Summary of Changes to City Code

The following provides a summary of proposed text amendments to City Code Title 20, Zoning, to add Chapter 20-35 Resilient City Measures, remove Chapter 20-16 Resilient City Development Measures, incorporate multiple sections of Chapter 20-16 into applicable sections of the Zoning Code, update multiple sections of the Zoning Code, and remove Section 20-28.100 Resilient City (-RC) Combining District. The summary also includes proposed text amendments to City Code Title 19, Subdivisions, to add the first and second Tubbs/Nuns Fire tentative map extensions that are currently located in Zoning Code Chapter 20-16. The specific Code language, showing the proposed edits, with proposed new language shown in green text and proposed deletions shown in red strikeout text.

The following has been organized into the categories identified in the associated staff report:

1. RESILIENT CITY STANDARDS:

The Resilient City Development Measures, Chapter 20-16, and Resilient City (-RC) Combining District, Section 20-28.100, will no longer exist as their own separate Chapter or Section. The Resilient City Development Measures provided additional standards for existing sections of the Code, examples include increasing areas of uses or reducing requirements for permitting. Standards from within Chapter 20-16 are proposed to be incorporated into the existing Zoning Code or removed entirely. Many of these efforts were found to be favorable from the community survey, developer feedback, and City department feedback. Information on each section of Chapter 20-16 is explained below. Additional changes were also needed across the Zoning Code to fully implement Chapter 20-35, Resilient City Standards, and are also summarized below.

Chapter 20-35 Resilient City Standards
This Chapter is the proposed updated version of the Resilient City (-RC) Combining District. The standards listed in the -RC District have been moved to this Chapter with proposed amendments to implement desired changes from staff and public feedback. The –RC District was created and updated to address the rebuild effort following the 2017 wildfires. As part of the development of the -RC District, those properties that were affected by the wildfires were rezoned to add -RC to their base zoning district.

The new Resilient City Standards is being proposed as a proactive way to address rebuilding following future hazards. As such, staff is recommending that the Combining District be eliminated in favor of the proposed new Chapter, and that all properties that were previously rezoned to include the -RC District be rezoned again to remove the Combining District and revert to only their base zoning district. With the language in proposed Chapter 20-35, any property that is impacted by a future hazard would be able to take advantage of the regulations

within the new Chapter, without the need to be rezoned to add a Combining District.

The provisions of the -RC District have been reworked into proposed Chapter 20-35 as follows:

- **Purpose of Chapter**
  The first Section draws from the purpose listed in the -RC Combining District and the Resilient City Development Measures. The City foresees the need for long-term standards that will strengthen its resiliency to hazards with provisions to assist with economic, housing, and other crisis-related needs.

- **Applicability**
  This section utilizes the new terminology provided in the Glossary to create triggers for when and how the Resilient City Standards apply and to whom.

- **Application of this Chapter**
  This section specifies six years as the length of time the Resilient City Standards shall apply to the affected people and property.

  Staff reviewed all parcels affected by the 2017 Tubbs/Nuns fire and found that 2,643 were damaged and rezoned to add the –RC Combining District. Looking at a 6-year period, by the end of 2023, 2088 parcels have a finaled Building Permit, 29 parcels currently have Temporary Occupancy, and 130 have active Building Permits under review. 70% of the affected parcels had building permits finaled within four years. By the end of 2023, 85% of the affected parcels have either applied for a building permit or have a building permit that was finaled or granted temporary occupancy. A deadline of six years to utilize the provisions allows the City to ensure rebuilding can be conducted in a manner beneficial to the City's growth while also remaining sensitive to the complexities surrounding rebuilding, such as insurance, lawsuits, and various other circumstances.

  - Because more than 6 years has passed since the Tubbs/Nuns Fire, those properties that were impacted by the fire would no longer qualify for Resilient City Standards.

  - The properties that were impacted by the Glass Fire would continue to qualify for Resilient City Standards until October 28, 2026. The affected parcels consist of 30 homes that were destroyed or determined to be uninhabitable, with 13 homes considered habitable but with damage.

- **Reconstruction and repair of damaged structures and allowed land**

uses

This section contains a large portion of the rebuilding measures that have been used for the wildfires since 2017. These include building permit expediting, reconstruction measures for nonconforming and conforming structures, construction provisions for building on private and public easements, continuance of nonconforming uses, and Planned Development standards. The information gathered from community outreach and City department feedback sessions informed the proposed amendments to this section. Many of the proposed changes have been conducted to ensure they fit within the new terminology and applicability methods of the Resilient City Standards.

