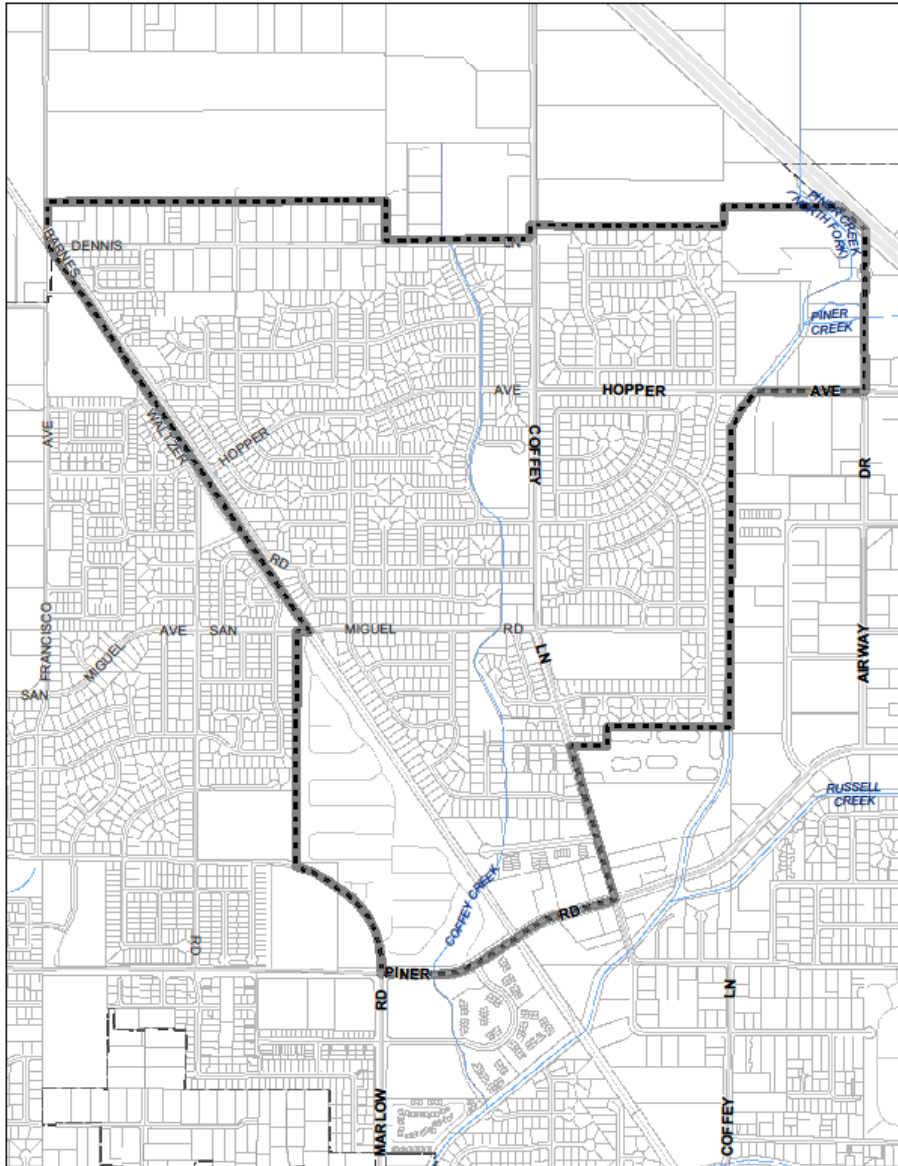


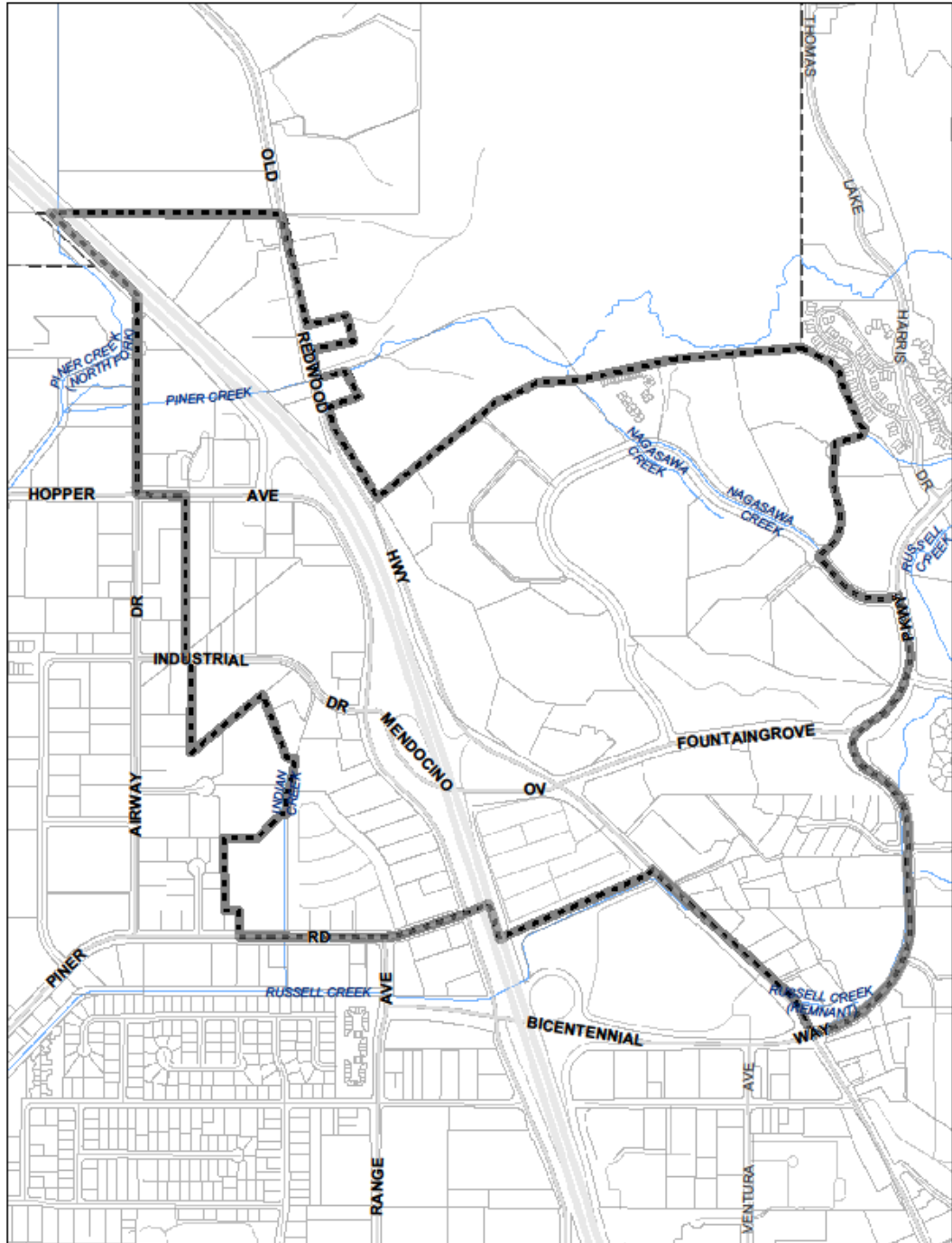
**20-28.100 Resilient City (-RC) combining district.**

- A. Purpose. The -RC Combining District is intended to facilitate the reconstruction and resilience of areas impacted by the Tubbs and Nuns fires of October 2017 and the Glass Fire of 2020.
- B. Applicability. The -RC Combining District shall apply to properties within the Santa Rosa City limits that were impacted by the Tubbs and Nuns fires of October 2017 and the Glass Fire of 2020, as set forth in subsection C. The -RC Combining District may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts).
- C. Locations of combining district. The standards of this section shall apply to all properties directly impacted by the Tubbs, ~~and Nuns~~, and Glass fires, as follows:
  - 1. Coffey Park Area. Residential and non-residential parcels generally bounded by the city jurisdictional boundary to the north, Piner Road and Pinercrest Drive to the south, Piner Creek to the east, and the SMART rail corridor and Waltzer Road to the west, as depicted in Figure 2-18, Coffey Park Area.



