



City of Grass Valley City Council Agenda Action Sheet

Title: Second Reading of Ordinance No. 818 Amending the City's Development Code.

Recommendation: For Council to reconsider allowing food trucks in commercial zones and to hold a Second Reading, by Title only, of Ordinance No. 818, Amending the City's Development Code for 2022.

Prepared by: Lance E. Lowe, AICP, Principal Planner

Council Meeting Date: September 13, 2022

Date Prepared: September 6, 2022

Agenda: Administrative

Background Information: On August 23, 2022, the City Council conducted a public hearing and adopted amendments to the City's Development Code for 2022. The various Development Code Amendments include, but are not limited to: consideration of limiting the quantity of Short Term Rentals (e.g. Airbnb, VRBOs, etc.) allowed in residential zones; amending monument and mural sign permit approval processes; adding a definition and use for beekeeping; expanding Limited Term Permits to include Mobile Food Facilities (food trucks); increasing the height of carriage houses; approval of uses in the Recreation and Public Zones; allowing open type fencing in the Creek and Riparian Zones; updating the City's Affordable Housing Density Bonus section and section that deals with appeals related to Tentative Maps to ensure consistency with State law. The Development Code was adopted by the City Council on April 11, 2007, and has been amended multiple times since adoption.

Following City Council approval of the Development Code Amendments, staff met with restaurateurs concerned with expanding the Limited Term Permits Definition Temporary Vendor Carts/Stands to include Food Trucks. Although, restricted solely to the C-2 Zones (i.e., Brunswick Basin, Target Shopping Center, etc.) the representatives noted that the restaurant business is still recovering from the effects of COVID, and any expansion of Food Trucks undermines brick and mortar businesses. Accordingly, staff recommends that the Development Code Amendments be approved excluding Food Trucks at this time (**highlighted** in Exhibit A of Attachment 1).

A Second Reading is required to finalize the processing of the ordinance. Should the City Council adopt a second reading of the ordinance on September 13, 2022, the ordinance will become effective 30 days thereafter.

Council Goals/Objectives: The Development Code Amendments execute portions of work tasks towards achieving/maintaining Strategic Plan Goal #5 - High Performance Government & Quality Service.

Fiscal Impact: Development Code Amendments were prepared with existing staffing resources. No impact to the General Fund will occur.

Funds Available: N/A

Account #: N/A

Reviewed by: _____Community Development Dir.

_____City Manager

ATTACHMENT:

Attachment 1 - Ordinance No. 818