Resources Code** Section 21000 et seq. “California Environmental Quality Act” as a historic resource. Due to its historical significance, conflict in complying with the historic resource provisions referenced herein, while also bringing the property into compliance with this chapter along with the costs associated with bringing the use, building or structure into compliance with this chapter, the property at 102 S. Bradford is exempt from Section **23.112.080** set forth herein. Additionally, all properties located within the R-2 overlay and/or improved with a single-family residence are exempt from Section **23.112.080** as set forth herein.

(Ord. O-2017-05 § 4, 2017)

§ 23.112.090. Public art/public plazas.

Public art and public plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include twenty (20) or more units or which are over ten thousand (10,000) square feet. This includes new construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of Old Town Placentia and the citrus growing industry.

Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the Old Town boundaries.
(Ord. O-2017-05 § 4, 2017)

§ 23.112.100. Old Town development community facilities district fee program.

In addition to city baseline impact fees, Old Town will require additional public realm improvements and projects are subject to an Old Town community facilities district fee that ensures all public sector infrastructure improvements can be provided. In addition to the Old Town community facilities district fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the public realm development standards.
(Ord. O-2017-05 § 4, 2017)

City of Placentia, CA
Monday, November 18, 2024

Title 23. Zoning

Chapter 23.111. TRANSIT ORIENTED DEVELOPMENT PACKING HOUSE DISTRICT DEVELOPMENT STANDARDS

§ 23.111.010. Purpose and intent.

The following provides detailed regulations for development of land uses within the Transit Oriented Development (TOD) Packing House District, Packing House District or "district"). The purpose of the TOD Packing House District is to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation to the automobile. The consequent intent is to decrease auto-dependency, and mitigate the effects of congestion and pollution. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station. The specific objectives of this district are to:

(a) Encourage mixed-use and transit oriented development;

(b) Encourage people to walk, ride a bicycle or use transit;

(c) Encourage an active, pedestrian oriented streetscape with outdoor dining and other amenities;

(d) Promote public art and creative public places;

(e) Allow for a complementary mix of land uses to create an environment that engages people at the pedestrian level;

(f) Achieve a compact pattern of development that is more conducive to walking and bicycling;

(g) Provide sufficient density of employees, residents and recreational users to support transit;

(h) Provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users;

(i) Create a physical connection with Old Town Placentia by activating the station area with a plaza and ground floor shops and restaurants in the TOD Packing House District;

(j) Promote affordable housing and provide housing for all economic segments of the community consistent with the city's housing goals;

(k) Maintain an adequate level of parking and access for automobiles;

(l) Require high-quality, finely detailed identifiable architectural styles and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;

(m) Generate a relatively high percentage of trips serviceable by transit;

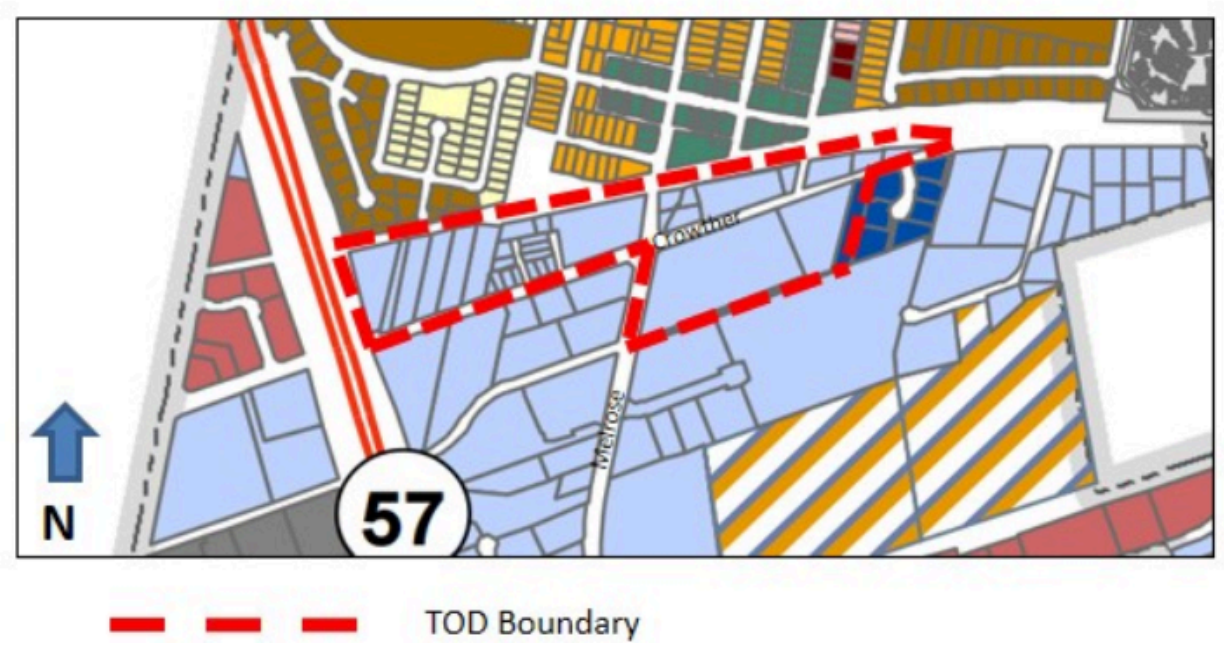
(n) Encourage integrated development, including the consolidation of parcels; and

