



Roseville Electric Building
First Floor Conference Room
116 S. Grant Street

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

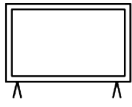
Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.

City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person	Online	On TV
 Meetings take place at the City Council Chambers, 311 Vernon Street	 Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.	 Watch live on government access channel (Comcast 14).



Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting
October 23, 2025
6:30 PM
Roseville Electric Building
First Floor Conference Room
116 S. Grant Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of September 25, 2025

VI. REQUESTS/PRESENTATIONS

1. Multi-Hazard Mitigation Plan Resolution, File # PL16-0336

Request: The request is the adoption of a Resolution affirming the Multi-Hazard Mitigation Plan dated December 2023 is adopted and incorporated by reference as part of the Safety Element of the City of Roseville General Plan.

Applicant: City of Roseville

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Recommend City Council adopt the Resolution.

2. Zoning Ordinance Amendment – Kitchens, File # PL25-0452

Request: The request is an update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) to clarify the City’s definitions for “kitchens” with the purpose of defining how dwelling units are classified in the Municipal Code. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.080 (Residential Use Types) and 19.95.030 (Definitions).

Applicant: City of Roseville

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Planning Commission will consider the recommendation to:

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

3. Infill Objective Design Standards, File # PL25-0450

Request: The project is a request to adopt Objective Design Standards for multi-family and single-family medium density residential projects for use within the City’s Infill Planning Area. The Infill Planning Area includes older areas of the City that do not fall within a Specific Plan and therefore do not have the same level of design standards and other development criteria as areas that fall within a Specific Plan. Staff is proposing Objective Design Standards that regulate the following: site planning and building siting; edge and boundary treatments; topography and grading; access, circulation, and parking; service and storage; architectural design; landscaping; lighting; and signage. These standards are intended to ensure that development within the Infill Planning Area is designed for compatibility with future residents as well as existing neighborhoods.

Applicant: City of Roseville

CONTACT: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

The Planning Commission will consider the recommendation to:

1. Recommend the City Council consider and adopt a Resolution approving the Infill Objective Design Standards.

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT



Planning Commission Communication

Meeting Date: 10/23/2025

Item #: V.1

Item ID: 2025-775

Title: Minutes of September 25, 2025

Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST

Approve the minutes of September 25, 2025.

RECOMMENDATION

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

1. Approve the minutes of September 25, 2025

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Draft Minutes

REVIEWERS:

Lupe Nelson, Development Services Department

Created -



Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES

Planning Commission Meeting

September 25, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Hagler, Jensen, Maisch, Prior, Unidad, Brashears, Haggenjos

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of August 28, 2025

2. Northeast Roseville Specific Plan Parcel 13A - Roseville Automall Master Use Permit Modification, 400 Automall Dr, File # PL25-0408

Request: The applicant proposes to amend the Roseville Automall Master Use Permit to allow building facade signs with a maximum height limitation of forty-eight inches (48").

Motion by Vice Chair Brashears, seconded by Commissioner Unidad, to approve the Consent Calendar.

Roll call vote:

Ayes: Unidad, Maisch*, Hagler, Brashears, Prior, Jensen, Haggenjos

Noes: None

*Commissioner Maisch abstained from Item V.1.

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. **Amoruso Ranch Specific Plan Parcel AR-8, AR-9, AR-10, AR-16, AR-17, AR-18, & AR-23 - Amoruso Ranch Phase 1 Subphase B1, 5331 Green Feather Wy, File # PL25-0263**

Request: The applicant requests a Small Lot Tentative Subdivision Map to subdivide Amoruso Ranch Phase 1 Subphase B1 into approximately 312 residential lots and associated park, open space, water quality, and landscape lots. The project includes an Administrative Permit to transfer allocated units among existing Specific Plan parcels. A Design Review Permit for Residential Subdivision is also requested to modify the development standards and review elevations for select subdivisions.

Associate Planner, Sean Morales, presented the staff report.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Marcus Lo Duca, Law Office of Marcus J Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comments, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Hagler, to:

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

Roll call vote:

Ayes: Brashears, Prior, Jensen, Maisch, Unidad, Hagler, Haggenjos

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Report

- There will not be an October 9, 2025, Planning Commission meeting.
- There will be an October 23, 2025, Planning Commission meeting which will be held at the Roseville Electric Building, First Floor, 116 S. Grant Street. Also, this will be Commissioner Jensen's last meeting.
- The Pro Housing Workshop was held at the September 17, 2025, City Council meeting.
- A welcome was extended to the newest Planning Commissioner, Commissioner Maisch.

Commissioner Report

- Commissioner Unidad explained to the students in the audience the process by which the Planning Commission evaluates and decides on projects.

VIII. ADJOURNMENT

Motion by Vice Chair Brashears, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed at 6:49 p.m. with a voice vote.



Planning Commission Communication

Meeting Date: 10/23/2025

Item #: VI.1

Item ID: 2025-776

Title: Multi-Hazard Mitigation Plan Resolution, File # PL16-0336

Contact: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

REQUEST

The request is the adoption of a Resolution affirming the Multi-Hazard Mitigation Plan dated December 2023 is adopted and incorporated by reference as part of the Safety Element of the City of Roseville General Plan.

Applicant: City of Roseville

RECOMMENDATION

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

1. Recommend City Council adopt the Resolution.

Respectfully Submitted,
Lauren Hocker, Senior Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Resolution for MHMP

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 6.1: **ADOPTION OF RESOLUTION – 311 VERNON STREET – MULTI-HAZARD MITIGATION PLAN RESOLUTION – PL16-0336**

REQUEST

The request is the adoption of a Resolution affirming the Multi-Hazard Mitigation Plan dated December 2023 is adopted and incorporated by reference as part of the Safety Element of the City of Roseville General Plan.

