



Urgency Ordinances:

Add Section 20-28.100, Resilient City (- RC) Combining District;
Rezone Properties to the -RC District; and
Prohibiting Rental Housing Price Gouging

City Council Meeting
October 24, 2017

Planning and Economic Development

BACKGROUND

- October 8, 2017: A series of wildfire events began (Tubbs and Nuns Fires), damaging or destroying thousands of residential and commercial structures in Santa Rosa.
- October 9, 2017: The City Manager, as Director of Emergency Services, proclaimed the existence of local emergency in the City.
- October 13, 2017: Council adopted a resolution ratifying the City Manager's proclamation.
- The City Charter authorizes adoption of an interim urgency ordinance, to take effect immediately, when deemed necessary to preserve the public peace, health or safety.



Resilient City (-RC) Combining District

Provide streamlining and expedited review:

- Waive fees for: discretionary planning, demolition and temporary housing permits
- Reduce the review authority of Hillside Development and Design Review to the Director
- Allow for temporary housing including trailers, recreational vehicles, manufactured homes and tiny homes
- Allow construction and occupancy of a new detached accessory dwelling units, prior to the construction of a single-family residence

Rental Housing Price Gouging

- City officials have been alerted to the possibility of price gouging by persons offering housing for rent in the City
- Penal Code controls price increases for rental housing, and applies for an initial period of 30 days after declaration of an emergency – prohibits charging a price that exceeds more than 10% the price of an item before the declaration
- Prohibit anyone from renting or leasing in the City for more than the average retail price, or for evicting an existing tenant to rent for more than the average retail price

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council adopt three urgency ordinances:

1. Amend Title 20 of the Santa Rosa City Code, to add Section 20-28.100, Resilient City (–RC) Combining District to facilitate rebuilding and the implementation of resiliency initiatives in those parts of the City of Santa Rosa most severely impacted by the Tubbs and Nuns Fires;
2. Reclassify properties to add the –RC Combining District; and
3. Impose a prohibition on rental housing price gouging.

Questions?