- **Building Permit expediting**
  The action of Building Permit expediting, which was previously included in the -RC District language, was not brough forward into proposed Chapter 20-35. Building Permit expediting was possible following the 2017 wildfires through funding approved by the City Council to establish the Rebuild Center with third-party reviewers and contract employees. In the event of a Hazard, the Council would evaluate how to implement this process.

- **Removal of Fees**
  All information pertaining to fees have been removed. Fees are to be established through the City's Fee Schedule as set by the Council and not within the Zoning Code.

- **Continuance of Legal uses**
  This section was removed as it is not necessary to state that uses can continue as legally permitted. Permits run with the land, as stated in Zoning Code Section 20-54.070.

- **Planned Developments**
  The proposed language would clarify that properties that are zoned Planned Development (PD) are required follow the associated Planned Development Policy Statement for development standards.

- **Junior / Accessory Dwelling Units (ADUs/JADUs)**
  Provisions listed in this section for Accessory Dwelling Units (ADUs) are being removed. ADUs are unable to be constructed and occupied prior to Single Family Dwellings due to State law. The provisions for internal conversion are allowed with the already existing permit expediting standards. The standards previously used for detached ADUs in –RC District and the impact fees listed are policies and fees rather than Zoning Code standards.

- **Landscaping**
  Landscaping was a large issue in the –RC District as the City allowed the deferral of landscape plans submittal. Many property owners elected this process as they wanted to rebuild quickly. This can be an issue as landscaping is an integral part of the design of a parcel, not only visual effects but also for environmental impacts and fire safety. The City is required to follow the State requirements for Water Efficient Landscaping and the deferral of landscaping has led to unpermitted landscaping being installed that may not follow waste or fire safety regulations. The proposed amendment is to require landscaping submittals with rebuild permits when applicable.

- **Weed Abatement**
  The City currently has over 8,000 parcels that include the –RC Combining District, which are all at different stages of the building permit process. The proposed amendment would require these properties to follow the Weed Abatement ordinance as they can become hot spots for new hazards.

- **Final Map Requirements**
  This section is receiving minor proposed changes to fit within the new applicability of the Resilient City Standards.

- **Discretionary land use and zoning approvals**
  This is a new section with portions that already existed within the –RC District. The proposed amendments address issues with broadly allowing permit streamlining and provides additional permit streamlining measures in preparation for future hazards.

  - **Hillside Development**
    The –RC District reduced the review authority of permits from the Zoning Administrator to Director level, if the reconstruction was increasing less than 10% of the pre-fire footprint. Projects that were increasing greater than 10% of the pre-fire footprint, or increased visual or environmental impact, were delegated to the Zoning Administrator. Projects that were originally reviewed by the Planning Commission were reduced to the Zoning Administrator.

    This process is largely staying the same with minor proposed amendments to fit within the new Resilient City Standards, with additional changes related to when a project must receive Zoning Administrator review. This process received positive feedback from the community survey and City staff, which stressed the importance of keeping this streamlining process to assist with rebuilding of hillside communities.

- **Design Review**
  The –RC District reduced the review authority of permits from the Zoning Administrator to Director level and from the Design Review Board to the Zoning Administrator. The proposed amendments require rebuilding to follow applicable standards in the Design Section and the Design Guidelines as well as Objective Design Standards.

  The reduced review authority for Design Review received mixed feedback, as it both assisted with permit streamlining for rebuilding but also allowed the rebuilding of structures that do not necessarily follow the City's Design Guidelines, which are "guidelines" and not regulatory standards. The proposed amendments would allow for permit streamlining to remain, but ensures compliance with the City's objective design standards to address neighborhood compatibility, design and massing/articulation.

- **Landmark Alteration**
  The –RC District did not include any permit streamlining standards for parcels with the City's designated Preservation Districts. The original –RC language was created as a reaction to wildfires that did not affect any of these Districts, and therefore did not require the implementation of streamlining measures.

  The City foresees the need to implement streamlining standards for the Landmark Alteration Permit process in the event that properties within a Preservation District are impacted by a hazard. Further, responses to the community survey identified the need to provide such a process as part of the Resilient City update.

