



## Urgency Ordinances:

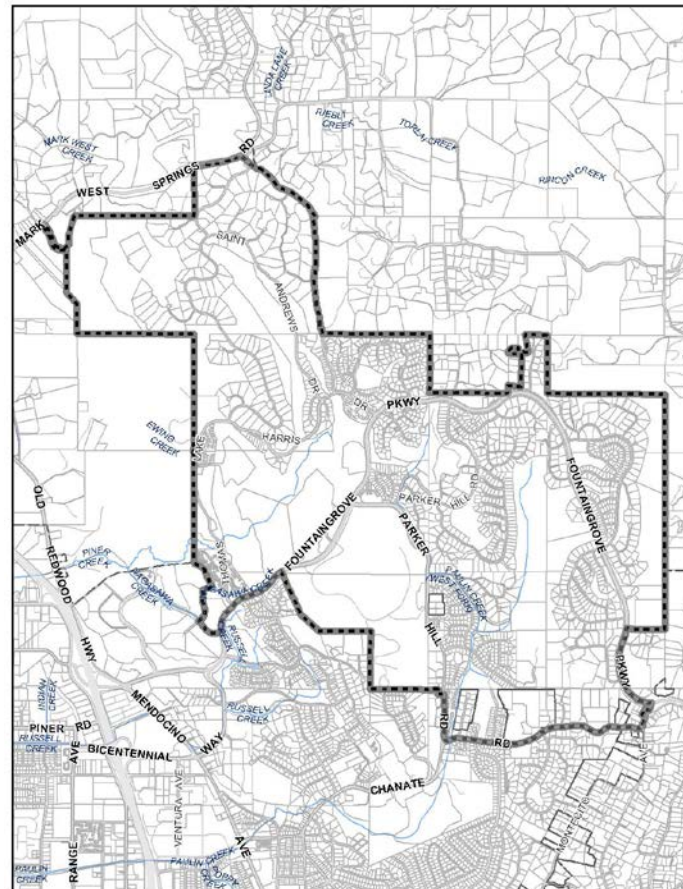
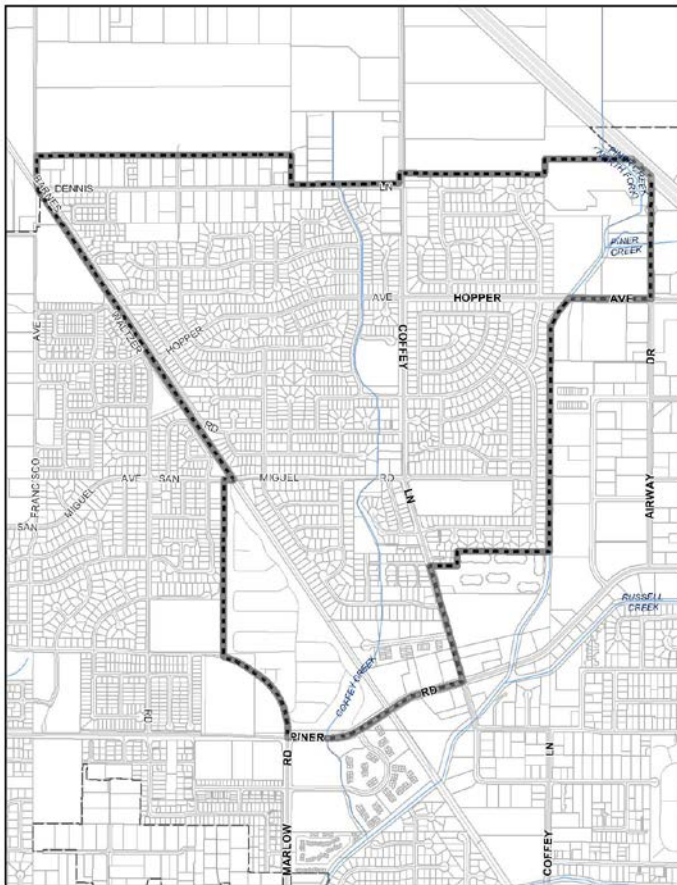
Rezone Properties to the -RC District  
and  
Allow for Small Lot Development  
Standards in the -RC District

# BACKGROUND

- October 8, 2017: Wildfire damaged or destroyed thousands of residential and commercial structures
- October 13, 2017: Council adopted a resolution ratifying the City Manager's proclamation of a local emergency
- October 24, 2017: Council adopted urgency ordinances related to the Resilient City (-RC) Combining District
- 21 additional parcels have been identified with damaged or destroyed structures
- April 3, 2018: Request to Council to add small lot standards

# Resilient City (-RC) Combining District Rezoning

- Following the Fires, 21 additional properties discovered outside the initial assessment areas: add the -RC Combining District



# Small Lot Development Standards

- April 3, 2018: Letter submitted requesting that lots smaller than 6,000 sq ft be allowed to use small lot standards
- Council directed staff to meet with residents, and return to Council
- Standards include reduced setbacks and requirements for private outdoor space
- Providing the option would allow flexibility and facilitate residential rebuilding efforts

# Notification

- April 23, 2018: Coffey Strong meeting
- Message sent via Nextdoor
- Proposal added to the Resilient City Permit Center & Rebuilding Information website ([srcity.org/rebuilding](http://srcity.org/rebuilding))

# Environmental Impact

- Exempt from the California Environmental Quality Act (CEQA):
  - Public Resources Code Section 21080(b)(3): repairs and replacement work after a state-declared disaster
  - Public Resources Code Section 21080(b)(4): actions to mitigate or prevent an emergency
  - CEQA Section 15269(a): maintaining, repairing, restoring, demolishing, or replacing property or facilities damaged or destroyed as a result of a disaster stricken area
  - CEQA Section 15269(c): specific actions necessary to prevent or mitigate an emergency.

# RECOMMENDATION

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

1. Adopt an urgency ordinance amending Title 20 of the Santa Rosa City Code, adding residential small lot development standards to the Resilient City (-RC) Combining District; and
2. Adopt an urgency ordinance reclassifying twenty-one additional properties, directly impacted by the Tubbs and Nuns Fires of October 2017, to the Resilient City (-RC) Combining District.

Questions?