

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.