(o) Encourage lot and building orientation on Crowther Avenue and parcels extending from Crowther to the Railroad right-of-way, to create an active streetscape.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.020. Applicability and general provisions.

The city of Placentia's TOD Packing House District shall apply to lands delineated as such on the city's official zoning map. All land uses and development within the district shall be located and developed in accordance with the following provisions. The standards of the TOD Packing House District shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.



(Ord. O-2017-04 § 4, 2017)

§ 23.111.030. Land use and permit requirements.

This section identifies the land use types allowed by the city in the TOD Packing House District.

(a) Allowable Land Uses. A parcel or building within the district shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of the ordinance codified in this chapter or in the Placentia Municipal Code (PMC) (Definitions, Chapter **23.04**).

(1) Multiple Uses. Any one or more land use identified by Table 1 as being allowable within the district may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this code.

(2) Mixed Use Development. All new developments with parcels of twenty thousand (20,000) square feet or more, within the TOD zone must be mixed use development as defined in the definitions in Chapter **23.04** of the municipal code, except as noted in subsection (d) of this section.

(3) Unlisted Uses. The development services director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:

(A) The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the zone;

(B) The use is compatible with permitted or conditionally permitted uses in the zone;

(C) The use will meet the purpose of the zone;

(D) The use is consistent with the goals and policies of the general plan; and

(E) The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the use conformity determination process, outlined in Section **23.39.035** of the PMC.

(b) Permit Requirements. Table 1 provides for land uses that are:

(1) Permitted. These uses are permitted subject to compliance with all applicable provisions of this chapter and require a development plan review or site plan review in compliance with Chapter **23.75** of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in Chapter **23.04** of the municipal code, and in this zone must be reviewed by the planning and development ad hoc committee.

(2) Conditionally Permitted Uses. These uses are allowed subject to the approval of a use permit and require a public hearing in compliance with Chapter **23.87** of the PMC. These uses are shown as a “UP” in Table 1.

(3) Not Permitted. These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the district, except as otherwise provided in Section **23.111.030(a)(3)23.111.030(a**)(3). Uses that are expressly listed as not permitted are prohibited.

(c) Standards for Specific Land Uses. Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

(d) Mixed Use Requirement. All new developments within the TOD zone must be mixed use development, except for: (1) the “catalyst site”; or (2) those sites containing less than twenty thousand (20,000) square feet; or (3) those sites east of Melrose Street and north of Crowther Avenue, however such developments shall, at a minimum, include a significant commercial component facing Crowther on the ground floor.

(e) Frontage on Crowther. Except as noted in subsection **(d)**, seventy-five (75) percent of frontage must be designed and constructed for potential commercial with a minimum fifteen (15) foot floor to ceiling height, seventy-five (75) percent of building façade to have street level, transparent windows, and ground floor to be constructed with exhaust and grease trap systems for potential restaurant uses.

