

## PUBLIC HEARING NOTICE

**Notice** is hereby given that on **July 6, 2022 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** 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. Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. City Council meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person.

**Request:** The City of Roseville requests to amend various sections of the Roseville Municipal Code Title 19 (Zoning Ordinance) to enhance the readability and clarity of the regulations and definitions, and make additional code changes to address new State laws. The changes include: adding required findings for disapproval of qualifying Housing Projects based on the California Government Code (Chapter 19.78); updating the Commercial Zone Districts to allow Small Community Care facilities (Chapter 19.10) and multi-family in the Neighborhood and Community Commercial zoning districts (Chapter 19.12); updating the Residential development standards to require an Administrative Permit for additions greater than 700 square feet on single-family or two-family dwelling units (Chapter 19.10); clarifying how the Professional Office parking requirement is calculated and ,modifying the requirements for loading areas (Chapter 19.26); updating the Fast Food Restaurant outdoor parking requirement to be consistent with the indoor parking requirement (Chapter 19.52); updating the Veterinary Hospital definition (Chapter 19.08); clarifying that patio covers constructed concurrently with the main residence are considered part of the primary structure for setback purposes (19.22); updating the Design Review process for Compact Residential Development to allow existing residential properties not associated with a request for subdivision to expand their building without having to procure a Design Review for Residential Subdivision (DRRS) permit (Chapter 19.10); updating the Project Expiration section to allow the Planning Manager to grant extensions that are longer than one (1) year (Chapter 19.76); adding the Tower Theater to the list of significant buildings in the City (Chapter 19.61); and revise any typos throughout the Zoning Ordinance. In addition to the aforementioned updates, staff proposes to update various code sections based on new State Legislation related to Emergency Shelters parking requirements (AB 139), Transitional and Supporting Housing (AB 2162), Low-Barrier Navigation Centers (AB 101), Small Congregate Living Health Facility (State of California Health and Safety Code Section 1267.16), Antennas and Communications Facilities (AB 57), and Small and Large Family Day Care Homes (SB 234). Lastly, staff proposes to update the Large Community Care Facilities and Caretaker/Employee Housing to comply with Housing Element Program 28 and 31.

**Project Title and File #:** Zoning Ordinance Updates 2022; File # PL21-0318

**Project Address:** Citywide

**Property Owner:** City of Roseville

**Project Applicant:** City of Roseville

**Project Planner:** Escarlet Mar, Associate Planner

**Environmental Determination:** The Zoning Ordinance updates are policy and procedure-making activities, and 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)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment.

Interested persons are invited to contact the Project Planner with questions and/or comments prior to the Public Hearing by phone at (916) 774-5247, e-mail at [emar@roseville.ca.us](mailto:emar@roseville.ca.us), or in writing to Escarlet Mar, 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.

The **City Council's** action on the project is final. If you challenge the action of the **City Council** 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 City Clerk at, or prior to the Public Hearing.

**ROSEVILLE CITY COUNCIL**  
Carmen Avalos, CMC City Clerk

Dated: June 16, 2022  
Publish: June 25, 2022