Applicant – City of Roseville
Owner – Citywide

SUMMARY RECOMMENDATION

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

1. Recommend City Council adopt the Resolution.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND AND EVALUATION

The California Disaster Assistance Act authorizes the California Governor’s Office of Emergency Services (Cal OES) to offer financial assistance for project costs incurred by local governments as the result of repair, restoration, or replacement of property damaged or destroyed by a disaster. Additional funding is made available to jurisdictions whose Local Hazard Mitigation Plans meet the standards of AB 2140 (2006), as enacted in Government Code Section 8685.9. In addition to some content standards, the Government Code states that “for any eligible project, the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city [] that has adopted a local hazard mitigation plan [] as part of the safety element of its general plan [].”

The City has a local hazard mitigation plan called the Multi-Hazard Mitigation Plan (MMHP), which is incorporated by reference in the Safety Element of the City’s General Plan. Pursuant to state law the MMHP is updated every five years, and to avoid the necessity of a General Plan Amendment upon each update, the Safety Element of the General Plan 2035 (adopted on August 5, 2020) states as follows: “The Multi-Hazard Mitigation Plan, **as amended by the Roseville City Council from time to time** [emphasis added], is hereby incorporated into the Safety Element by reference as though it were fully set forth herein.” Consistent with the Government Code, the City’s Multi-Hazard Mitigation Plan is adopted into the Safety Element of the General Plan, and the language clearly establishes that any future amendments of the MMHP are also incorporated. Despite this language, Cal OES is requiring a Resolution adopting the updated MMHP (dated December 2023) as part of the Safety Element.

Both the General Plan and the MMHP are already adopted and the MMHP is already incorporated by reference, as amended, into the General Plan. To comply with Cal OES guidelines, the attached draft Resolution *affirms* that the 2023 Multi-Hazard Mitigation Plan is adopted into the Safety Element of the General Plan.

PUBLIC OUTREACH

A public hearing notice of the Planning Commission hearing was published on October 3, 2025 in the Roseville Press Tribune. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), General Rule, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project is a procedural action to document compliance with Government Code Section 8685.9 and has no potential for any physical environmental impacts.

RECOMMENDATION

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

1. Recommend City Council adopt a Resolution (Exhibit A) affirming the Multi-Hazard Mitigation Plan is adopted into the Safety Element of the General Plan.

Exhibits

A. Draft Multi-Hazard Mitigation Plan Resolution

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.

RESOLUTION NO.

AFFIRMING THE CITY OF ROSEVILLE MULTI-HAZARD MITIGATION PLAN DATED DECEMBER 2023 IS ADOPTED AND INCORPORATED BY REFERENCE AS PART OF THE SAFETY ELEMENT OF THE CITY OF ROSEVILLE GENERAL PLAN

WHEREAS, the City of Roseville adopted the City of Roseville 2035 General Plan, inclusive of the Safety Element, on August 5, 2020 via Resolution No 20-318; and

WHEREAS, per the Safety Element of the General Plan of the City of Roseville, the City's Multi-Hazard Mitigation Plan is incorporated by reference as though it were fully set forth within the Safety Element, inclusive of any amendments to the Multi-Hazard Mitigation Plan adopted by the Roseville City Council from time to time; and

WHEREAS, the City Council adopted an updated and amended Multi-Hazard Mitigation Plan on November 15, 2023 via Resolution 23-455; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the City affirms the adopted 2023 Multi-Hazard Mitigation Plan is adopted into the Safety Element of the General Plan.

PASSED AND ADOPTED by the Council of the City of Roseville this **DATE LEAVE BLANK**, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk



Planning Commission Communication

Meeting Date: 10/23/2025

Item #: VI.2

Item ID: 2025-777

Title: Zoning Ordinance Amendment – Kitchens, File # PL25-0452

Contact: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

REQUEST

The request is an update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) to clarify the City's definitions for "kitchens" with the purpose of defining how dwelling units are classified in the Municipal Code. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.080 (Residential Use Types) and 19.95.030 (Definitions).

Applicant: City of Roseville

RECOMMENDATION

The Planning Division recommends that 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.

Respectfully Submitted,
Eric Singer, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A ZO Redlines

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

**ITEM 6.2: ORDINANCE AMENDMENT – CITYWIDE – ZONING ORDINANCE UPDATE – KITCHENS
 – PL25-0452**

REQUEST

The request is an update to Title 19 (Zoning Ordinance) of the Roseville Municipal Code (RMC) to clarify the City's definitions for "kitchens" with the purpose of defining how dwelling units are classified in the Municipal Code. The request includes amendments to the following Zoning Ordinance sections: Section 19.08.080 (Residential Use Types) and 19.95.030 (Definitions).

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.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Roseville Municipal Code Chapter 19.08.080(F) contains the following definition of a "dwelling":

Dwelling includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

The City has historically implemented a zoning interpretation that a second kitchen was permitted if there was internal connection between the primary living area and the area of the second kitchen, effectively treating this additional area as guest quarters or as entertainment space (depending on the design). At the time of this interpretation this type of design was very uncommon. However, in 2016 the state began making significant changes to accessory dwelling unit regulations and other regulations affecting the number and type of units allowed on single-family property. Applications for additional units on single-family properties are now common, and there are a host of new state regulations to determine whether the structure is a second primary unit (pursuant to Senate Bill 9), an accessory dwelling unit, or a junior accessory dwelling unit. Existing law now allows for an increasingly common density on a single-family property of three dwelling units (e.g. single-family dwelling, detached accessory dwelling unit, and junior accessory dwelling unit).

Staff has concluded that the changes in state regulations requires moving to a plain-language interpretation of the existing zoning ordinance: only one kitchen is permitted per unit. Staff has developed new proposed objective definitions for kitchens, efficiency kitchens, and wet bars, to eliminate difficulties with interpretations surrounding what facilities constitute a kitchen. The definition of a dwelling would also be updated to refer to these definitions.