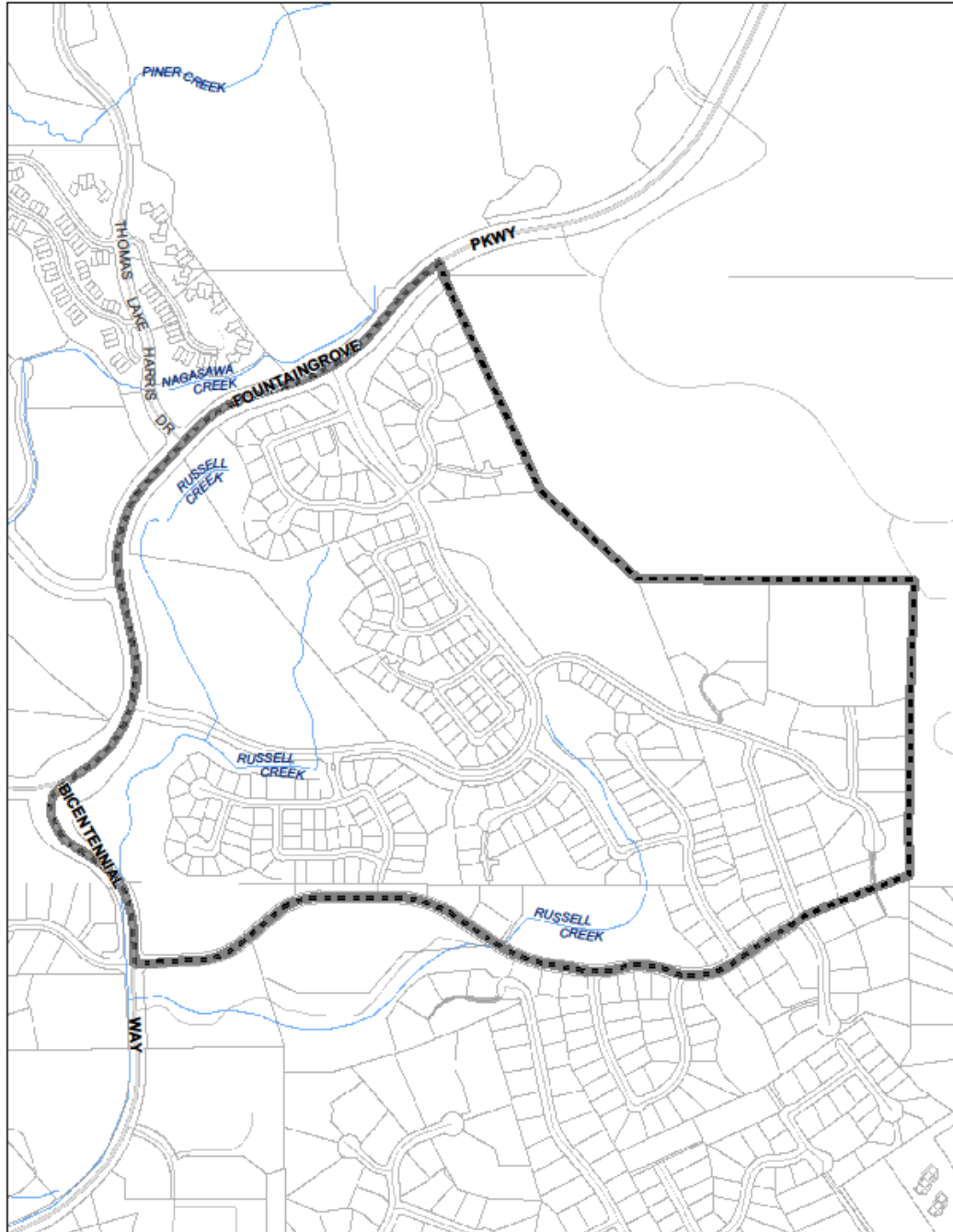
**Figure 2-18 – Coffey Park Area**

2. Highway 101 Corridor/Round **b**Barn Area. Residential and non-residential parcels generally bounded by the city jurisdictional boundary to the north, Piner Road and Bicentennial Way to the south, Fountaingrove Parkway/Bicentennial Way and Round **B**barn Boulevard to the east, and Piner Creek and Airway Drive to the west, as depicted in Figure 2-19, Highway 101 Corridor/Round **B**barn Area.



**Figure 2-19 – Highway 101 Corridor/Round Barn Area**

3. Fountainview Area. Residential and non-residential parcels generally bounded by Fountaingrove Parkway to the north, Lake Park Drive to the south, Altruria Drive, Glenview Place and Kelsey Knolls to the east, and Bicknell Way and Fountaingrove Parkway to the west, as depicted in Figure 2-20, Fountainview Area.



**Figure 2-20 – Fountainview Area**

4. Fountaingrove Area. Residential and non-residential parcels generally bounded by the city jurisdictional boundary to the north, east and west, and Fountaingrove Parkway, Keysight Technology campus and Chanate Road to the south, as depicted in Figure 2-21, Fountaingrove Area.