  City Staff received recommendations from the Cultural Heritage Board to ensure permit streamlining is included with the Resilient City Standards, while also following the Secretary of Interior Standards for Rehabilitation, Restoration, and Reconstruction for Treatment of Historic Properties.

  These standards are especially necessary as, according to the Secretary of Interior Standards, exact replications of structures are not allowed. Staff and the Cultural Heritage Board have proposed that projects are still required to demonstrate architectural compatibility with the Preservation Districts, but that they are also be required to demonstrate how damaged structures will be preserved. Additionally, residential and nonresidential projects that are on properties listed as contributors to the Preservation District will be reduced from Cultural Heritage Board review to the Zoning Administrator, with a requirement that the project receive concept

review by the Board. Residential and nonresidential projects that are noncontributors will be able to apply for a Building Permit after receiving concept review by the Board.

These projects will also be able to utilize the Resilient City Standards for nonconforming structures and nonconforming uses. Landmarks that are recognized locally, at the State level, or federally will remain within the Cultural Heritage Board purview.

The Cultural Heritage Board also recommended that, in cases of large-scale disaster, the City should conduct a study of the damages to determine the necessity to alter or remove the boundary of the Preservation District.

- **Creekside Development**
  The –RC District did not include any permit streamlining standards for parcels within creek setbacks. While many of the parcels that were impacted by the 2017 wildfires were near a creek, the Creekside Development standards were not detrimental to the rebuilding of Santa Rosa at that time.

  The City foresees the need to implement streamlining standards for creekside development as many properties are adjacent to, or near, a creek. The process allows structures to be rebuilt within the creekside setbacks if they follow pre-hazard conditions.

- **Temporary Housing**
  Temporary housing is currently allowed City wide as part of the Resilient City Development Measures, and does not need to be related to a natural disaster, with a Temporary Use Permit for a period of up to five years. For parcels within the –RC District, temporary housing is allowed for individuals who have been impacted by a hazard, with the issuance of a Zoning Clearance, for a period of up to three years.

  Temporary housing, which can include trailers, recreational vehicles, tiny homes and converted storage containers, has raised concerns with neighboring property owners, specifically as it relates to failed or failing utility connections, preserved reduction in property values, and potential crime. Of the 112 temporary housing projects approved, 25% have resulted in a code enforcement action.

  Proposed amendment includes limiting the applicability to those that are impacted by a hazard only. Further, the process would be through a Temporary Use Permit only, not a Zoning Clearance. A building permit is required for the review of the use, its associated structures, and utility connections. A Temporary Use Permit would provide staff with the ability to provide further review of site-specific details.

The timeline of the temporary housing is proposed to be three years, rather than five years, consistent with the current –RC District standards. The proposal for a timeline of three years was based on current permit practice. Of the 112 temporary housing projects approved following the 2017 wildfires, 81 were approved with a timeframe of three years, with the remaining 31 approved for five years, with many of the Building Permit associated with residential rebuilds finaled within the three-year period.

While the current Resilient City Development Standards allows for temporary housing for anyone, including those who have not been impacted by a hazard, the proposed amendment would clarify that temporary housing under Chapter 20-35 would be for individuals affected by a declared Hazard.

Additional standards for Noise, Setbacks, and Screening have been added to ensure neighborhood compatibility. The parking requirements can be removed if determined infeasible by the Director so as not to become a hindrance, as some properties may not have the space required. Applicants will now also be required to include circulation of the site with their submittal for multiple units. Additional standards have been added for what occurs with the termination of the use including removal of associated utility connections and returning the site to its original state. The number of allowable units has been updated to follow the density allowed within the Zoning Code and General Plan, as a majority of these were approved in single-family zoning districts.

The Resilient City Development Measures currently require that Temporary Housing with five or more units requires an on-site manager between 9 a.m. and 5 p.m.. This requirement received significant negative feedback, and, as a result, has been updated to require local contact standards and a mailed courtesy notice to neighbors.

- **Temporary Storage**
  Temporary Storage is a new proposed land use to further assist property owners with damaged property and/or eligible property and displaced people. The number of units is also limited to one per parcel with a duration of three years and is applied for through a Temporary Use Permit. The size of the structure is limited to 400 square feet. Many of the other standards are similar to Temporary Housing.

