

**ITEM 6.1: **ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE
LEGISLATIVE UPDATE 2026 – PL26-0088****

REQUEST

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 2025 and to make minor corrections and maintenance updates. The project includes amendments to the following Zoning Ordinance sections: Section 19.10.020 (Residential Zone Permitted Use Types) to add footnotes specifying that a Daycare is a principally permitted residential use of property when collocated with multifamily housing; Section 19.12.020 (Commercial Zone Permitted Use Types) to add footnotes clarifying language regarding allocation of residential units within specific and master plans; and Chapter 19.28 (Residential Density Bonus) to incorporate changes to residential density bonuses per changes to state law, as well as remove a requirement for a pro forma to obtain a density bonus. The project also includes amendments to the following Subdivision Ordinance sections: Chapter 18.05 (Tentative Map Applications – Ministerial) to rename the Ministerial Multifamily Maps section and to reflect changes in state law regarding remainder parcels and sales of parcels that have been subdivided using the process.

Applicant – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Each year, staff reviews the Zoning Ordinance to identify needed maintenance updates, including updates needed in response to legislation. The proposed updates identified for this annual update are relatively minor, and consist of the following changes (see Exhibit A and Exhibit B):

- **Section 19.10.020 (Residential Zone Permitted Use Types):** Pursuant to AB 752, this update adds a footnote specifying that a daycare center is a principally permitted use of property when co-located with multifamily housing.
- **Section 19.12.020 (Commercial Zone Permitted Use Types):** This update adds a footnote clarifying that any residential units can be permitted in a commercial zone with a Conditional Use Permit if the units have been allocated within the specific plan or master plan (e.g. Campus Oaks Master Plan). It also adds a footnote clearly stating the minimum density of 25 units per acre for any multifamily units that are permitted by right in the Regional Commercial (RC) zone.
- **Chapter 19.28 (Residential Density Bonus):** Pursuant to AB 87, SB 92, and SB 838, updates to the Density Bonus section include the following: redefining “mixed-use developments,” and stating they may not include lodging; and that deed restrictions on mixed-use developments must

prohibit short rentals. Additionally, the City is removing its language requiring a Pro Forma to qualify for a density bonus. A Pro Forma is a financial document that explains the sources of income and expenses and is used to determine whether a housing project is fiscally viable. A Pro Forma used to be required in order to demonstrate that a density bonus was financially necessary but consistent with existing case law, the City has not enforced the Pro Forma requirement of the ordinance for a decade or more. As part of renewing Prohousing Designation, the California Department of Housing and Community Development requested the City delete this obsolete section of the Ordinance.

- **Chapter 18.05 (Tentative Map Applications – Ministerial):** Pursuant to AB 130, this update includes several changes to the ministerial multifamily map section. First, it allows developers to designate a "remainder parcel" that does not count towards the 10-parcel limit for small-scale subdivisions, provided it does not contain new residential development and is dedicated to servicing the housing project. Secondly, the law specifies that parcels in these subdivisions cannot be sold, leased, or financed unless they contain a new compliant residential unit, an existing legal structure, are designated for common area/open space, or are the last remaining parcel in the subdivision. Finally, the section is being renamed from "Ministerial Multifamily Map" to "Ministerial 10-Lot Map" to reflect the fact that the amendments apply to projects in both single-family and multifamily zone districts.

EVALUATION

Section 19.86.050 of the City of Roseville Zoning Ordinance requires two findings be made in order to approve a zoning ordinance amendment. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to the findings. There is no advisory body for Title 18, so staff is requesting the Planning Commission review and comment on changes to Title 18 and will pass those comments on to City Council.

- 1. The project is consistent with the public interest, health, safety, or welfare of the City.***
- 2. The project is consistent with the General Plan and any applicable specific plan of the City of Roseville.***

The proposed changes to the Zoning and Subdivision Ordinance are to bring the City's regulations into consistency with enacted state law and to make other needed maintenance updates. Annual maintenance updates ensure a clear set of regulations for both the public and for City staff. For these reasons, staff finds that the project is consistent with the public interest, health, safety, or welfare of the City and that the project is consistent with the General Plan and applicable Specific Plans.

PUBLIC OUTREACH

Staff discussed the proposed amendments at the Roseville Coalition of Neighborhood Associations (RCONA) General Board meeting of March 19, 2026. RCONA Board members did not have any questions on the subject amendments. To date, no additional comments or concerns have been received.

Consistent with noticing requirements for a citywide project a public hearing notice was published in the Press Tribune and was posted on the RCONA website.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Ordinance and Subdivision Ordinance amendments 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)).

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the findings of fact as stated in the staff report and recommend City Council approve the **Title 19 ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE LEGISLATIVE UPDATE 2026 – PL26-0088**.
- B. Review and comment on the **Title 18 ORDINANCE AMENDMENT – CITYWIDE – ZONING AND SUBDIVISION ORDINANCE LEGISLATIVE UPDATE 2026 – PL26-0088**.

Exhibits

- A. Subdivision Ordinance (RMC 18.05)
- B. Zoning Ordinance Redlines (RMC 19.10, 19.12 and 19.28)

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p>