New definitions are proposed for the following three facility types: kitchen, efficiency kitchen, and wet bar. The definitions are as follows:

Kitchen: As referred to in Section 19.08.080 and Chapter 19.60, a “kitchen” provides permanent provisions for cooking and food preparation and includes a kitchen sink with a minimum drain size of 1.5”, either a minimum 220V receptacle or a dedicated gas line for a permanent cooking appliance (a 110V receptacle for a microwave, toaster, hotplate, or other tabletop appliance is not a permanent provision), a permanent cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and a food storage area. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Kitchens must be located within a communal area of the dwelling.

Efficiency kitchen: As referred to in Section 19.08.080 and Chapter 19.60, an “efficiency kitchen” provides provisions for cooking and food preparation and must at minimum include a kitchen sink with minimum 1.5” drain line, a minimum 110V receptacle, a cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and storage cabinets. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Cooking appliances include, but are not limited to, built-in or tabletop ovens and built-in or countertop ranges. Pursuant to Civil Code Section 1941.1, as it now exists or may hereafter be amended, in order to be tenantable an efficiency kitchen must include a stove maintained in good working order that is capable of safely generating heat for cooking. Efficiency kitchens must be located within a communal area of the dwelling.

Wet bar: As referred to in Section 19.08.080, a “wet bar” is an area or space located within an open communal area of the dwelling (such as a living room, family room, or recreation room) with a counter intended for the preparation of beverages, but not for the preparation or cooking of food. A wet bar is permitted to have one sink with a waste drain not to exceed 1.5” in diameter, a refrigerator or freezer with a maximum capacity of 5 cubic feet, and up to 110V AC power outlets. A wet bar may not include any built-in appliances for the heating or cooking of food.

Other jurisdictions in the region (such as Folsom, Citrus Heights, and Sacramento County) and in California have either already implemented changes such as these or, like Roseville, are considering these changes.

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.

- 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 Ordinance are to provide clarity within the existing code as well as ensure there are no potential loopholes that may be exploited for an applicant to over-develop a site with a housing density that exceeds what is allowed by law. These types of 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 distributed the proposed amendments to the North State Building Industry Association as well as builders constructing multigenerational suites. Staff received some minor suggested changes to the text.

Staff discussed the proposed amendments at the Roseville Coalition of Neighborhood Associations (RCONA) General Board meeting of September 18, 2025. RCONA Board members did not have any questions regarding the proposed changes. 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 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 ORDINANCE UPDATE – KITCHENS – PL25-0452.****

Exhibits

- A. Zoning Ordinance Redlines (RMC 19.08, 19.95)**

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.

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
TITLE 19 REGARDING ZONING OF THE ROSEVILLE MUNICIPAL CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The section of the Roseville Municipal Code listed above is hereby amended to read as shown on Attachment “A”.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ATTACHMENT "A"

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.08. USE TYPE CLASSIFICATIONS

§ 19.08.080. Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

- A. Accessory Dwelling Unit/Junior Accessory Dwelling Unit.** An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling unit is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. A junior accessory dwelling unit shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. At minimum, a junior accessory dwelling unit must contain an efficiency kitchen as defined in Section 19.95.030. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. (Also see Chapter 19.60.)
- B. Caretaker/employee housing,** includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.
- C. Community care facility, small,** includes a dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.
- D. Community care facility, large,** includes a dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.
- E. Efficiency units,** includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
- F. Dwelling,** includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, ~~but not more than one kitchen,~~ which constitutes an independent housekeeping

unit, occupied by or intended for one household on a long-term basis. A dwelling may contain only one kitchen or in the case of a junior accessory dwelling unit either one efficiency kitchen or one kitchen, as defined in Section 19.95.030. A dwelling may contain one or more wet bars in addition to a kitchen, as defined in Section 19.95.030. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. **Multi-family**, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.
 2. **Single-family**, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.
 3. **Two-family**, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.
- G. Family day care homes, small**, includes a dwelling unit where providers dwell in that provides care, protection and supervision for eight or fewer children, including children under 10 years of age who reside at the home, for periods of less than 24 hours or as otherwise provided by State law.
- H. Family day care homes, large**, includes a dwelling unit where providers dwell in that provides care, protection and supervision for seven to 14 children, inclusive, including children under 10 years of age who reside at the home, as set forth in Section **1597.465** of the Health and Safety Code, as may be amended from time to time. (Also see Chapter **19.46**.)
- I. Live/work**, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units function primarily as a workspace with incidental residential accommodations.
- J. Long-term care, small**, is a residential home with a capacity of no more than six beds, which provides inpatient care, including medical supervision, 24-hour nursing and supportive care, and other medical services (such other medical services are defined by Health and Safety Code Section **1250(i)(1)**, congregate living health facility, as may be amended from time to time).
- K. Long-term care, large**, includes a dwelling with a capacity of no less than seven and no more than 12 beds, which provides inpatient care, including medical supervision, 24-hour nursing and supportive care, and other medical services (such other medical services are defined by Health and Safety Code Section **1250(i)(1)**, congregate living health facility, as may be amended from time to time).
- L. Low-barrier navigation centers**, means a “housing first,” low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. (Also see Chapter **19.47**.)
- M. Mobile home park**, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter **19.48**.)
- N. Rooming and boarding houses**, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

- O. Short-Term Rental.** A short-term rental as defined in Chapter 4.25 (Short-Term Rentals) means any single-family dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.
- P. Single room occupant,** includes lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.
- Q. Supportive housing,** includes housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)
- 1. Target population,** includes adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)
- R. Transitional housing and transitional housing development,** includes buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).)

(Ord. 5428 § 1, 2014; Ord. 5974 § 6, 2019; Ord. 6198 § 1, 2020; Ord. 6538 § 2, 2022; Ord. 6662 § 1, 2023)

Article VI. Regulations for the Principal and Special Purpose Zones

Chapter 19.95. DEFINITIONS OF TERMS AND PHRASES

§ 19.08.080. Residential use types.

A.

