

Department Approval

*Janice Gundlach***Agenda Section**

Public Hearings

Item Description: Request by City of Roseville to approve amendments to City Code Title 10 (Zoning) to regulate Temporary Overnight Shelters (PROJ-017, Amdt 37)

INTRODUCTION

In early 2019, two Roseville churches were granted Interim Use approvals to house within their respective facilities individuals experiencing homelessness during one of the late-winter months. That process sparked further discussion of whether—or how—to regulate such an activity that has not traditionally been common at churches and, consequently, that has not been allowed in Roseville’s zoning code. That discussion culminated on June 17, 2019, with the Roseville City Council instructing Planning Division staff to bring forward amendments to the City Code that would permit such temporary overnight shelters and that would create a process by which they could be licensed and inspected for safety. The minutes of the City Council’s June 17, 2019, discussion are included with this RPCA as part of Attachment A, beginning on page 23 of that attachment.

The licensing requirements will adhere to the State Fire Marshal’s recommendations pertaining to temporary overnight shelters, and will be incorporated in Title 3 (Business Regulations) of the City Code. While these licensing requirements are not strictly under the Planning Commission’s purview, the proposed license requirements are included with this RPCA as Attachment B to help inform the public hearing for the necessary amendments to the zoning code.

PLANNING DIVISION COMMENTS

The extent of the proposed zoning code amendments will be defining the term “Temporary Overnight Shelter”, and identifying Temporary Overnight Shelter as a permitted accessory use in the land use tables of zoning districts in which churches and other places of worship are allowed. These amendments are represented by the underlined text as follows.

§1001.10 (Definitions)

Temporary overnight shelter: Improvised residential housing located within an existing principal structure of a Place of Assembly land use, intended for a limited period of time, pursuant to the licensing requirements of §310.01.F.

27 §1005.03 Table of Allowed Uses (Commercial Districts)

Table 1005-1	NB	CB	RB-1	RB-2	Standards
Civic and Institutional Uses					
Place of assembly	P	P	P	P	Y
Accessory Uses, Buildings, and Structures					
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

28 §1005.07.F Table of Allowed Uses (Community Mixed-Use Districts)

Table 1005-5	CMU-1	CMU-2	CMU-3	CMU-4	Standards
Civic and Institutional Uses					
Place of assembly	C	P	P	P	Y
Accessory Uses, Buildings, and Structures					
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

29 §1007.03 Table of Allowed Uses (Institutional Districts)

Table 1007-2	INST	Standards
Civic and Institutional Uses		
Place of assembly	P	Y
Accessory Uses, Buildings, and Structures		
<u>Temporary Overnight Shelter^a</u>	<u>P</u>	

^a Restricted to places of assembly and pursuant to the licensing requirements of §310.01.F

30 **PUBLIC COMMENT**

31 This topic has been discussed at the following public meetings:

- 32 • December 5, 2018 – Planning Commission
- 33 • January 7, 2019 – City Council
- 34 • March 25, 2019 – City Council
- 35 • June 17, 2019 – City Council

36 The meetings that were held on December 5, 2018, and January 7, 2019, related to the Interim
 37 Use approvals for two churches mentioned in the Introduction of this RPCA. Public testimony
 38 was taken at both of these meeting. The meetings that occurred on March 25, 2019, and June
 39 17, 2019, related to the Council’s desire to consider streamlining the process and remove the

40 Interim Use requirement as that process was perceived to take too much time and was too
41 costly for churches to undertake. The public provided feedback during the March 25, 2019
42 discussion. Meeting minutes reflecting the discussions on all four of these dates are included
43 with this RPCA as Attachment A. Generally, the public's comments have been supportive of
44 allowing temporary overnight shelters within churches (defined as places of assembly), as well
45 as supportive of a more streamlined, less costly process so as not to over-burden groups that are
46 providing this needed community service.

47 **RECOMMENDED ACTION**

48 **By motion, recommend approval of the proposed zoning code amendment,** based on the
49 comments and findings of this report and the input offered at the public hearing.

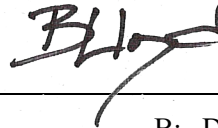
50 **ALTERNATIVE ACTIONS**

51 **Pass a motion to table the item for action on September 4.**

52 **By motion, recommend denial of the proposal.**

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54 Prepared by: Senior Planner Bryan Lloyd
55 651-792-7073
56 bryan.lloyd@cityofroseville.com



Attachments: A: Meeting minutes from:
December 5, 2018, Planning Commission
January 7, 2019, City Council
March 25, 2019, City Council
June 17, 2019 City Council

B: Draft ordinance amending
City Code §310.01F (Business
Licenses)