Table 1. Allowed Land Uses and Permit Requirements
P – permitted
UP – use permit
NP – not permitted

Land Use Type	Permit Requirement	Specific Use Regulations
Recreation, Education, Public Assembly Uses		
1. Commercial recreation facility – indoor	NP	
2. Conference/Convention Facility	NP	
3. Health/Fitness Facility, including stand alone or roving fitness classes	NP	
4. Library, Museum	P	Permitted only in the historic Packing House building.[1]

Land Use Type	Permit Requirement	Specific Use Regulations
5. Park, Playground	P	Only permitted when integrated into the overall development of a site.
6. School – specialized education, training	NP	
7. Studio – art, dance, martial arts, music, cooking, fitness (such as yoga, Pilates, spin, etc.)	P	Permitted only above the ground floor within a mixed use development or above the ground floor of the Packing House building. Only one studio per development.
8. Theatre (live performing arts)	P	Movie cinemas not permitted.
Residential Uses		
9. Emergency Shelter	NP	
10. Home Occupation	P	PMC Section **23.81.020**. No additional parking shall be permitted for those units with home occupation.
11. Live Work, in Packing House Building	P	
12. Live Work	UP	
13. Mixed Use Project with Residential	P	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms. The design and construction of multifamily residential developments as courtyard housing projects is encouraged. Ground floors in mixed use projects must be plumbed/planned restaurant infrastructure including exhaust and grease control device.
14. Multifamily Residential, Catalyst Site	UP	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms. Project with only multifamily residential are permitted only on the “catalyst site.” See definition of “catalyst site.”
15. Non Mixed Use Project with a parcel size under 20,000 square feet	UP	Must be commercial on ground floor. May also include commercial, residential or office above ground floor. Must meet all other development standards. Must meet the intent and purpose of this chapter.
16. Residential Only	NP, except as permitted as a catalyst site as described in definitions.	
Retail/Commercial Uses		
17. Accessory Retail or Services	P	Only permitted when primary commercial use is established. Must be incorporated into mixed-use or within Packing House; cannot stand alone.
18. Adult Entertainment Facility or Business	NP Pursuant to PMC Ch. **23.89**	

Land Use Type	Permit Requirement	Specific Use Regulations
19. Alcoholic Beverage Sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	
20. Antique or Collectible Store	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
21. Artisan Shop	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
22. Auto Repair or Auto Parts Sales	NP	
23. Bar, Tavern, Brewery, Distillery, Tasting Rooms, Wine Cellar	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
24. Neighborhood Market (without alcohol beverage sales)	P	With alcohol sales, a use permit is required.
25. Drive-Through (any uses)	NP	
26. Furniture, Furnishings and Appliance Store	NP	
27. General Retail – less than 5,000 sf	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
28. General Retail –5,000 sf to 20,000 sf	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
29. General Retail – more than 20,000 sf (max 60,000 sf)	NP	
30. Groceries, Specialty Foods – 10,000 sf or less	P	With alcohol sales, a use permit is required.
31. Groceries, Specialty Foods – more than 10,000 sf	UP	
32. Medical Marijuana Facilities	NP Pursuant to PMC Ch. **23.46**	
33. Nightclub (including comedy clubs)	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. “Hostess” clubs are not permitted.
34. Outdoor Dining	P	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the outdoor dining permit and guidelines.
35. Outdoor Display and Sales	NP	May be permitted with a special event permit as part of a coordinated event, pursuant to PMC Section **23.81.015**. No more than 4 a year.
37. Restaurant with Alcohol Sales	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
38. Restaurant	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
39. Secondhand/Thrift/Pawnshop/Charity Store	NP	
40. Service Station	NP	