- **Land Use, Zoning, or related code provisions not addressed**
  This section will remain, with minor edits, as it equips the director of various departments with the flexibility to deal with issues that may arise from a hazard not covered in this Chapter.

2. PROCESS STREAMLINING:

Section 20-42.050 – Day care facilities
Proposed amendments from this section come from State law that aim to reduce permitting requirements for day care facilities and from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas.

Section 20-42.140 – Residential small lot subdivisions
This proposed amendment originates from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas.

Section 20-42.164 – Single Room Occupancy Facilities
This proposed amendment originates from the Resilient City Development Measures within Section 20-16.060, Reduced review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Additional changes are to help renumber the subsection due to the removal of the unneeded Subsection 'B', Location, as allowable zoning districts are already listed on the top of this section.

Section 20-42.190 – Emergency shelters
This proposed amendment originates from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Additional changes were created to align with the new Chapter 20-35, Resilient City Standards.

Section 20-50.020 – Authority for land use and zoning decisions
Changes were made to add Streamlined Design Review and to align with the changes to Section 20-54.060, Changes to an Approved Project. An additional change includes updating how the Zoning Administrator can elevate a project to a higher review authority.

Section 20-52.030 – Design Review
This section received updates largely from the Streamlined Design Review process that was implemented with the Resilient City Development Measures. Changes include:

- **Exempt Single Family Structures**
  Clarifying exempt structures due to changes in the naming conventions of housing types for single-family and multifamily.

- **Duplex and Half-plex**

Duplex and half-plex developments are proposed to be reviewed by the Director. This would retain the changes made through the Resilient City Development Measures, would continue to further the City's streamlining efforts for new housing production, and would implement State law related to reduced permitting requirements for housing.

- **Streamlined Design Review**
  The Resilient City Development Measures introduced the Modifications to Design Review process that reduced the review authority for Design Review for certain projects located within one of the City's Priority Development Areas. Staff received feedback through the community survey, developer outreach, and from the Design Review Board to inform the proposed amendments.

  The reduced review authority process, which was intended to provide more certainty and a faster timeline for housing development, was utilized by 30 projects since it was adopted in 2018, with two projects still under review. This resulted in a total of 2,846 residential units being approved, 1,173 of which will be affordable to lower income families. The two projects currently under review include 734 units.

  The timeline for approval was reviewed for all 30 of the noted projects, as well as 30 Major Design Review projects that were acted on by the Design Review Board, to compare the results.

  The City provides an estimated minimum review time for entitlement projects and lists 6 months for Major Design Review. However, that timeline depends on a variety of factors including application completeness, applicant responsiveness and City staff workload.

  In reviewing the processing time for the 30 projects that were processed through reduced review authority, the timeline was about 5 months on average. In contrast, the average processing time for the 30 Major Design Review projects that were analyzed was about 10 months.

  The Modification to the Design Review process is now proposed for incorporation into the Zoning Code as "Streamlined Design Review" and includes various changes to establish the standards and review authority level. This process is also proposed to be expanded to two categories, which include the Priority Development Areas (PDAs) and affordable housing projects Citywide. In order to be eligible for the reduced review authority outside of the PDAs, affordable housing projects would require 100% affordability for households making 50% or less of area median income (AMI), adjusted for family size.

  In addition, the changes include requiring that the Chair of the Design

Review Board, or their designee, be present at the Zoning Administrator hearing to address direction provided by the Board through the concept review process. This proposed change was requested by the Design Review Board.

Section 20-54.060 – Changes to an approved project
The Resilient City Development Measures added the Director level of review to the process of Changes to an Approved project and created a new notification process for these types of projects. The proposed amendments include changing the layout of Section 20-54.060 to add a table addressing the level of review. Change also include incorporating qualifications for the process, an updated to the required findings, and changes to the review authority for Mobile Food Facility use permits.

Section 20-62.030 – Filing and Processing of appeals.
This section was updated to fix numerical ordering and to add Streamlined Design Review. The Director level approvals included in the Resilient City Development Measures were also added to this table. This addition states that these projects will be appealable to the City Council, which was the process listed within the Resilient City Development Measures.

3. ECONOMIC VITALITY:

Section 20-42.210 - Mobile Food Facility (MFF)
This section incorporates changes from State law and the Resilient City Development Measures. The name of the land use was changed from Mobile Food Vending to Mobile Food Facility to follow State law and California Health and Safety Code. Additional changes include:

- **Land Use Tables**
  Mobile food vending was originally only allowed in the General Commercial (CG) Zoning District on a specific section of Sebastopol Road. The allowable zones were expanded with the -RC Combining District. The proposed amendments would allow mobile food facilities to be located in all of the City's commercial and industrial districts, with the approval of a Minor Use Permit.