1. **Accessory Building or Structure:** (See Building, Accessory).
2. **Act:** The Fair Housing Amendments Act of 1988.
3. **Amendment:** Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.
4. **Antenna:** A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.
 - a. **Co-Location.** Locating wireless communications equipment from more than one provider on a single site.
 - b. **Telecommunication Facility.** A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.
 - c. **Dish Antenna.** A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
 - d. **Equipment Building, Shelter or Cabinet.** A structure designed and used to house equipment used by telecommunication providers at a facility.
 - e. **Monopole.** A structure of a single spire used to support communications equipment.
 - f. **Related Equipment.** All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.
 - g. **Satellite Antennas.** A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.
 - h. **Stealth Facility.** Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to link like light poles. Also called concealed antennas.
 - i. **Telecommunication Tower.** A mast, pole, monopole or guyed or lattice, freestanding tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.
6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design Committee, Planning Manager, or designee.

B.

1. **Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.
2. **Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.
3. **Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.
4. **Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.
5. **Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.

C.

1. **City:** The City of Roseville, California.
2. **City Council:** The City Council of the City of Roseville.
3. **Clear Vision Triangle, Commercial:** That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measured along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.
4. **Clear Vision Triangle, Residential:** The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn. The clear vision triangle is the area created by the diagonal connection of two points measured 25 feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and 75 feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).
5. **Clear Vision Triangle, Residential Driveway:** The clear vision triangle is defined by the path of travel of a vehicle exiting a driveway and is intended to preserve appropriate line-of-sight for the driver and pedestrians at the driveway-street interface. The clear vision triangle is the area created by the diagonal connection of two points measured 10 feet along the edge of driveway on the right- or left-hand side of the vehicle as it approaches the street, and 10 feet along the perpendicular side of the back of curb on the right- or left-hand side of the vehicle as it enters the street (see figure below).

6. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or

parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

7. **Condominium:** An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.
8. **Condominium Conversion:** Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

9. **Cooking:** As referred to in Section 19.08.080 and Chapter 19.60, "cooking" means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

a. **Efficiency kitchen:** As referred to in Section 19.08.090 and Chapter 19.60, an "efficiency kitchen" provides provisions for cooking and food preparation and must at minimum include a kitchen sink with minimum 1.5" drain line, a minimum 110V receptacle, a cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and storage cabinets. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Cooking appliances include, but are not limited to, built-in or tabletop ovens and built-in or countertop ranges. Pursuant to Civil Code Section 1941.1, as it now exists or may hereafter be amended, in order to be tenantable an efficiency kitchen must include a stove maintained in good working order that is capable of safely generating heat for cooking. Efficiency kitchens must be located within a communal area of the dwelling.

b. **Kitchen:** As referred to in Section 19.08.080 and Chapter 19.60, a "kitchen" provides permanent provisions for cooking and food preparation and includes a kitchen sink with a minimum drain size of 1.5", either a minimum 220V receptacle or a dedicated gas line for a permanent cooking appliance (a 110V for a microwave, toaster, hotplate, or other tabletop appliance is not a permanent provision), a permanent cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and a food storage area. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Kitchens must be located within a communal area of the dwelling.

c. **Wet bar:** As referred to in Section 19.08.080, a "wet bar" is an area or space located within an open communal area of the dwelling (such as a living room, family room, or recreation room) with a counter intended for the preparation of beverages but not for the preparation or cooking of food. A wet bar is permitted to have one sink with a waste drain not to exceed 1.5" in diameter, a refrigerator or freezer with a maximum capacity of 5 cubic feet, and up to 110V AC power outlets. A wet bar may not include any built-in appliances for the heating or cooking of food.

- 9-10. **Council, or City Council:** The City Council of the City of Roseville, California.

- 10-11. **Construction Trailer:** A trailer used as an off-site office only during actual construction of an approved building site.



Planning Commission Communication

Meeting Date: 10/23/2025

Item #: VI.3

Item ID: 2025-778

Title: Infill Objective Design Standards, File # PL25-0450

Contact: Eric Singer 916-774-5536 ejsinger@roseville.ca.us

REQUEST

The project is a request to adopt Objective Design Standards for multi-family and single-family medium density residential projects for use within the City's Infill Planning Area. The Infill Planning Area includes older areas of the City that do not fall within a Specific Plan and therefore do not have the same level of design standards and other development criteria as areas that fall within a Specific Plan. Staff is proposing Objective Design Standards that regulate the following: site planning and building siting; edge and boundary treatments; topography and grading; access, circulation, and parking; service and storage; architectural design; landscaping; lighting; and signage. These standards are intended to ensure that development within the Infill Planning Area is designed for compatibility with future residents as well as existing neighborhoods.

Applicant: City of Roseville

RECOMMENDATION

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

1. Recommend the City Council consider and adopt a Resolution approving the Infill Objective Design Standards.

Respectfully Submitted,
Eric Singer, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A HDR Infill Objective Design Standards
3. Exhibit B MDR Infill Objective Design Standards

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 6.3: RESOLUTION – CITYWIDE – INFILL OBJECTIVE DESIGN STANDARDS – PL25-0450

REQUEST

The project is a request to adopt Objective Design Standards for multi-family and single-family medium density residential projects for use within the City's Infill Planning Area. The Infill Planning Area includes older areas of the City that do not fall within a Specific Plan and therefore do not have the same level of design standards and other development criteria as areas that fall within a Specific Plan. Staff is proposing Objective Design Standards that regulate the following: site planning and building siting; edge and boundary treatments; topography and grading; access, circulation, and parking; service and storage; architectural design; landscaping; lighting; and signage. These standards are intended to ensure that development within the Infill Planning Area is designed for compatibility with future residents as well as existing neighborhoods.