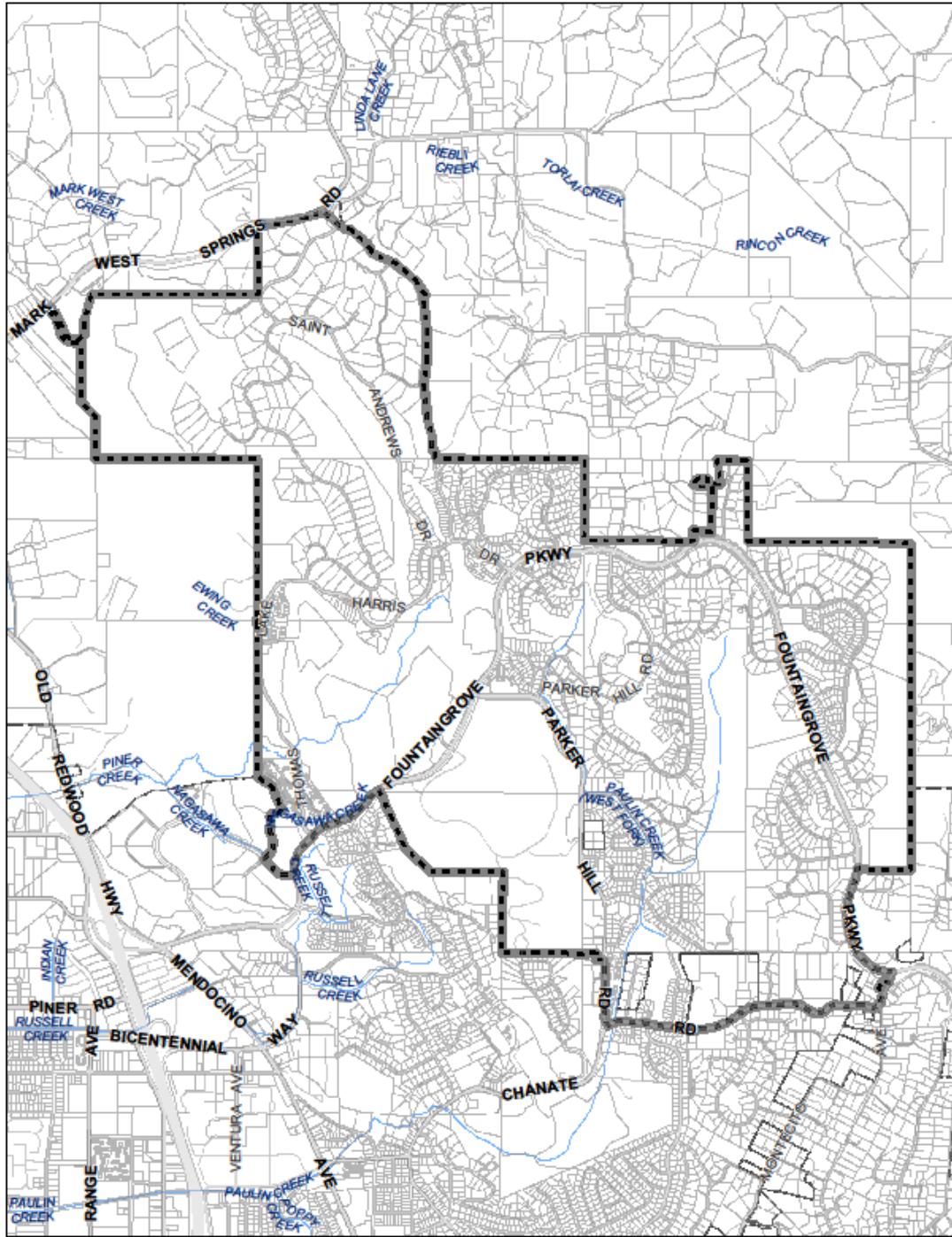
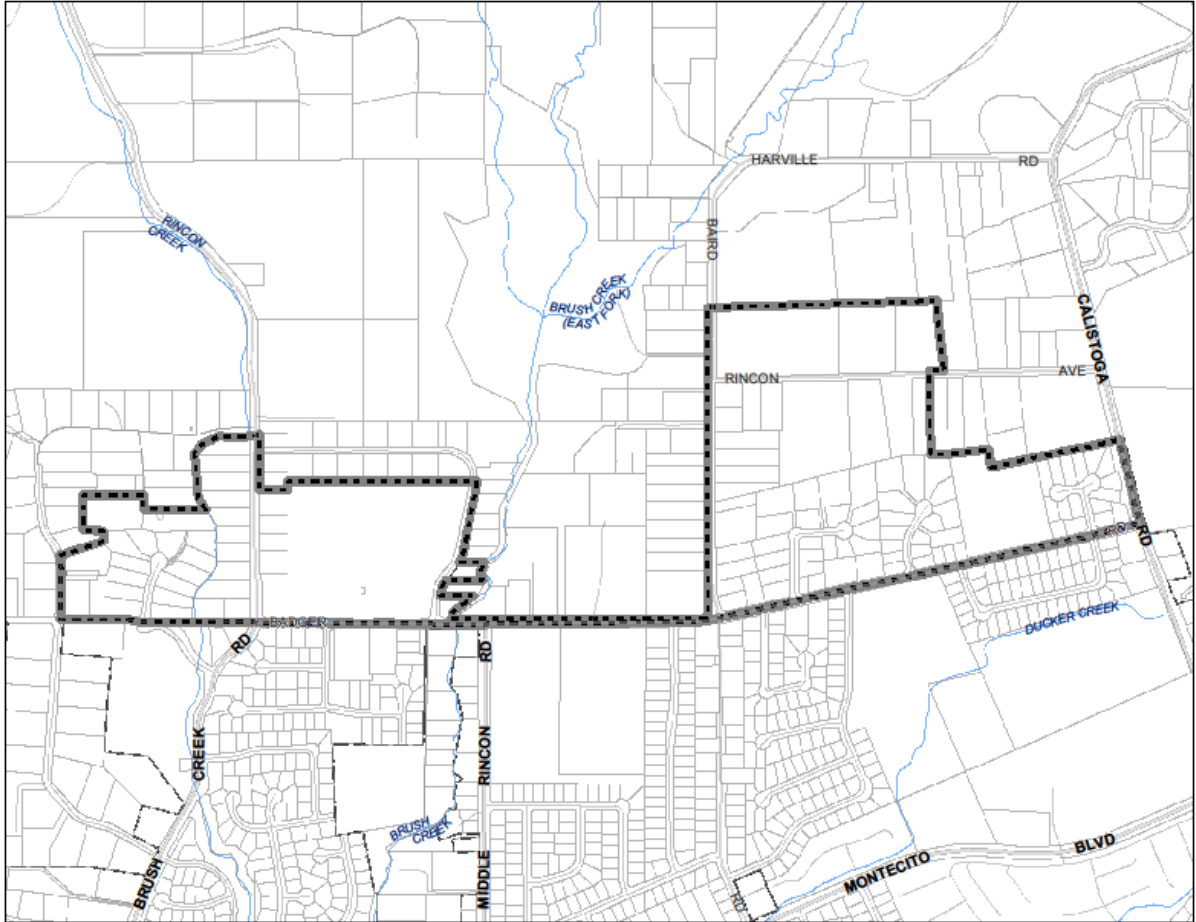


