

PUBLIC HEARING NOTICE

Notice is hereby given that on **March 10, 2022 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Roseville will hold a Public Hearing at **the City Council Chambers located at 311 Vernon Street, Roseville, CA** for the purpose of considering the below project.

Request: An Ordinance amending Title 19 (Zoning Ordinance) Chapters 19.10 (residential development standards), 19.28 (density bonus), and 19.60 (accessory dwelling units) of the Roseville Municipal Code (RMC). 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 Title 18 (Subdivision Ordinance) Chapters 18.04 (hearing authority), 18.06 (tentative map applications), 18.10 (lot line adjustments and voluntary mergers), and 18.24 (appeals) of the RMC, and also adding new Chapter 18.05 (ministerial tentative map applications) of the RMC. 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.

Project Title and File #: Zoning and Subdivision Ordinance Legislative Update, File #PL21-0334

Project Address: Citywide

Owner/Applicant: City of Roseville

Project Planner: Lauren Hocker, Senior Planner, (916) 774-5272

Environmental Determination: The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)). With respect to modifications due to Senate Bill 9 (single-family zoning), Government Code Section 65852.21(j) states: A local agency may adopt an ordinance to implement the provisions of [SB 9]. An ordinance adopted to implement this section shall not be considered a project”.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5272, e-mail at lhocker@roseville.ca.us, or in writing to Lauren Hocker, Planning Division, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. The **Planning Commission's** action on the project may be appealed by any interested person to the City Council by filing a written appeal with the applicable fee with the City Clerk within 10 days following the **Planning Commission's** final action on the project. If the City Council is the final Approving Authority, or if the project is appealed to the Council, the Council's action is final. If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

Greg Bitter
Planning Manager