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# Urgency Ordinance Resilient City Combining District Amendment for Mobile Home Park Closures

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October 1, 2019

Planning and Economic Development

- October 8, 2017: The Tubbs and Nuns Fires damaged or destroyed thousands of residential and commercial structures
- Approx. 3,000 homes in the City of Santa Rosa city limits, representing 5% of the housing stock and 100 commercial structures.
- 191 mobile homes in 3 different mobile home parks:
  - 11 - Coddington Mobile Estates
  - 67 - The Orchard Mobile Home Park
  - 116 - Journey's End Mobile Home Park

## Resilient City (-RC) Ordinance

- October 24, 2017: Council adopted by urgency ordinance, Section 20-28.100, Resilient City (-RC) Combining District
- May 2018: Council added small lot development standards and 21 additional properties to the District.
- June 2018: Council addressed the replacement of structures within service and access easements where it could be shown that the conditions existing pre-fire.
- June 2019: Council granted an exemption to the Noise Ordinance to streamline construction activities in the District.

# Mobile Home Park Closure Amendment Proposed

- Amendment specifically addresses the recovery process for **mobile home parks severely impacted by the Fires.**
- Amendments are needed to Chapter 6-67 (Mobile Home Park Conversions) to streamline the preparation and processing of a **mobile home park closure report.**
- Streamlined process would only apply to mobile home parks located within the -RC Combining District and only for **parks that loss more than 50% of their units.**

## Key Changes to Process

- Closure report may be submitted without an accompanying planning application
- Applicant selects the qualified consultant to prepare the report
- Clarifies the required content of a closure report
- Review authority elevates to the City Council
- Public hearing notice is reduced from 30 days to 15 days

## Key Changes to Process

- Requires that closure impacts are mitigated by the applicant up to the reasonable cost of relocation, including compensation or benefits received from other sources
- Clarifies the conditions that require mitigation and where mutually satisfactory agreements are reached, the compensation and other benefits in those agreements are deemed adequate relocation mitigation
- Clarifies the process for notifying affected owners and tenants

- Electronic notices to:
  - ✓ Community Advisory Board
  - ✓ Nextdoor
- Posted at City Hall
- Posted on Website: [srcity.org/rebuilding](http://srcity.org/rebuilding)

# Environmental Review

## California Environmental Quality Act (CEQA)

Exempt from the California Environmental Quality Act (CEQA):

- Public Resources Code Sections 21080(b)(3) and 21080(b)(4), and CEQA Guidelines Sections 15269(a) and 15269(c) related to repairs and replacement of structures in a disaster stricken area following a declaration of a state of emergency.
- CEQA Guidelines Section 15378, as the proposed ordinance is not a “project”.
- The “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3).



It is recommended by the Planning and Economic Development Department that the Council:

- Amend Section 20-28.100 of the Santa Rosa City Code, Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Tubbs fire of October 2017 by more clearly and efficiently addressing the park closure process.

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