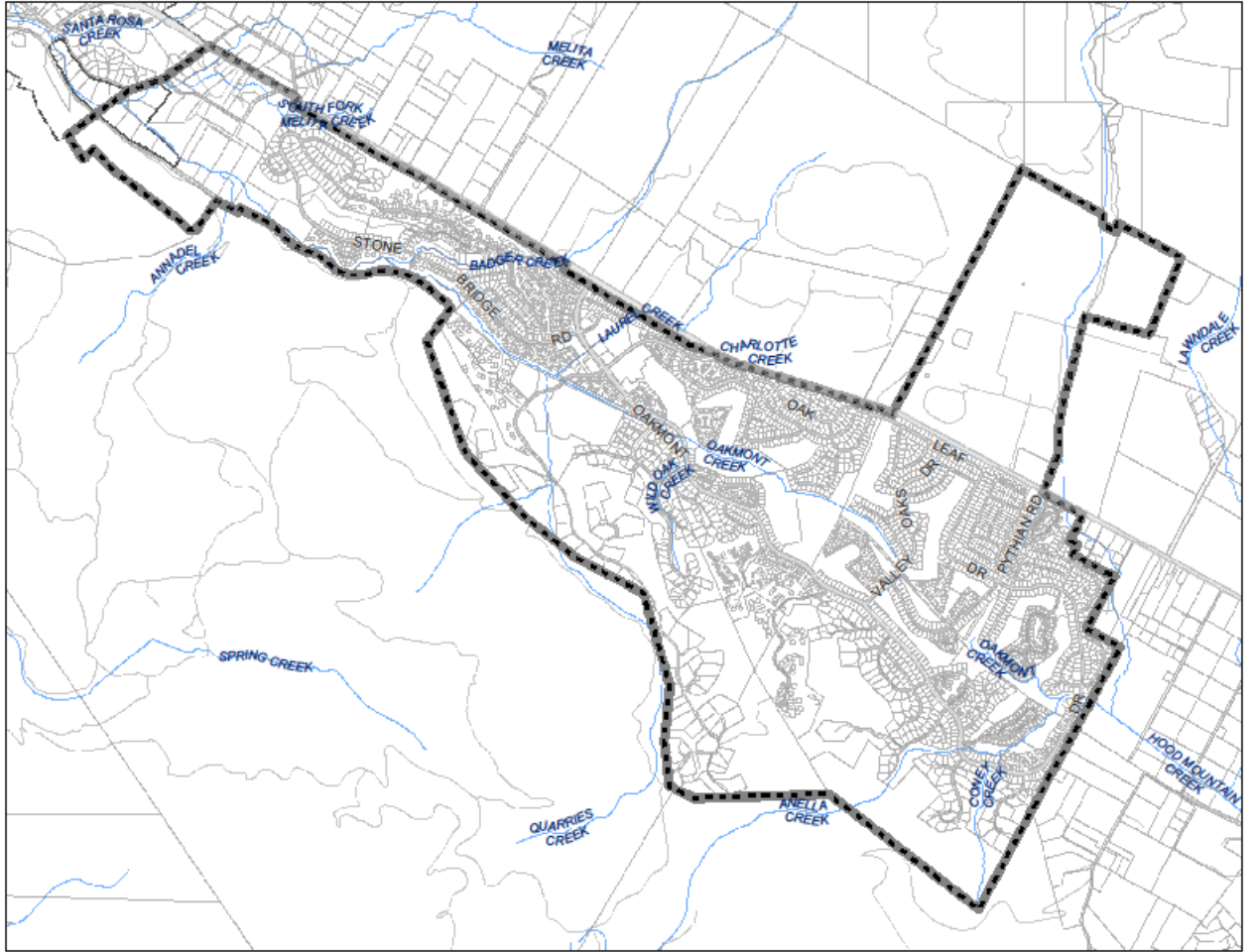
Figure 2-21 – Fountaingrove Area

5. Montecito Heights Area. Residential and non-residential parcels generally bounded by the city jurisdictional boundary to the north and west, Badger Road to the south, and Calistoga Road to the east, as depicted in Figure 2-22, Montecito Heights Area.



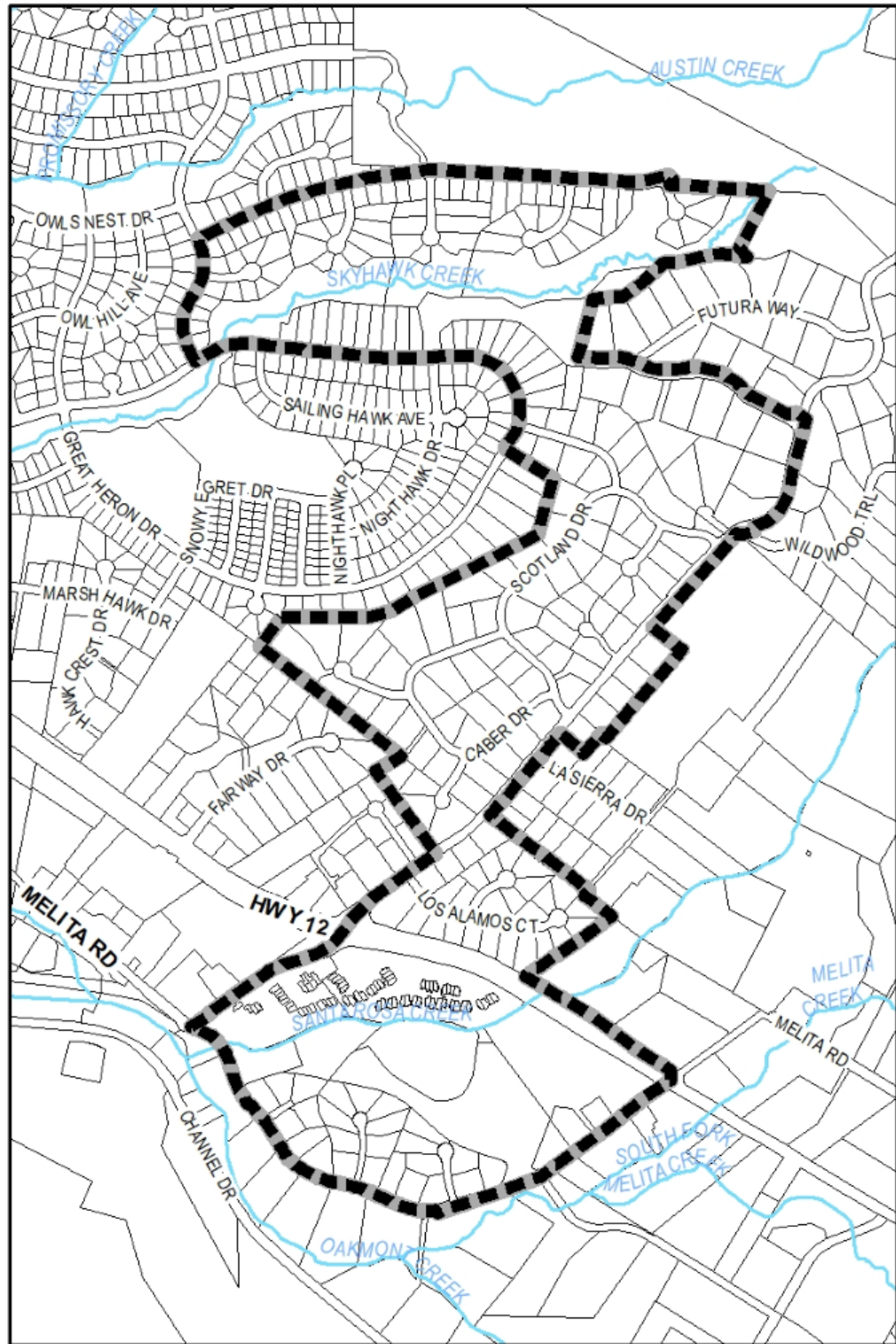
**Figure 2-22 – Montecito Heights Area**

6. Oakmont Area. Residential and non-residential parcels generally bounded by the city jurisdictional boundary to the north, south and east, and Melita Road to the west, as depicted in Figure 2-23, Oakmont Area.



**Figure 2-23 – Oakmont Area**

7. Skyhawk Area. Residential parcels generally bounded by Sunhawk Drive to the north; San Ramon Way, Great Heron Drive, and Los Alamos Road to the west; Los Alamos Road and Melita Road to the east; and Melita Road to the south, as depicted in Figure 2-24, Skyhawk Area.