Land Use Type	Permit Requirement	Specific Use Regulations
41. Tobacco Sales, including electronic smoking devices	UP	
Services – Business, Financial, Professional		
42. ATM	P	Must be integrated into building façade. Stand alone kiosks not permitted.
43. Bank, over 2,000 sf	NP	Small banks of 2,000 sf or less are permitted.
44. Medical Services	UP	See definition. May only be permitted on 2nd story of mixed-use development.
45. Office	P	Upper floors; or in conjunction with live/work. Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development.
Services – General		
46. Adult Daycare	NP	
47. Commercial Daycare Center	NP	Large family daycare facilities not permitted. All child care facilities shall be integrated into the over development.
48. Lodging – Bed and Breakfast	UP	Maximum of 10 beds allowed. Are not required to contain residential units or uses.
49. Lodging – Hotel	UP	Are not required to contain residential units or uses. Permitted within 250 feet (verify) of freeway right-of-way. 1st floor must include 25—50% of floor area as retail or restaurant or conference area. Retail/restaurant uses must be consistent with mixed use standards. Must include conference center.
50. Massage Establishments	UP Pursuant to PMC § **23.30.030**	
51. Personal Services	P	Must be incorporated into mixed-use or within Packing House; cannot consist of a stand-alone use or building. May only be permitted on 2nd story of mixed-use development or Packing House.
52. Public Safety Facility	NP	Except that city police department satellite stations are permitted. Satellite stations may not be stand alone facilities.
53. Spa Services	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development. Must include a full suite of services.
54. Spa Services with Alcohol	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of

Land Use Type	Permit Requirement	Specific Use Regulations
		mixed-use development. Must include a full suite of services.
55. Cigar or Hookah Lounge	UP	
56. Meeting Halls, Banquet Centers (stand alone)	NP	
57. Tattoo Parlors/Body Modification	UP	
58. Hostess Bars	NP	
Transportation, Communications & Infrastructure		
59. Broadcasting or Recording Studio	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2nd story of mixed-use development.
60. Public Parking Structure	P	
61. Transit Station or Terminal	P	
62. Telecommunication Cell Tower	Pursuant to PMC Ch. **23.82**	
Historic Packing House Building		
63. Adaptive Re-Use of Packing House Building. The building and property located at 341 S. Melrose Street is a local historic building and is listed on the California Register. As an historic building, it is eligible for adaptive re-use in order to preserve the historic elements and quality of the building and property.	UP, subject to an adaptive re-use plan prepared by a qualified preservation expert as deemed appropriate by the city.	Adaptive re-use plan may be reviewed for comment by the city of Placentia historical committee. The adaptive re-use of this building is not subject to any development standards contained in this chapter, however a finding must be made that the re-use plan meets and is consistent with the intent and purpose of this chapter.

Notes:
1 The Packing House Building is located at 341 S. Melrose Street.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.040. Development standards.

Table 2 identifies the development standards required for new land uses in new or modified buildings in the TOD Packing House District.

(a) Parking Standards. On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this chapter and shall be at the discretion of the development services director. The development services director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the city to determine the parking requirement for unlisted but similar uses.

(b) Parking Calculations. Parking standards are based on gross floor area.

Table 2. Development Standards		
	Standard	**Notes**
Architectural Review		

Table 2. Development Standards		
	Standard	**Notes**
	High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the city.	Third party review costs are the responsibility of the applicant.
Building Placement Regulations		
1. **Density**	65 dwelling unit/acre minimum and 95 dwelling units/acre maximum	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. **Block Length and Lot Size Requirements.** Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum Building Length without Breaks in Building Massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. **Setbacks**. Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10 ft. from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	
c. Side Yard Setback	0 feet, or 10 ft. when adjacent to a property containing residential uses.	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max.	
4. **Projections**		
a. **Allowable Setback Projections.**		
i. Ground Floor:		
• Awnings and canopies over windows: 60 inches;		
• Sun shade structures: 15 feet;		

Table 2. Development Standards		
	Standard	**Notes**
• Bay windows: 60 inches (not wider than 10 feet);		
• Cornices, belt courses, and similar architectural features: 12 inches;		
• Eaves, roof overhangs: 30 inches; and		
• Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet.		
ii. Above Ground Floor. Awnings, galleries, balconies, bay windows: 48 inches.		
iii. Art, as determined by the approval of the public art component of the project.		
iv. For signs, see Sign Regulations, § **23.110.050**.		
v. All projections must maintain a minimum of 8 feet vertical height from ground.		
b. **Public right-of-way encroachments require approval of an encroachment permit.**		
5. Building Height, Rooftop Amenities, Frontages, and Ground Floor		
a. Building Height	3 stories minimum, 35 ft. minimum, 5 stories maximum, not to exceed 68 ft.	
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15 ft. floor to ceiling height.		
6. **Provision of Common Open Space (Residential Portion Only)**		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more live work units.	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	• Common open space can be active or passive but must be accessible to all non-residential tenants (i.e., employees and employers) and residential residents.	
	• Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units.	
	• Common open space shall be fully landscaped and requires an approved landscape plan.	
	• Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.	
c. Rooftop Amenities	Rooftop amenities are permitted if they provide additional recre-	