Applicant – City of Roseville
Owner – Citywide

SUMMARY RECOMMENDATION

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

1. Recommend the City Council consider and adopt a Resolution approving the Infill Objective Design Standards.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The City's Infill Planning Area defines the older areas of the City that are not within a Specific Plan. While the City's Specific Plans include design standards and other development criteria that establish a design theme and parameters for development in the various plan areas, there are no such supplemental standards for the Infill Planning Area. Over the past few years, staff has seen an increasing interest in the development of vacant and underused properties in the Infill Planning Area, especially as the state has passed multiple pieces of legislation requiring certain housing projects to be permitted ministerially – no entitlements can be required and only objective design standards may be applied.

The development of additional housing on vacant and underused sites in the Infill Planning Area provides needed homes for our community. Staff is interested in ensuring that this development is designed to be livable for the future residents and the surrounding neighborhood. The standards address issues such as vehicle access designs; efficient use of land; and minimum standards for architecture, landscaping, and lighting. The goal is to develop standards which are not excessively lengthy or complex, but which address the key issues.

EVALUATION

State law allows for cities to develop objective development and design standards that are unique to each city. Planning staff used the City's existing Objective Design Standards for affordable housing projects, the City's Community Design Guidelines, examples from other California cities, and input from the various City Departments to develop the proposed Infill Objective Design Standards.

The proposed standards (as shown in Exhibits A and B) would be applicable to multi-family, duplex, and single-family residential projects on High-Density Residential (HDR), Medium-Density Residential (MDR), or Low-Density Residential (LDR) designated parcels within the Infill areas of the City. The standards are broken into the following categories:

- **Site Planning and Building Siting:** How a building or building(s) are sited on the property, including the location of required amenities like parking and outdoor space;
- **Edge and Boundary Treatment:** How a project relates to the neighborhood context, including transitional height limits, landscape setbacks between buildings, and the orientation of building frontages and/or entryways;
- **Topography and Grading:** Concerning the use of retaining walls, allowable grade changes, and tree preservation;
- **Access, Circulation, and Parking:** How a site shall be accessed by vehicular and pedestrian traffic, circulation on-site, and location and orientation of required parking;
- **Service and Storage:** Regarding the location and design standards for required services like garbage collection, recycling, emergency vehicle access, and utilities;
- **Architectural Design:** Concerning building design, including massing, articulation, windows, and minimum use of colors and materials, including prohibited materials;
- **Landscaping:** Standards include required landscaping area dimensions, tree and shrub/screen planting minimum sizes, parking lot shading requirements, groundcover requirements, and plant palettes;
- **Lighting:** How site lighting is designed, including minimum illumination levels, light source location and design, and address illumination; and
- **Signage:** Regarding building and site addressing signage

The proposed standards supplement both the City's Zoning Ordinance Development Standards as well as the City's Community Design Guidelines and further the goals, policies, and intent of the General Plan. The Planning Division would be responsible for maintenance of the Infill Objective Design Standards and, upon adoption, would ensure the standards are available to the public via the Permit Center and City website.

PUBLIC OUTREACH

The Infill Objective Design Standards were reviewed by internal City departments and divisions, and comments received were incorporated into the proposed standards.

Staff discussed the proposed design standards at the Roseville Coalition of Neighborhood Associations (RCONA) Board meeting on September 18, 2025. RCONA Board members did not have any questions regarding the proposed changes. The proposed design standards were also sent to the North State Building Industry Associate for review and comment. To date, no comments or concerns have been received.

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

ENVIRONMENTAL DETERMINATION

The proposed Objective Design Standards 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:

1. Recommend the City Council consider and adopt a Resolution approving the Infill Objective Design Standards (Exhibits A and B).

Exhibits

- A. HDR Infill Objective Design Standards
- B. MDR Infill Objective Design Standards

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.

Objective Design Standards for Multifamily Residential Development

The Multifamily Objective Designs Standards (Multifamily ODS) apply to residential projects located within the City's Infill Planning Area that are consistent with one or more of the following:

- The project is located within the multifamily residential zoning district (R3)
- The project has a density of 13 dwelling units per acre or greater
- The project includes triplexes or other attached product where three or more units are attached
- The project includes three or more units on a single parcel

I. Site Design Guidelines

Site planning respects and enhances the natural environment, connects the project to its surroundings, promotes walkability, ensures effective access and circulation, includes green design features, and provides for services and storage.

A. Site Planning and Building Siting

Multi-1 To ensure an efficient use of land the following clustering standards shall apply:

- Off-street surface parking shall be consolidated into one parking lot. Multiple parking lots are permitted when it would result in the preservation of native oak trees or wetlands or would result in all building entrances being located within 50 feet of a parking lot. However, in no case shall a parking lot be designed to serve fewer than half of the total units. Also refer to the Access, Circulation, and Parking standards.
- For single-family units, duplex units, or multifamily buildings of two stories or less, setbacks between units or buildings shall be a maximum of six feet, except when the units or buildings are separated by a street, shared access drive, parking area, pedestrian pathway/paseo, or community outdoor activity area.

Multi-2 A minimum of 40 square feet of private outdoor space per residential unit shall be provided directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public. Private outdoor space may be provided by porches and balconies. Alternatively, common outdoor space may be substituted for all or a portion of the private outdoor space when the following standards are met:

- The square footage of the common area is equal to or greater than the required private square footage being substituted;
- The common outdoor space is only available for use by the residents and their guests; and
- The common outdoor space provides amenities such as a BBQ and gathering space.

Multi-3 Projects proposed in phases shall be designed to function independently, without reliance on improvements included in subsequent phases.

- Future phases graded at the time of initial site grading shall be hydroseeded with groundcover to enhance the site's appearance and prevent erosion.

- Subsequent phases shall be fenced to avoid conflicts between residents, guests, and construction traffic.

B. Edge and Boundary Treatment

Projects shall respect the site context in accordance with the below standards.

Multi-4 Where adjacent to a property with a single-family residence, a minimum landscaped setback of 8 feet from the shared property line shall be provided to allow for screen trees and other screen plantings. Also refer to the Landscaping section.