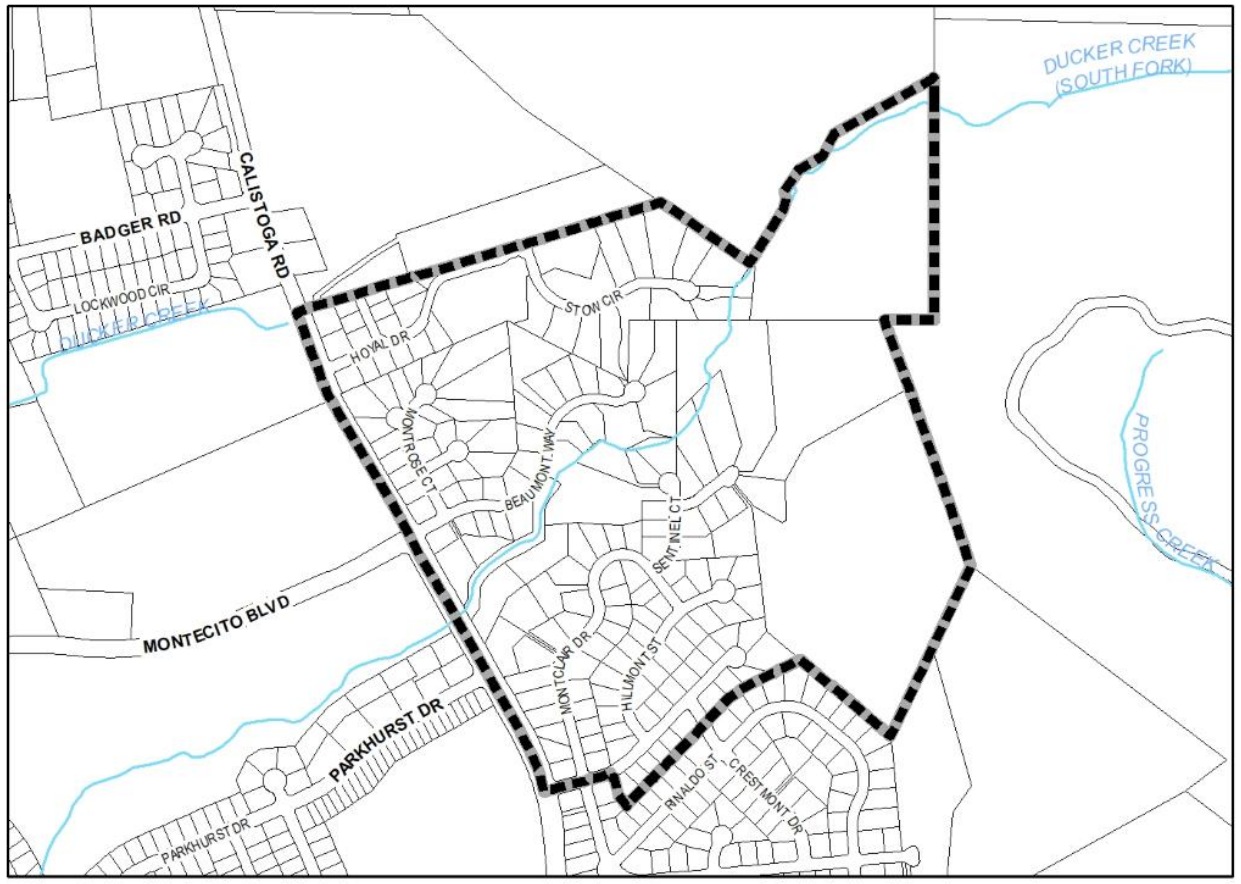


**Figure 2-24 – Skyhawk Area**

8. Piedmont area. Residential parcels generally bounded by the City jurisdictional boundary to the north; Calistoga Road to the West, Piedmont Drive and Piedmont Court



to the south, and Escalero Road to the east, as depicted in Figure 2-25, Piedmont Area.



**Figure 2-25 – Piedmont Area**

- D. Reconstruction and repair of damaged structures and allowed land uses.
1. Reconstruction and repair of damaged or destroyed structures within the –RC Combining District shall be consistent with all applicable zoning regulations and General Plan land use designations in effect as of the date of declaration of local emergency (~~October 9, 2017~~), with the exception of non-conforming uses, addressed in Section 20-28.100(D)(5).
    - a. ~~Except as noted in Zoning Code Section 20-28.100(D)(1)(b), Construction activities associated with the rebuilding efforts are exempt from adherence to the City’s Noise Ordinance as described in Chapter 17-16 of the City Code.~~
    - b. ~~Standard exterior construction activities associated with the rebuilding efforts that are exempt from adherence to the City’s Noise Ordinance as described in Chapter 17-16 of the City Code may only operate between the hours of 7:00 a.m. and 7:00 p.m. at the discretion of the City Manager.~~

~~e The City Manager, or his/her designee, may extend the construction hours from 5:00 a.m. to 9:00 p.m. Monday through Friday for specific activities, as determined by the City Manager or his or her designee, that have ability to create significant delays to the overall rebuilding efforts, provided that the contractor supplies the following:~~

~~(1) The contractor shall deliver a written notice 48 hours prior to construction activities to all owners and occupants within a 150-foot radius of the construction site. The radius may be adjusted by the City Manager or his/her designee as needed to address larger parcels or unique lot configurations. Fines in the form of a reinspection fee will apply to any permit that fails to meet the noticing requirements.”~~

2. All building permit applications within the –RC Combining District shall be prioritized over building permits in other areas of the City.

~~3. —Demolition of damaged structures. Building permit applications for the demolition of damaged structures within the –RC Combining District shall receive expedited review. All fees for demolition permits shall be waived.~~

~~4~~3. Reconstruction of conforming structures. Conforming residential or non-residential structures within the –RC Combining District may be reconstructed as originally permitted (including permitted additions), but shall comply with State and local building, fire and other State and local code standards in effect at the time of building permit application, with the exception of Code Section 18-33.150.0(t) which requires all electric building. All permit review for such structures shall be as follows:

- a. Building permit applications for structures replicating the original footprint and building height, including permitted additions, and meeting current State and local building and fire code standards shall receive expedited review. No impact fees are applicable. If new water or sewer connections are needed, demand fees are required.
- b. Building permit applications for replacement structures that vary from the originally permitted footprint or building height, and that meet current State and local building and fire code standards, will be processed based on application submittal date. No impact fees are applicable. If new water or sewer connections are needed, demand fees are required.

~~5~~4. Reconstruction of legal nonconforming structures. Notwithstanding Zoning Code Section 20-61.030(B), structures within the –RC Combining District that were legally established, but do not conform to current City standards, and have been damaged or destroyed may be reconstructed or repaired in-kind, meeting current State and local building and fire code standards with the exception of Code Section 18-33.150.0(t) which requires all electric building, provided that:

- a. The building is reconstructed in the same configuration, square-footage, height, and use as originally permitted (including permitted additions); and
- b. Building overhangs in public and private easements.
  - (1) Public easements. Any portions of the building overhanging into an existing public service or access easements are determined by the City Engineer, Director of Planning and Economic Development, to have existed prior to the October 2017 fires, and no expansion of the pre-existing encroachment is proposed. The City Engineer will render a final determination regarding the approval of the easement encroachment in consultation with the Director of the City Department that is charged with the responsibility for any and all City activities within the easement area, and
  - (2) Private easements. Any portions of the building overhanging into an existing private service or access easements are determined by the City Engineer, Director of Planning and Economic Development, to have existed prior to the October 2017 fires, and no expansion of the pre-existing encroachment is proposed. The City Engineer will render a final determination regarding the approval of the easement encroachment upon receiving written permission from the easement beneficiaries supporting the encroachment, and
  - (3) Required covenant. The property owner(s) shall execute and record a covenant acknowledging that the City shall have no obligation, responsibility, or liability for the repair, replacement, erection, installation, or reconstruction of any portions of the structure overhanging a public service easement that are damaged or removed by the City as part of the installation, repair or maintenance of public utilities within or around the easement corridor, and
- c. Repair or reconstruction shall commence within six (6) years of the date of declaration of local emergency (~~October 9, 2017~~), ~~by October 9, 2023~~, and be diligently pursued to completion.