Table 2. Development Standards		
	Standard	**Notes**
	ational or common open space activities for the residents of the building.	
	• 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.	
	• Rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16 ft. above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area.	
	• Roof top amenities shall be set back from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right-of-way at centerline of the street.	
	• Rooftop amenities are intended for the use of building residents.	
d. Courtyard Common Open Space Requirements	Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards.	
	• Minimum courtyard dimension shall be 40 ft. when the long axis of the courtyard is oriented EW and 30 ft. for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court’s perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.	
	• When there are 2 or more courtyards, they shall be connected to each other.	
	• The area required for first level patios shall not be deducted from the overall courtyard area.	

Table 2. Development Standards		
	Standard	**Notes**
7. **Provision of Private Open Space (Residential Portion Only)**		
a. Live Work	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
b. Residential-Attached & Multifamily	64 sf/unit	6 ft. min. in any direction; the total of 64 sf must be provided as 1 private open space area, not broken up into smaller sizes.
8. **Parking**	**Standards**	**Applicable Land Uses**
a. Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, antique, artisan, general retail, grocery, retail complex, personal services
b. Eating and Drinking Establishments – spaces per 1,000 sf	5 min./10 max.	Bar/tavern, restaurant, brewery, etc.
c. Outdoor Dining on Private Property	0	• Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project. • Outdoor dining may project into required setbacks.
		• No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage. • Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation – spaces per 1,000 sf	6 min./10 max.	Health/fitness, playgrounds, studios, theatres cannot be stand alone.
f. Commercial Goods – spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	

Table 2. Development Standards		
	Standard	**Notes**
l. Lodging – B&B	1 per sleeping room.	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study.
Other		
t. Bike Parking – Short-Term	Residential: 1 resident bicycle parking space for every 5 residential units, or portion thereof; Nonresidential: 1 bicycle parking space for every 5,000 sf, or portion thereof, of nonresidential floor area.	
u. Bike Parking – Long-Term	Residential: 2 bicycle storage units for every 5 dwelling units for the first 20, and 1 for every 5 additional units, or portion thereof; Nonresidential: Any establishment with a parking structure and a minimum of 10,000 sf of nonresidential space shall provide long-term bicycle parking at a minimum ratio of 1 space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations.	Minimum 10% of project's parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC fast charging stations.	
w. Transit Station or Terminal.	As per director of development services in coordination with transportation authority.	
x. Telecommunication Facility	1 space to service facility.	
y. Surface Parking.	Surface parking is permitted as long as not visible from public	

Table 2. Development Standards		
	Standard	**Notes**
	street and is fully landscaped and screened from public view.	
z. Parking Structure.	Structure parking permitted only if integrated into overall design of building and “wrapped” with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking.	Permitted if fully integrated into a development with a “wrapped” parking structure.	
bb. Underground Parking.	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction.	Applicants may apply for parking reduction before the planning commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	

(Ord. O-2017-04 § 4, 2017)

§ 23.111.050. Sign regulations.

(a) Purpose and Intent. These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the TOD area, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

(1) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(2) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the city as a place to live, work, and shop;

(3) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;

(4) Safeguard and protect the public health, safety, and general welfare; and

(5) Promote the pedestrian scale of the district.

(b) Applicability.

(1) These sign regulations apply to all signs in this zone, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the city’s zoning code (sign regulations).

(2) The provisions of this chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

(3) Sign installation within the areas subject to this code shall require sign permit approval in compliance with the city's zoning code (sign regulations), unless exempted from sign permit requirements.

(4) Sign variances and historic sign designation. See the zoning code (variances).

(5) Definitions of the specialized terms and phrases used in this section are in the zoning code (sign regulations).