Multi-5 Where projects are adjacent to single-family residences, building height shall be designed to blend with the surrounding structures consistent with the following requirements:

- Buildings shall be no more than one story (not to exceed 15 feet) taller than an adjacent single-family residence for a minimum distance of thirty (30) feet from the shared property line. This shall be referred to as the “30-foot step-back” rule.
- Beyond the 30-foot step-back, the building may increase in height consistent with the regulations of the general zone district.
- Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the applicable height limit.

Multi-6 Building entries shall be parallel to the street frontage, except in the case where entries are designed to face a paseo or shared open space. Where an irregular lot exists, a minimum of fifty (50) percent of the frontage that includes the front entry shall be parallel to the street frontage.

Multi-7 The following are acceptable fencing materials: wood, integrated-color split-face CMU, brick, stone, stucco, finished concrete, and vinyl. Chain link, barbed wire, and electrical fences are prohibited. Solid fencing shall be provided along the shared property line between the project site and adjacent uses, except under the following conditions:

- To provide for reciprocal access.
- To provide for pedestrian or bicycle access points.
- Fencing along Open Space shall be open type (such as wrought iron or tubular steel), not solid, to allow for continuous views to the open space.

Multi-8 Project/site entry features shall use the same architectural style and building materials as the buildings.

Multi-9 Provide pedestrian and bicycle linkages consistent with the City’s Pedestrian Master Plan and Bicycle Master Plan.

Multi-10 If a standalone parking structure is provided the façade with the shortest length shall be parallel to the street.

C. Topography and Grading

Multi-11 Retaining walls shall be constructed of or fully veneered with integrated-color split-face CMU, brick, stone, or stucco and shall not exceed six feet in height. All retaining walls greater than three feet

in height shall require a minimum three-foot landscape planter at the foot of the wall for the planting of screening landscaping. Also refer to the Landscape section.

Multi-12 Finished slopes shall taper or terrace to match the existing grades and the grades on adjacent streets.

Multi-13 Grading within the protected zone of any native oak trees shall comply with the requirements of the Tree Preservation Ordinance. Storm drains, other drainage outfalls, and swales shall be located outside of the protected zone of native oak trees and site grading shall not direct runoff through the protected zone of native oak trees.

Multi-14 The project shall comply with the West Placer Stormwater Quality Design Manual, or the most current Stormwater Quality Design Manual adopted by the City of Roseville.

D. Access, Circulation, and Parking

Multi-15 Vehicular access to the site, internal circulation, and parking shall be provided in accordance with Zoning Ordinance requirements and the City's Design and Construction Standards. In addition, the following is required:

- Curb cuts on an existing public street providing driveway or garage access to individual units is prohibited. Shared access drives accessible to all of the proposed units are required.
- Except for attached housing projects with a minimum of three units per lot, projects of five or more lots shall be served by a shared public or private street consistent with the design standards for Minor Residential streets (Attached Sidewalks or Detached Sidewalks) or Private Streets, as described in Section 7 (Streets) of the City of Roseville Design Standards.
- Parking areas, including garages and carports, are prohibited along any frontage facing an existing public street, and shall either be located behind the proposed project buildings or shall be located a minimum of twenty (20) feet from the back of walk.
- When not already existing, frontage improvements (i.e. sidewalks, curb, gutter, street improvements, transit turnout, pad and shelter, etc.) shall be installed along the project frontages, consistent with the City's Pedestrian Master Plan, Bicycle Master Plan, Transit Master Plan, and City Improvement Standards.
- All pedestrian circulation walks shall be designed to provide access to people with disabilities in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the City's Improvement Standards.
- All projects shall provide separate vehicular and pedestrian circulation systems. Each residential building shall have a paved pedestrian pathway connecting to a pedestrian sidewalk. Pedestrian pathways shall be a minimum of three (3) feet wide. Walkways from street facing entries shall be separate from driveways. Walkways from entries facing a shared open space or shared driveway shall be differentiated by paving material, pattern, or color from any adjacent driveway.

E. Service and Storage

Multi-16 Services and storage, including garbage collection, recycling, fire, and utilities shall adhere to the following requirements:

- All refuse containers shall be placed within screened storage areas or enclosures with a minimum three-foot landscape buffer provided on all non-accessible sides of the enclosure. The colors and materials of the screening area or enclosure shall be consistent with the colors and materials used on the project buildings.
- Ground-mounted and roof-mounted service equipment (e.g. electrical, HVAC) shall not be visible from the public right-of-way. Any storage area, parapet, or enclosure used to comply with this standard shall use colors and materials consistent with the colors and materials used on the project buildings. Landscape screening materials shall be a minimum of two feet taller than the equipment, at maturity.

II. Architectural and Design Standards

Architecture creates visual interest, character and identity for the project while maintaining a relationship to the human scale and the natural environment.

A. Architectural Design

Buildings shall be designed to create a street presence and enhance neighborhood character, as follows:

Multi-17 Buildings shall have massing breaks at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.

Multi-18 Rooflines shall be vertically articulated at least every 30 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

Multi-19 At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style of the buildings.

Multi-20 A minimum of three primary colors and/or materials shall be used on each building. For facades visible from the public right-of-way, each primary color or material shall occupy at least 20% of the area of the façade. The following are prohibited:

- Plywood, T1-11, standing seam metal, or vinyl siding
- Standing seam metal roofing
- Neon or fluorescent colors

B. Landscaping

Multi-21 A minimum planter width of eight feet shall be provided along the back of the sidewalk, or in the case of separated sidewalk may occur in two planters on either side of the sidewalk that total eight feet in width. Porches, stairs, and building entry features may extend into this landscape area but shall be elevated a minimum of two feet from the adjacent public sidewalk. Shade trees shall be planted in this landscape area, spaced to ensure that the canopies at maturity will be within five feet of one another.