65. Continuance of Non-Conforming Uses. Notwithstanding Zoning Code Section 20-61.020(D), legal non-conforming uses of structures within the –RC Combining District that have been damaged or destroyed may be reconstructed or repaired in-kind, meeting current building and fire code standards, and reoccupied with a similar or less intense use, provided that:

- a. Enlargement or expansion of the use is not allowed; and
- b. Repair or reconstruction shall commence within six (6) years of the date of declaration of local emergency (~~October 9, 2017~~), ~~by October 9, 2023~~, and be diligently pursued to completion. If reoccupancy does not commence within ~~twelve~~ ~~six~~ months of the issuance of a certificate of occupancy, the legal non-conforming status shall terminate, and the property shall thereafter be subject to all current City Codes.

6. Continuance of Legal Uses. Legally permitted land uses in effect, or in operation, as of the date of local emergency, are able to recommence operations consistent with previous approvals. This section allows for an extension of the provisions of Section 20-54.070 if such uses recommence before the effective date of this ordinance.

7. Accessory Dwelling Units.

- a. General Provisions. Notwithstanding other provisions of this Zoning Code, an accessory dwelling unit within the –RC Combining District may be constructed and occupied prior to the construction of a single-family dwelling on the same parcel.
- b. Internal conversions. If a reconstructed residence is built to the previously permitted dimensions, without changing the footprint or square footage of the original residence, an accessory dwelling unit may be incorporated into the interior, consistent with State law, and shall receive expedited review. The extent of the accessory dwelling unit shall be identified in the building permit submittal. No impact fees are applicable.
- c. Detached Accessory Dwelling Unit. Construction of a new detached accessory dwelling unit shall be allowed with reconstruction of a single-family dwelling. Building permit applications for the new detached accessory dwelling unit will be processed based on application submittal date. Impact fees for new detached accessory dwelling units shall be as follows, or as otherwise approved by Council:

Unit Size (Square Feet)		Percentage of Standard Accessory Dwelling Unit Impact Fees Assessed
Larger Than	Up To	
<b>Internal Conversion</b>		0%
-	<b>750</b>	0%
<b>751</b>	<b>950</b>	25%
<b>951</b>	<b>1,200</b>	50%

8. Temporary housing. Temporary structures for habitation within the –RC combining district, including trailers, recreational vehicles, manufactured homes, tiny homes, and similar configurations are permitted on residential and non-residential parcels with a building permit and Zoning Clearance where zoning district development standards are met. Water, wastewater and electrical service shall be available on the site proposed for temporary housing structures unless an alternative source is approved by Santa Rosa Water.

- a. Water – To protect the public water system, the appropriate approved backflow device shall be required. Initial testing certification of backflow devices is

required and shall be performed by an entity as determined by the Director of Santa Rosa Water. Permit and connection fees shall be waived.

- b. Wastewater – To protect public health, connection to the wastewater system is required. The Director of Santa Rosa Water will determine the appropriate connection requirement. Permit and connection fees shall be waived.

A building permit application and Zoning Clearance shall be ~~issued~~ required administratively for temporary housing. All temporary structures shall be removed from the site prior to issuance of a certificate of occupancy for a permanent residence on site, or within three (3) years of building permit issuance, whichever is sooner. Application processing, review and inspection fees shall be waived. No impact fees are applicable.

- E. Planned Development Zoning Districts. Properties within the –RC combining district that have a base zoning district of Planned Development shall comply with the development standards of the policy statement for that district. Where the development standards in the Policy Statement are silent, or inconsistent with the current Zoning Code, the implementing standard zoning district consistent with the General Plan land use designation for the parcel(s) may be utilized, subject the determination of the Director of Planning and Economic Development. ~~Any required discretionary planning permits, including, but not limited to, conditional use permit, design review or hillside development permit, are hereby subject to review and approval by the Director of Planning and Economic Development. Discretionary planning permit fees shall be waived.~~
- F. Hillside Development. New structures within the –RC combining district that replicate pre-fire footprint and building height and which are designed in compliance with development standards set forth in Zoning Code Chapter 20-32, Hillside Development, ~~that would otherwise be subject to Zoning Administrator or Planning Commission review for Hillside Development,~~ are hereby subject to review and approval by the Director of Planning and Economic Development. Hillside Development application fees shall be waived. New development within the –RC combining district that increases pre-fire footprint by at least 10-percent or that otherwise increases visual or environmental impact, or a new land use on that portion of a site with a slope of 10-percent or greater, or any new structures within the –RC combining district that would otherwise require Planning Commission review for Hillside Development shall require Zoning Administrator review. Application fees shall apply.
- G. Design Review. New structures within the –RC combining district that are designed to support the same or a less intensive use than existed pre-fire, and which are in compliance with development standards pursuant to Zoning Code Chapter 20-52, and that further would otherwise be subject to Zoning Administrator ~~or Design Review Board~~ review pursuant to Zoning Code Section 20-52.030, are hereby subject to review and approval by the Director of Planning and Economic Development. Design Review application fees shall be waived. New structures within the –RC combining district that

are designed to support a more intensive or substantially different use than existed pre-fire, or that would otherwise require Design Review Board review pursuant to Zoning Code Section 20-52.030, are hereby subject to Zoning Administrator review. Application fees shall apply.

1. Structures rebuilt within the Oakmont Area shall be reconstructed within keeping of the neighborhood, substantially similar to the pre-fire design, and will be subject to approval of the Oakmont Homeowners Association.

H. At least ten (10) calendar days prior to taking action on any Design Review or Hillside Development Permit applications for replacement structures that vary from the originally permitted footprint or building height, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20.66.020(C)(1). No public hearing shall be required.

I. Final Map Requirements. New structures within the –RC combining district that would otherwise be subject to discretionary review with public hearing per the conditions of a Final Subdivision Map, are hereby subject to review and approval by the Director of Planning and Economic Development. Applicable discretionary permit application fees shall be waived.

1. Final maps may contain setbacks on the face of the map that are more restrictive than those published within the base zoning development standards in effect at the time of building permit application. Final maps may be amended through a Certificate of Correction to reduce the setbacks to align with the base zoning requirements, provided that the original setbacks were not a condition of the original unit construction and intended to mitigate an impact created by the original site development.

J. Land use, zoning or related Code provisions not addressed. Other than City Code provisions within the jurisdiction of the Director of Santa Rosa Water or the Board of Public Utilities, the Director of Planning and Economic Development shall have the authority to make determinations regarding the applicability of any land use, zoning or related City Code provision not addressed in this ordinance.

K. Duration of –RC combining district. Notwithstanding any other provision of the City Code, the provisions of the –RC combining district shall control and prevail ~~for a period of three (6) years the date of declaration of local emergency (October 9, 2017), until October 9, 2023,~~ until expiration on December 31, 2023 unless otherwise amended by subsequent action of the Council.