(c) Prohibited Signs. All sign types and sizes not expressly allowed by this chapter shall be prohibited. Examples of prohibited signs include, but are not limited to, the following:

(1) Abandoned signs (includes signs on abandoned or closed businesses);

(2) Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;

(3) Exposed cabinet/raceways behind channel letters;

(4) Internally illuminated cabinet (can) signs;

(5) Off-site signs (e.g., billboards, and signs mounted on vehicles);

(6) Obscene signs;

(7) Pole signs and other freestanding signs over six feet in height;

(8) Roof signs;

(9) Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

(10) A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

(11) A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);

(12) A sign painted directly on a building;

(13) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited;

(14) Temporary signs, including the following,

(A) Balloons and other inflatable devices,

(B) Flags, except official national, state, or local government, institutional or corporate flags, properly displayed, and

(C) Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

(d) General Requirements for All Signs.

(1) Sign Area and Height Measurement. The measurement of sign area and height shall occur in compliance with the city's zoning code (sign regulations).

(2) Sign Location Requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this chapter.

(A) On-Premises Signs Required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.

(B) Setback Requirements. Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of five (5) feet from the front and side street property lines.

(C) Placement on a Building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

(D) Signs within a Public Right-of-Way. No sign shall be allowed in the public right-of-way except for the following:

(i) A projecting sign in compliance with Table 3 (Sign Standards by Use);

(ii) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;

(iii) Bus stop signs installed by a public transit company;

(iv) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or

(v) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

(E) Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

(3) Sign Design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

(A) Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(B) Design and Construction.

(i) Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(ii) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(iii) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(C) Materials and Structure.

(i) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall

match those used on the buildings on the site and any other signs on the site.

(ii) No sign shall include reflective material.

(iii) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.

(iv) The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(v) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

(D) Street Address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one (1) or more buildings on the site.

(E) Copy Design Guidelines. The city does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(i) Sign copy should relate only to the name and/or nature of the business or commercial center.

(ii) Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.

(iii) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(iv) The area of letters or symbols should not exceed forty (40) percent of the background area in commercial uses or sixty (60) percent for residential uses.

(v) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

(F) Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(i) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(ii) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(iii) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(iv) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(v) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

(4) Sign Maintenance.

(A) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of fourteen (14) days from the date of damage or failure.

(B) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(C) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the city's zoning code.

(D) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the development services director or designee.

(5) Sign Standards by Use. Each sign shall comply with the standards provided by this section and comply with the requirements in the following Table 3, except as permitted by the approval of a creative sign permit described below.

(6) Master Sign Program. All mixed use projects shall require a master sign program, which is reviewed and approved by the decision-making body in each case. "Master sign plan" means a coordinated program of signage for new or existing commercial, office or residential which contain more than one (1) business establishment or tenant. The master sign program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The master sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

(A) Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. Revisions to a master sign program may be approved by the director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

(B) Standards. A master sign program shall comply with the following standards:

(i) The program shall comply with the purpose of this chapter.

(ii) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;

(iii) The program shall accommodate future revisions that may be required because of changes in use or tenants; and

(iv) The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

(7) Creative Sign Permit.

(A) Definition Creative Sign Permit. Applicants may apply for a creative sign permit for those signs which are not listed or which exceed the provisions of this chapter. The creative sign permit is intended for signs that meet the intent and standards of the Sign Code, but may not necessarily meet the standards shown in Table 3. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this chapter.

(B) Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that

make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

(C) Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's fee resolution. A sign permit application for a creative sign shall be subject to review and approval by the director of development services when the proposed sign is fifty (50) square feet or less, and by the commission when the sign is larger than fifty (50) square feet.

Notification for a sign permit for a creative sign shall be given in the same manner specified by this zoning ordinance for director-approved development permits in Chapter 19.48.

(D) Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.

(i) Design Quality Criteria. The sign shall: (1) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (2) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (3) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

(ii) Contextual Criteria. The sign shall contain at least one (1) of the following elements: (1) classic historic design style; (2) creative image reflecting current or historic character of the city; (3) symbols or imagery relating to the citrus packing industry; or (4) inventive representation of the use, name, or logo of the structure or business.

(iii) Architectural Criteria. The sign shall: (1) utilize or enhance the architectural elements of the building; and (2) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

(iv) Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Table 3. Sign Standards by Use

Multi-Family Residential Use

Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
i. Wall or Freestanding	Wall signs: below edge of roof. Freestanding: 48″	1 wall sign or freestanding sign per entrance or street frontage.	12 sf each per face area; 24 sf maximum total sf for all signs.