Multi-22 Where adjacent to a property with a single-family residence, a minimum landscaped setback of 8 feet from the shared property line shall be provided to allow for screen trees and other screen

plantings. Screen plantings shall be evergreen and shall have a minimum mature height of eight feet above the grade of the adjacent single-family property.

Multi-23 Trees shall be a minimum of fifteen-gallon size. The following minimum planter widths (measured inside curbs) shall be provided, as defined by Appendix B of the Community Design Guidelines:

- Eight feet for large canopy trees;
- Six feet for medium canopy trees; and
- Four feet for small canopy trees.

Multi-24 Parking areas shall be a minimum of 50% shaded by trees or other permanent structures that comply with the development regulations. Tree shade is as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions. The shade values for various tree species are located in the various Specific Plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix B of the Community Design Guidelines.

Multi-25 Shrubs and screen plantings shall be a minimum of five gallon in size to provide immediate effectiveness. Ground covers may be specified in either flats or one-gallon sizes.

Multi-26 Where private landscape spaces are adjacent to city-maintained streetscape landscaping, a mowband delineation is required to distinguish between private and public landscaping.

Multi-27 At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering.

Multi-28 Plant palettes shall consist of species appropriate for the climate zone

Multi-29 Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters.

C. Lighting

Multi-30 Pedestrian-scale lighting shall be provided for onsite pedestrian walks, shall have minimum maintained illumination levels of 0.5 footcandles at the walking surface, and fixtures shall be rated by the manufacturer as vandal-resistant. Lighting that is less than 10 feet in height is considered pedestrian scale.

Multi-31 Lighting sources shall have cut off lenses and shall be located and designed to prevent light spillage and glare on adjacent properties and in private spaces.

Multi-32 Project addresses shall be clearly displayed and illuminated for easy identification by emergency response personnel.

Multi-33 Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.

Multi-34 Pole-mounted lighting shall be spaced for maximum energy efficiency and be no more than 20 feet tall, except pole-mounted lighting shall be no more than 10 feet tall when located within 35 feet of a single-family or duplex property line.

D. Signage

Multi-35 Building and site addressing shall comply with applicable City addressing policies. Consistent with the limitations identified within the Sign Ordinance, a lighted directory sign that shows building and apartment numbers shall be placed at each project entrance to direct visitors to their desired destination.

Objective Design Standards for Medium Density Residential Development

The Medium Density Residential Objective Design Standards (Medium Density ODS) apply to residential projects (projects with two or more new residential units) located within the City's Infill Planning Area, Atlantic Street Corridor Specific Plan, Douglas-Harding Corridor Specific Plan, and Douglas-Sunrise Corridor Specific Plan that are consistent with one or more of the following:

- The project is located within the small lot or two-family residential zoning district (RS or R2)
- The project has a density between 7 and 12.9 dwelling units per acre
- The project includes duplexes or other attached single-family product (for projects where three or more units are attached, the Multifamily ODS apply)
- The project includes a parcel map or subdivision map that includes one or more lots less than 6,000 square feet in size for an interior lot and/or less than 7,500 square feet for a corner lot

I. Site Design Guidelines

Site planning respects and enhances the natural environment, connects the project to its surroundings, promotes walkability, ensures effective access and circulation, includes green design features, and provides for services and storage.

A. Site Planning and Building Siting

MD-1 A minimum of 100 square feet of contiguous private outdoor space per residential unit shall be provided directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public. Private outdoor space may be provided by porches and balconies. Alternatively, common outdoor space may be substituted for all or a portion of the private outdoor space when the following standards are met:

- The square footage of the common area is equal to or greater than the required private square footage being substituted;
- The common outdoor space is only available for use by the residents and their guests; and
- The common outdoor space provides amenities such as a BBQ and gathering space.

MD-2 Projects proposed in phases shall be designed to function independently, without reliance on improvements included in subsequent phases.

- Future phases graded at the time of initial site grading shall be hydroseeded with groundcover to enhance the site's appearance and prevent erosion.
- Subsequent phases shall be fenced to avoid conflicts between residents, guests, and construction traffic.

B. Edge and Boundary Treatment

Projects shall respect the site context as follows in accordance with the below standards.

MD-3 The following are acceptable fencing materials: wood, integrated-color split-face CMU, brick, stone, stucco, finished concrete, and vinyl. Chain link, barbed wire, and electrical fences are prohibited. Solid fencing shall be provided along the shared property line between the project site and adjacent uses, except under the following conditions:

- To provide for reciprocal access.
- To provide for pedestrian or bicycle access points.
- Fencing along Open Space shall be open type (such as wrought iron or tubular steel), not solid, to allow for continuous views to the open space.

MD-4 Project/site entry features shall use the same architectural style and building materials as the buildings.

MD-5 Provide pedestrian and bicycle linkages consistent with the City's Pedestrian Master Plan and Bicycle Master Plan.

C. Topography and Grading

MD-6 Retaining walls shall be constructed of or fully veneered with integrated-color split-face CMU, brick, stone, or stucco and shall not exceed six feet in height. All retaining walls greater than three feet in height shall require a minimum three-foot landscape planter at the foot of the wall for the planting of screening landscaping. Also refer to the Landscape section.

MD-7 Finished slopes shall taper or terrace to match the existing grades and the grades on adjacent streets.

MD-8 Grading within the protected zone of any native oak trees shall comply with the requirements of the Tree Preservation Ordinance. Storm drains, other drainage outfalls, and swales shall be located outside of the protected zone of native oak trees and site grading shall not direct runoff through the protected zone of native oak trees.

MD-9 The project shall comply with the West Placer Stormwater Quality Design Manual, or the most current Stormwater Quality Design Manual adopted by the City of Roseville.

D. Access, Circulation, and Parking

MD-10 Vehicular access to the site, internal circulation, and parking shall be provided in accordance with Zoning Ordinance requirements and the City's Design and Construction Standards. In addition, the following is required:

- Curb cuts on an existing public street providing driveway or garage access to individual units is prohibited. Shared access drives accessible to all of the proposed units are required.
- Projects of five or more lots shall be served by a shared public or private street consistent with the design standards for Minor Residential streets (Attached Sidewalks or Detached Sidewalks) or Private Streets, as described in Section 7 (Streets) of the City of Roseville Design Standards.