~~L. Mobilehome park conversions. City Code Chapter 6-67, Mobilehome Park Conversions, has specific requirements related to the conversion/closure of a mobile home park. These requirements do not address the closure of a mobile home park following a catastrophic natural disaster event such as the Tubbs and Nuns Fires of 2017 (the Fires). Mobilehome Parks that: (1) are located within the –RC Combining District; and (2) lost over 50% of their total units as a~~

~~result of the fires, may apply either the standards set forth in Chapter 6-67 or the standards set forth below, whichever is less restrictive, for preparation of a relocation impact report related to conversion/closure of a mobilehome park:~~

~~1. Findings and purpose.~~

~~a. Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, authorize the City to require an impact report and mitigation measures as a condition of conversion of an existing mobilehome park to another use or closure of a mobilehome park or cessation of use of land as a mobilehome park or the filing of a subdivision map application connected with a conversion of use for a mobilehome park.~~

~~b. The Council finds that unless mitigation measures are undertaken, the conversion, closure or cessation of use of mobilehome parks would have a substantial adverse effect upon park residents in terms of cost of relocation, scarcity of similar comparable housing within a reasonable proximity to the City, and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobilehome parks. Mobilehomes cannot be easily relocated due to the age of the homes, the cost of moving and relocation and the scarcity of vacant spaces in the vicinity. When a mobilehome in an existing park is sold, it is generally sold in place and not often moved from its location. Mobilehome owners have invested substantial sums in the acquisition, installation and maintenance of their mobilehomes. For most residents, these homes represent the owner's principal financial asset. One direct result of a change of use of a mobilehome park, unless mitigated, can be the destruction of the value of the mobilehome and difficulty in finding adequate replacement housing. Relocating park residents to an area in excess of 50 miles from their existing home creates special hardships, particularly for elderly residents, who need to be in proximity to their family, caregivers, medical care providers and social service support networks. A move in excess of 50 miles would disrupt these support resources, would jeopardize the jobs of those residents currently employed and would not constitute adequate replacement housing for such residents.~~

~~c. It is the purpose of the City Council in adopting this section to establish reasonable regulations in accordance with the authority granted by State law to mitigate the adverse effects of relocation upon mobilehome park residents who are confronted with a proposed change of use for their mobilehome park.~~

~~d. It is the purpose of the City Council in adopting this section to establish uniform procedures and standards for reasonable relocation benefits and assistance in the case of a conversion, closure or cessation of use of a mobilehome park so as to implement State law and so that the owners of mobilehome parks understand their rights and responsibilities. The requirements of this section are in addition to all other land use regulations which are applicable.~~

~~2. Definitions. As used in this section:~~

~~a. "Applicant" means the person, firm, entity or corporation applying for any conversion, change of use, closure, or cessation of use of land as a mobilehome park. If the owner of the controlling interest in a mobilehome park is not the applicant, then the applicant must provide evidence of the controlling owner's consent to the filing of the application.~~

~~b. "Housing specialist" means a person with expertise in assisting mobilehome owners and tenants in searching for replacement housing, in the valuation of housing, including mobilehomes, and in determining the reasonable cost of relocation.~~

~~c. "Mobilehome owner" means a person who owns and occupies a mobilehome within a mobilehome park as a primary residence.~~

~~d. "Mobilehome park" or "park" means any area of land within the City of Santa Rosa where~~

~~two or more mobilehome spaces are rented, or held out for rent, to accommodate mobilehomes used for human habitation.~~

~~e. —“Occupant” or “occupy” means either: (i) a person who resides within a mobilehome park at the time of preparation of the relocation impact report; or (ii) where a mobilehome park or portion thereof is rendered uninhabitable due to a man-made or natural disaster, a person who resided in a mobilehome immediately prior to the disaster.~~

~~f. —“Tenant” means a person who occupies a mobilehome within a mobilehome park pursuant to a bona fide lease or rental agreement with the mobile home park owner and who, during his or her tenancy, is not the owner or member of the immediate household of the owner of the mobilehome.~~

~~3. — Relocation impact report required.~~

~~a. — Any person who files an application with the City for a general plan amendment, rezoning, tentative map, conditional use permit or any other application for the purpose of converting a mobilehome park to a condominium, stock cooperative, or any other form of ownership wherein mobilehome spaces within the park are to be sold for residential use, or to change to another use, and any person who decides to close a mobilehome park or cease to use the land as a mobilehome park, shall file with the City a relocation impact report that complies with this section. No application shall be complete until the relocation impact report is filed. If the relocation impact report is prepared in anticipation of closing a mobilehome park and no other applications are filed with the City, only the relocation impact report shall be required to be submitted to the City.~~

~~b. — The relocation impact report shall be prepared by a consultant qualified to prepare the relocation impact report. The applicant shall be responsible for the selection of the consultant and all costs incurred in the preparation of the relocation impact report.~~

~~c. — Once the applicant has selected the consultant, the applicant shall notify the mobile home owners and tenants within 15 days that the relocation impact report is being prepared. The relocation impact report shall contain the following information:~~

~~(1) — A legal description of the property;~~

~~(2) — A map and a detailed description of the condition of the mobilehome park, including the nature and location of structures, landscaping, easements, utilities and other on-site improvements existing at the time of the preparation of the relocation impact report;~~

~~(3) — The names and addresses of all mobilehome owners and tenants occupying the park (including absentee mobilehome owners), as shown on the rental agreement for the mobilehome park spaces, to the extent such information is readily available to the applicant;~~

~~(4) — The date of manufacture of each occupied mobilehome within the park, the model and trade name of the mobilehome, length and width, number of bedrooms, and number identifying the mobilehome space being occupied, to the extent that such information is readily available to the applicant. No listing is required for mobilehome(s) owned by park owner, mobile homes that were destroyed as a result of a disaster or that have been removed from the mobilehome park prior to the preparation of the relocation impact report;~~

~~(5) — The number of spaces within the park, length of occupancy by the current occupant of each space and the current rent and utilities for each space, if the space is occupied and if the information is readily available to the applicant;~~

~~(6) — The total number of mobilehome owners and tenants occupying each space, identifying owner or renter occupancy and whether the mobilehome is the principal residence of the owner, if the space is occupied and if the information is readily available to the applicant;~~



- (7) ~~A description of the proposed new use and all discretionary approvals necessary therefor, if applicable;~~
- (8) ~~The proposed timetable for conversion, closure or cessation of use of the land as a mobilehome park and for obtaining other discretionary approvals for the proposed use, if applicable;~~
- (9) ~~The location of all comparable mobilehome parks within a 50-mile radius from the City limits, including the mobilehome park name, number of lots, number of vacancies, rent including utilities, policies, and restrictions on type of mobilehomes and residents accepted, amenities offered and proximity to services (bus stops, grocery stores, hospitals, etc.);~~
- (10) ~~A determination based on the information provided in subsections (c)(4), (5) and (9) of this section of the total number of occupied mobilehome units that are eligible to be relocated to a comparable mobilehome park, if any, provided, however, such information shall not be required for any mobilehomes that were destroyed as a result of a disaster, have been moved from the mobilehome park prior to the preparation of the report, or are owned by the mobilehome park owner;~~
- (11) ~~The estimated cost of relocating the mobilehomes identified in subsection (c)(10) of this section, if any, to available lots in mobilehome parks within the 50-mile radius. The cost of relocating shall include the costs of dismantling, packing, moving, reassembling, rebuilding and unpacking, as necessary, the mobilehome, all personal property, skirting, tie-downs and all other associated structures and property;~~
- (12) ~~An estimate of the fair market value and the replacement value of each mobilehome owned by a mobilehome owner and located in the park and all associated fixed property that cannot be relocated to a comparable mobilehome park, provided, however, such information shall not be required for any mobilehomes that were destroyed as a result of a disaster or have been moved from the mobilehome park prior to the preparation of the report. In determining fair market value and the replacement value, the consultant shall consider the mobilehomes in their current locations assuming the continuation of the mobilehome park in a safe, sanitary and well-maintained condition with competitive lease rates. The consultant shall specify the basis for a conclusion that any mobilehome cannot be relocated to a mobilehome park and the basis for determining the value of the mobilehomes;~~
- (13) ~~The availability and cost of rental housing of comparable size and quality within a 50-mile radius of the City limits for each mobilehome park tenant;~~
- (14) ~~A relocation plan, including a timetable for physically relocating the mobilehomes remaining in the mobilehome park as of the date of the relocation plan, other than those owned by the mobilehome park owner, payment of relocation assistance and purchase of mobilehome, if any;~~
- (15) ~~Proposed measures to mitigate the adverse impacts of the conversion upon the mobilehome owner as required in subsection (L)(9);~~
- (16) ~~A list of persons, agencies, firms and organizations with proven expertise in the fields of housing and relocation of persons displaced from housing. This list shall include the names, addresses, telephone numbers, and fee schedules of persons who are qualified as mobilehome movers and appraisers of mobilehomes. The information shall include an explanation of the services available to both mobilehome owners and tenants which the housing specialists can provide; and~~
- (17) ~~Any information which the Department of Community Development determines is necessary to address the specific issues raised by the application or the relocation impact report~~