Nonresidential Use/Mixed Use

Allowed Sign	Placement Standards	Maximum Number and Sign Area
i. Awning	Shall be entirely on awning valence; lettering max 66% of valence height; valence height max: 18″.	50% of the area of the valence front. 1 sign max per each separate awning valence.
ii. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review. 1 sign max.
iii. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf

Nonresidential Use/Mixed Use		
Allowed Sign	**Placement Standards**	**Maximum Number and Sign Area**
iv. Projecting or Suspended	16″ from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
v. Wall	2 ft. below parapet or eave. Individual letters 18″. Mounting 1-story: above 1st floor windows. Mounting multi-story: between windows.	1 sf per linear foot primary business. 1 sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign max 50% of the primary sign area.
vi. Window Permanent	Within window area.	15% of total window area max.
vii. Window Temporary	Within window area.	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12-month period.
viii. A-Boards and Other Portable Sidewalk Signs are Permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way.
ix. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW
x. Directional Signage on Private Property		

(8) Legal Nonconforming Signs. A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

(A) General Requirements. A legal nonconforming sign shall not be:

(i) Changed to another nonconforming sign;

(ii) Structurally altered to extend its useful life;

(iii) Enlarged;

(iv) Re-established after a business is discontinued for sixty (60) days or more, subject to the amortization clause below; or

(v) Re-established after damage or destruction to fifty (50) percent or more of the value of the sign, or its components, as determined by the building official and subject to the amortization clause below.

(B) Maintenance and Changes. Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of twenty-five (25) percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding twenty-five (25) percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this chapter.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.060. Amortization and existing uses.

(a) In order to preserve private property rights, all legal uses, buildings or structures in existence immediately preceding the effective date of the ordinance codified in this chapter, may be continued to operate as a legal nonconforming use, building or structure.

(b) Five (5) years after the effective date of the ordinance codified in this chapter, the property may be sold or transferred and the legally nonconforming use, building, or structure may continue in the following circumstances:

(1) The business/property is transferred from a parent to his/her child, from a child to his or her parent as defined in Chapter **23.04** of the municipal code.

(2) The business/property is transferred from an owner to his or her employee(s) such that the ownership does not change as defined in Chapter **23.04** of the municipal code.

(c) Notwithstanding the foregoing, five (5) years after the effective date of the ordinance codified in this chapter, the exception set forth in subsection **(b)** shall only apply if:

(1) The same use in existence as of five (5) years from the effective date of the ordinance codified in this chapter will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Chapter **23.04** of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and

(2) The building or structure is not modified or expanded; and

(3) The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

(d) The provisions of this section shall not apply to the Packing House, located at 341 S. Melrose Street, identified in the California Register of Historical Resources as eligible for designation as a historic resource. Due to its historical significance and the additional costs associated with bringing a historic resource that requires adaptive reuse into compliance with the TOD standards, the Packing House is exempt from amortization requirements as set forth herein.

(e) The city shall give notice to all property owners of properties within the TOD regarding this chapter in the following manner:

(1) Within one hundred eighty (180) days of adoption of the ordinance codified in this chapter;

(2) Within three (3) years after adoption of the ordinance codified in this chapter; and

(3) At least four (4) years after adoption of the ordinance codified in this chapter.

Failure to provide any of the notices above shall not prevent the city from enforcing the requirements of this chapter.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.070. Public art/public plazas.

(a) Applicability. Public art and public plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include twenty (20) or more units or which are over twenty thousand (20,000) square feet. Public art is encouraged in construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of the Packing House District and citrus growing industry.

(b) Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the TOD project area.

(Ord. O-2017-04 § 4, 2017)

§ 23.111.080. TOD development impact fee program.

In addition to city baseline impact fees, the TOD zone will require additional public realm improvements and projects are subject to a TOD impact fee that ensures all public sector infrastructure improvements can be provided. In addition to the TOD impact fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the adopted Public Realm Development Standards and Streetscape Master Plan.

(Ord. O-2017-04 § 4, 2017)