- Parking areas, including garages and carports, are prohibited along any frontage facing an existing public street, and shall either be located behind the proposed project buildings or shall be located a minimum of twenty (20) feet from the back of walk.
- When not already existing, frontage improvements (i.e. sidewalks, curb, gutter, street improvements, transit turnout, pad and shelter, etc.) shall be installed along the project frontages, consistent with the City's Pedestrian Master Plan, Bicycle Master Plan, Transit Master Plan, and City Improvement Standards.
- All pedestrian circulation walks shall be designed to provide access to people with disabilities in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the City's Improvement Standards.
- All projects shall provide separate vehicular and pedestrian circulation systems. Each residential building shall have a paved pedestrian pathway connecting to a pedestrian sidewalk. Pedestrian pathways shall be a minimum of three (3) feet wide. Walkways from street facing entries shall be separate from driveways. Walkways from entries facing a shared open space or shared driveway shall be differentiated by paving material, pattern, or color from any adjacent driveway.

E. Service and Storage

MD-11 Services and storage, including garbage collection, recycling, fire, and utilities shall adhere to the following requirements:

- When not stored in garages, all refuse containers shall be placed within screened storage areas or enclosures with a minimum three-foot landscape buffer provided on all non-accessible sides of the enclosure. The colors and materials of the screening area or enclosure shall be consistent with the colors and materials used on the project buildings.
- Ground-mounted and roof-mounted service equipment (e.g. electrical, HVAC) shall not be visible from the public right-of-way. Any storage area, parapet, or enclosure used to comply with this standard shall use colors and materials consistent with the colors and materials used on the project buildings. Landscape screening materials shall be a minimum of two feet taller than the equipment, at maturity.

II. Architectural and Design Standards

Architecture creates visual interest, character and identity for the project while maintaining a relationship to the human scale and the natural environment.

A. Architectural Design

Buildings shall be designed to create a street presence and enhance neighborhood character, as follows:

MD-12 Blank facades on any street frontage are prohibited. All street-facing portions of a building shall include at least one door and one window or two windows. For the purposes of meeting this standard clerestory windows and windows smaller than 24" x 36" do not qualify.

MD-13 Buildings shall have massing breaks at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.

MD-14 Building rooflines shall be vertically articulated at least every 30 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

MD-15 All portions of a building that have a side wall exceeding 15 feet in height and a continuous length greater than 66% of the side yard of the lot shall have an offset/plane break that is a minimum depth of three feet for a minimum length of 10 feet. For the purpose of this standard, height shall be measured from the existing or finished grade, whichever is lower, at each point along the perimeter of the building.

MD-16 At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style of the buildings.

MD-17 A minimum of three primary colors and/or materials shall be used on each building. For facades visible from the public right-of-way, each primary color or material shall occupy at least 20% of the area of the façade. The following are prohibited:

- Plywood, T1-11, standing seam metal, or vinyl siding
- Standing seam metal roofing
- Neon or fluorescent colors

B. Landscaping

MD-18 Landscaping shall be provided in setback areas, consistent with Roseville Municipal Code Section 19.10.030. At minimum, eight feet of landscaped area shall be provided along the back of the sidewalk along an existing public right-of-way, or in the case of separated sidewalk may occur in two areas on either side of the sidewalk that total eight feet in width. Porches, stairs, and building entry features may extend into this landscaped area but shall be elevated a minimum of two feet from the adjacent public sidewalk. A maximum of 50% of this required landscaped area may be paved to create access or paths of travel. Shade trees shall be planted in this landscaped area, spaced to ensure that the canopies at maturity will be within five feet of one another.

MD-19 Trees shall be a minimum of fifteen-gallon size. The following minimum landscape area widths (measured inside curbs or other paved areas) shall be provided, as defined by Appendix B of the Community Design Guidelines:

- Eight feet for large canopy trees;
- Six feet for medium canopy trees; and
- Four feet for small canopy trees.

MD-20 Parking lots shall be a minimum of 50% shaded by trees or other permanent structures that comply with the development regulations. Tree shade is as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions. The shade values for various tree species are located in the various Specific Plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix B of the Community Design Guidelines.

MD-21 Shrubs and screen plantings shall be a minimum of five gallon in size to provide immediate effectiveness. Ground covers may be specified in either flats or one-gallon sizes.

MD-22 Where private landscape spaces are adjacent to city-maintained streetscape landscaping, a mowband delineation is required to distinguish between private and public landscaping.

MD-23 At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering.

MD-24 The landscape design for all required landscape areas shall consist of low-maintenance landscape materials including drought-tolerant plant species, consistent with the Community Design Guidelines.

MD-25 Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters.

C. Lighting

MD-26 Pedestrian-scale lighting shall be provided for onsite pedestrian walks, shall have minimum maintained illumination levels of 0.5 footcandles at the walking surface, and fixtures shall be rated by the manufacturer as vandal-resistant. Lighting that is less than 10 feet in height is considered pedestrian scale.

MD-27 Lighting sources shall have cut off lenses and shall be located and designed to prevent light spillage and glare on adjacent properties and in private spaces.

MD-28 Project addresses shall be clearly displayed and illuminated for easy identification by emergency response personnel.

MD-29 Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.

MD-30 Pole-mounted lighting shall be spaced for maximum energy efficiency and be no more than 20 feet tall, except pole-mounted lighting shall be no more than 10 feet tall when located within 35 feet of a single-family or duplex property line.

D. Signage

MD-31 Building and site addressing shall comply with applicable City addressing policies. Consistent with the limitations identified within the Sign Ordinance, a lighted directory sign that shows building and apartment numbers shall be placed at each project entrance to direct visitors to their desired destination.