



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

Date: March 6, 2024
To: RCONA
Subject: Zoning and Subdivision Ordinance Legislative Update 2024

Dear Board Members:

You may be interested to know that the Roseville Planning Division is proposing a series of amendments to the Roseville Municipal Code identified below. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL24-0106

Project Name: Zoning and Subdivision Ordinance Legislative Update 2024

Description: The project is an annual update to the Roseville Municipal Code Title 18 (Subdivision Ordinance) and Title 19 (Zoning Ordinance) in response to state legislation passed in 2023 and to make minor corrections and maintenance updates. The project includes amendments to the following Zoning Ordinance sections: Section 19.12.020 (Permitted Use Types) to add hydrogen fuel stations to the permitted uses table and create a new definition for hydrogen fuel stations in Section 19.08.090 (Commercial Use Types), Section 19.22.030 (Accessory Structures) to reduce the setback for fences located in street side yards of key lots from ten feet down to five feet from back of sidewalk and create a definition for a clear vision triangle adjacent to residential driveways in Section 19.95.030 (Definitions of Terms and Phrases), Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law, Section 19.60.060 (Accessory Dwelling Units) to modify the language for evaluating the appearance of Accessory Dwelling Units to reflect objective design standards, and Chapter 19.80 (Appeals) to create new Section 19.80.075 (Failure to Appear – Appeal of the Planning Manager's action or decision) that details the process regarding an appellant's failure to appear for an appeal. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to create a process for review and approval of Ministerial Multifamily Maps of 10 lots or fewer. The amendments to the Subdivision Ordinance are to reflect changes in state law (Senate Bill 684).

Site Location: Citywide

Applicant: City of Roseville

Contact: Eric Singer, Associate Planner

If you are interested in having this project presented at one of your neighborhood association meetings, please contact me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

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,

Eric Singer, Associate Planner
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Find us online at
www.roseville.ca.us