

## ORDINANCE NUMBER 818

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY AMENDING THE GRASS VALLEY DEVELOPMENT CODE, TITLE 17 OF THE CITY MUNICIPAL CODE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY AS FOLLOWS:

SECTION 1. That Grass Valley Development Code is hereby amended as shown in **Exhibit "A"**.

SECTION 2. In compliance with Chapter 17.94 of the City Development Code, the City Council adopts the following findings in support of this amendment to the Development Code:

1. The proposed amendments are consistent with the General Plan. *Rationale: The 2020 General Plan identifies many policies now reflected in the Development Code. The proposed changes are generally minor clean up items that do not conflict with any specific General Plan policy.*
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. *Rationale: The proposed changes are considered minor clarifications in general and do not result in any significant changes that could be detrimental to the public interest, health, safety, convenience, or welfare.*
3. The proposed amendments are internally consistent with other applicable provisions of the Development Code. *Rationale: The proposed changes will create internal consistency with other provisions of the Development Code.*
4. On June 21, 2022, the Grass Valley Planning Commission conducted a public hearing on the proposed amendments and provided a recommendation of approval as Development Code Amendments noted in **Exhibit "A"**.
5. The City adopted a Negative Declaration for the Development Code on April 11, 2007. A Statutory Exemption has been determined by the Planning Commission for the

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proposed amendments to the Development Code.

6. The City Council concurs with the recommendations of the Planning Commission and determines the project Statutory Exempt in accordance with Section 15061 (b)(3) as the appropriate environmental review for the proposed amendments to the Development Code.

SECTION 3. The City Council amends the City Development Code, Title 17, through its approval of this ordinance and further adopts and integrates all of the changes to the Development Code, Title 17, of the City Municipal Code as referenced and noted in **Exhibit "A"**.

SECTION 4. This ordinance shall take effect thirty (30) days from and after the date of its adoption and a summary of said ordinance shall be published once within fifteen (15) days upon its passage and adoption in The Union, a newspaper of general circulation printed and published in the Grass Valley Area.

INTRODUCED and first read on the 23<sup>rd</sup> day of August 2022

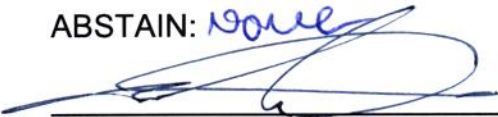
PASSED AND ADOPTED this 13<sup>th</sup> day of September 2022, by the following vote:

AYES: *Councilmember Branstrom, Hodge, Juy, Arbuckle, + Mayor Aguilar*

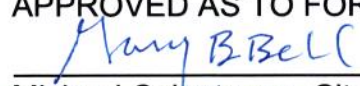
NOES: *None*

ABSENT: *None*

ABSTAIN: *None*

  
\_\_\_\_\_  
Ben Aguilar, Mayor

ATTEST:  
  
\_\_\_\_\_  
Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Michael Colantuono, City Attorney  
*Gary B. Bell Assoc.*

PUBLISH DATE: \_\_\_\_\_

## 2022 Development Code Amendments

Section	Current Text	Proposed Text	Purpose of Amendment
<b>SHORT TERM RENTALS (STRs)</b>			
17.44.205 Short Term Rentals	A. Purpose. This section provides standards for vacation rental homes and hosted short-term rental units...	<b>ADD</b> Each property is limited to one short term rental, and short-term rental units are not permitted in ADUs/Second Units.	To limit short term rentals in residential neighborhoods; to comply with State law, and to ensure the intent of this section (to minimize impacts on surrounding residential areas and to protect the residential character of the neighborhoods) is maintained.
17.44.205 Short Term Rentals	B. Standards for Hosted Short-Term Rental Units. C. Standards for Vacation Rental Homes.	<b>ADD</b> Pursuant to the intent of Government Code Section 65852.150, second units are prohibited from being used for short term rentals.	To clarify that short term rentals are only allowed from primary dwelling units. The intent is to reserve second units/ADUs for long term rental stock.
Table 3-3 17.36.040	<b>Lodging</b> Bed and breakfast inn; hosted short term rental units; vacation rental home1 space for each guest room, plus 2 spaces for the manager or owner. For vacation rental home, - if owner or manager do not occupy home - 1 space per each guest room.	<b>ADD</b> May be accommodated through on-site tandem parking - managed by owner or operator.	Because most properties within the City can accommodate the off-street parking requirements for STRs via tandem parking, and tandem parking is unlikely to cause an issue as guests are likely renting STR together.
Table 2-7 17.22.030	Hosted Short Term Rental Vacation Home Rental	<u>Hosted Short Term Rental</u> Permitted in R-2 & R-3 if existing Legally Non-Conforming (LNC) Single Family Dwelling (SFD) <u>Vacation Home Rental</u> Permitted in R-2 & R-3 with approval of MUP and existing LNC SFD *STR use would be void if single family dwelling is replaced with multifamily use.	To allow for an exception to the restriction of STRs in multifamily zones where there is an existing single-family dwelling. The City has received multiple requests for STRs from SFDs in multifamily zones, this would address their desire to have access to the same use as SFDs in single family zones.
<b>SIGNS</b>			
Table 3-9 Sign Permit Review Authority 17.36.110	All monument signs and signs within specified areas - Development Review Committee - Issue	<b>CHANGE</b> All monument signs and signs within specified areas - Director - Issue	To expedite the process and lower the cost of Monument Sign permits by eliminating redundant review of plan submittals. Existing standards (17.38.080 B.) provide design guidelines used for approval.
Table 3-9 Sign Permit Review Auth 17.36.110	Murals DRC recommends to PC	<b>REMOVE</b> DRC review/recommendation - straight to PC for approval. (If proposed mural is in Historic District, Historic Commission review will be required).	Help expedite, and make less rigorous, the mural review process.
<b>ANIMAL KEEPING</b>			