and any information that may be necessary to implement provisions of this section.

4. — Notice and information meeting.

a. — Not less than 15 days prior to a public hearing before the City Council, the applicant shall transmit to each mobilehome owner and tenant occupying a mobilehome within the mobilehome park, a copy of the relocation impact report, a copy of this section, and notices of the dates, times and places of the public hearings and the informational meeting to be held pursuant to subsection (L)(4)(b) of this section.

b. — Not less than 14 days prior to the public hearing before the City Council, the applicant shall conduct not less than one informational meeting for the mobilehome owners and tenants of the mobilehome park regarding the status of the application for change of use and/or closure, the timing of the proposed relocation of mobilehome owners, and the nature of the relocation benefits the park owner proposes to make available, if any. A housing specialist(s) designated in the relocation impact report shall be present at such meeting, if the relocation impact report is required to identify a housing specialist.

5. — Notice to new residents. When an application or relocation impact report has been filed, the park owner shall advise each prospective new resident who proposes to occupy a mobilehome within the park in writing, prior to the execution of a rental agreement or commencement of such occupancy, whichever occurs first, that the application has been filed.

6. — Bankruptcy exemption. The provisions of this section shall not apply if it is determined that the closure of a mobilehome park or cessation of use of the land as a mobilehome park results from an adjudication of bankruptcy.

7. — Hearing on relocation impact report. The City Council shall hold a public hearing on the adequacy of the relocation impact report for all applications described in subsection (L)(3) and all filed relocation impact reports. Following the close of a hearing, the City Council may require as a condition to any application or determination of adequacy of the relocation impact report if there is no application, that the applicant take steps to mitigate the adverse impacts of the change of use, closure of the mobilehome park or cessation of use of the land as a mobile home park on the mobilehome owners and tenants, if any. The cost of such conditions shall not exceed the reasonable cost of relocation, after deducting any compensation or benefits received by the mobilehome owners and tenants from other sources, whether public or private, to compensate the mobilehome owners and tenants for displacement, damage or loss arising from the disaster.

8. — Determination and conditions — Relocation assistance.

a. — The City Council shall determine as to applications described in subsection (L)(3) what conditions are necessary to mitigate the adverse impact on the mobilehome owners' ability to find adequate housing and may impose such conditions upon any required approval of any such application. The cost of such conditions shall not exceed the reasonable cost of relocation after deducting any compensation received by the mobilehome owner or tenant from other sources to compensate the mobilehome owner or tenant for displacement or damage arising from the disaster, including but not limited to insurance proceeds, Federal Emergency Management aid, other governmental assistance, assistance provided by the owner and aid provided by philanthropic entities.

b. — The specific conditions of approval of an application or determination of adequacy of the relocation impact report if there is no application, shall be determined by the City Council with regard to the facts and circumstances of the particular application and may include:

(1) — Payment of relocation assistance to each mobilehome owner who occupies a mobilehome in the mobilehome park on and after the date the application or relocation impact report is filed

or an earlier or later date established by the City Council;

(2) — Payment of the cost of physically moving the occupied mobilehomes to a new site, including tear-down and setup of movable improvements such as patios, carports and porches, utility hookups; packing, moving and unpacking all personal property; and in-transit costs for meals, lodging and gas, if the mobilehomes are still located in the mobilehome park and not owned by the mobilehome park owner as of the date of the relocation impact report;

(3) — Payment to each mobilehome owner or tenant who resides in the mobilehome park on or after the date the application or relocation impact report is filed of a lump sum to compensate for payment of the first and last months' rent and any security deposit at the new mobilehome park or other acceptable rental housing;

(4) — Payment to each mobilehome owner or tenant who resides in a mobilehome in the mobilehome park on or after the date the application or relocation impact report is filed of a lump sum to compensate for any differential between rental rates at the closing mobilehome park and the new mobilehome park or other acceptable rental housing during the first year of the new tenancy;

(5) — Payments of all reasonable expenses incurred in moving to a new location, up to a maximum distance of 50 miles;

(6) — For mobilehome owners who are unable to reasonably relocate their mobilehome, payment for their mobilehome based on information contained in the approved relocation impact report, if the mobilehome remains in the mobilehome park as of the date of the relocation impact report;

(7) — Setting aside a certain number of affordable units for the mobilehome owners or tenants of the park, if the park is to be converted to another residential use; or providing a certain number of affordable units off-site, if the park is to be converted to a use other than residential.

c. — Notwithstanding anything set forth above, if the mobilehome owners or tenants and the applicant or mobilehome park owner have reached agreement on mutually satisfactory compensation or other benefits to address the impacts of the closure or change of use on the mobilehome owners or tenants, such agreements shall be deemed adequate for purposes of the relocation impact report.

9. — Obligation of applicant.

a. — After the date of approval of the relocation impact report, the applicant shall:

(1) — Use its best efforts so that not later than 30 days from the approval, the housing specialist(s), if one is required, makes personal contact with each mobilehome owner and tenant of the mobilehome park who has not reached an agreement with the applicant or mobilehome park owner and commence consultation to determine the proper relocation assistance to be provided, if any. The housing specialist shall give each mobilehome owner or tenant eligible to receive relocation assistance written notice of his or her relocation assistance;

(2) — Not later than four months from the approval, allow mobilehome owners and tenants eligible to receive relocation assistance, who are entitled to make selections between alternate benefits to make such selection in writing. The alternate benefits selected shall be submitted to the applicant on a form provided by the housing specialist.

b. — The date upon which any mobilehome owner or tenant is required to vacate such park or upon which the owner of any mobilehome is required to remove the mobilehome from the mobilehome park shall be not less than six months from the date of notice of termination of tenancy and not less than 35 days from the date of payment of any relocation benefits required by the approved relocation impact report, if the mobilehome owner or tenant still retains tenancy rights in the mobilehome park.

~~e. — No building permit shall be issued for development unless and until the applicant files a statement with the Planning and Economic Development Department made under penalty of perjury, that all relocation assistance payments required by the approved relocation impact report have been paid.~~

~~10. — Administration fee. The City Council may establish by resolution reasonable fees paid by the applicant to cover any costs incurred by the City in implementing this section.~~