



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

Date: February 9, 2022
To: RCONA
Subject: Citywide Zoning and Subdivision Ordinance Amendment

Dear Board Members:

The City initiated an update to both the Zoning Ordinance and the Subdivision Ordinance to bring both ordinances into consistency with planning-related bills passed during the 2021 legislative session and the adopted City of Roseville General Plan Housing Element. These amendments were discussed in a public workshop before the Planning Commission on December 16, 2021. The direct link to the recording of this workshop is [here](#), and may also be found by going to www.roseville.ca.us/planning, hovering over the Planning Commission button and selecting the Agenda and Minutes link, and then searching for the hearing date. The project workshop begins one hour and nineteen minutes (1:19) into the hearing. We invite you to review this request and to forward your comments and/or questions to us. The project is tentatively scheduled for hearing before the Planning Commission on March 10, 2022. A notice of hearing will be posted to the RCONA website a minimum of ten days prior to the hearing date. Key project information relating to this project is provided as follows:

File #: PL21-0334

Project Name: Zoning and Subdivision Ordinance Legislative Update

Description:

The project is a city-initiated update to Title 19 (Zoning Ordinance) and Title 18 (Subdivision Ordinance) of the Roseville Municipal Code (RMC) to reflect changes in state law and implement the City's General Plan Housing Element. The request includes an Ordinance amending Zoning Ordinance Chapters 19.10 (residential development standards), 19.28 (density bonus), and 19.60 (accessory dwelling units). The amendments to the Zoning Ordinance are to reflect recent changes in state law which: require the City to allow two residential units per lot in single-family zones (the City's R1 and RS zones) (Senate Bill 9), require minor changes to density bonus provisions (Senate Bill 290), and specify that accessory dwelling units may be separately sold if they were built by a non-profit and will be sold as deed-restricted affordable housing (Assembly Bill 345). Also, an Ordinance amending Subdivision Ordinance Chapters 18.04 (hearing authority), 18.06 (tentative map applications), 18.10 (lot line adjustments and voluntary mergers), and 18.24 (appeals), and also adding new Chapter 18.05 (ministerial tentative map applications). The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 9) requiring the City ministerially process two-lot parcel maps in single-family zones, and implementation of Housing Element Program 16 (Prioritize Affordable Housing) which calls for the establishment of ministerial mapping processes for affordable housing projects.

Site Location/APN: Citywide

Applicant/Owner: City of Roseville

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

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www.roseville.ca.us