- **Permits run with the land**
  The Zoning Code currently does not allow a Mobile Food Facility use permit to transfer to a new operator nor does the permit run with the land. Zoning Code Section 20-54.070 states that Use Permits shall run with the land, provided that the use remains in compliance with the Zoning Code.

  This section is proposed to be amended to now allow mobile food facility Minor Use Permits to transfer between operators with a Zoning Clearance and run with the land in compliance with Section 20-54.070. This would

remove a barrier of access and reduce staff time and permit fees.

- **City Departments and Divisions**
  The Zoning Code currently states that the only additional permits required for a mobile food facility, other than a Minor Use Permit, is from the Building Division and Fire Department. This amendment changes the language to be broader to cover permits in any City department.

- **Location**
  The location section was updated to reflect changes to the allowable zoning districts, and to identify the section of the City Code related to street vending.

- **Concentration**
  The Zoning Code currently has an overconcentration restriction for mobile food facilities, which was included to address potential impacts related to multiple mobile food vendors in a concentrated area. The City has received numerous requests to locate mobile food vendors together in certain areas to better align with business needs and customer access. As a result, and because concentration impacts can be addressed through the Minor Use Permit process, staff is recommending that the buffer of 200 feet between facilities be removed.

- **Hours of operation**
  This section is amended to eliminate the specific hours of operation, as they would be addressed through the Minor Use Permit for the project.

- **Standards and Design**
  This section includes multiple proposed amendments for standards and design that are within the Resilient City Development Measures and from the community survey and City staff feedback. The amendments include clearer application submittal requirements, compliance with the Zero Waste, Storm Water and Noise ordinances, and clarification of restroom requirements.

- **Sites with Multiple or New Mobile Food Facilities**
  These standards are proposed as new in order to help incorporate the “Permits run with the land” section of the Zoning Code. This section also allows sites to have multiple facilities that rotate during hours of operation and sets standards for sites with multiple facilities.

- **Existing Mobile Food Facilities**
  This section is amended to clarify that any previously approved Minor Use Permit will run with the land, and eliminates language related to the annexation of Roseland, which is no longer needed.

Section 20-52.040 – Temporary Use Permit
The Resilient City Development Measures increased the allowable duration of events and temporary auto sales, this change is included as a proposed amendment. Other changes include clarification of the removal of contractor's storage yard, allowing uses to exceed the allowed terms of a Temporary Use Permit through a Minor Use Permit, and stating information related to temporary housing and temporary storage in relation to the new Chapter 20-35, Resilient City Standards.

Title 19 Sections 19-28.270 and 19-28.280 – First and Second Tubbs/Nuns Fire Tentative Map Extensions
These sections are from the Resilient City Development Measures and are being added into City Code Title 19, Subdivisions. The map extensions are not applicable to any new projects at this time as they had a very specific timeline threshold of October 9, 2017. These sections are being memorialized for projects that were able to utilize them and to ensure the City has record of extensions.

4. ZONING CODE CONSISTENCY:

Chapter 20-16 – Resilient City Development Measures
Chapter 20-16 is proposed for removal and will no longer exist within the Zoning Code in this form as it is being added to the various section that already exist in the Zoning Code, as summarized herein.

Section 20-16.050 – Accessory dwelling units
This is a section within the Resilient City Development Measures that is proposed for removal. Accessory dwelling units (ADUs) are unable to be constructed and occupied prior to single family dwellings due to State law. The City does not have any different fees for the legalization of units to become ADUs, if a new fee were to be set then it would be done through the City's Fee Schedule.

Section 20-16.090 – Zoning Administrator meeting and hearings
This section is from the Resilient City Development Measures and is proposed for removal. Subsection 'A' is not needed within the Zoning Code. The ability for the Director to elevate a project from a Zoning Administrator public meeting to a Zoning Administrator public hearing is a proposed amendment to Section 20-60.080 - Director of Planning and Economic Development Department.

Section 20-16.100 – Appeal Fees
This section, which introduced reduced appeal fees for non-applicants for projects that are applied under the Resilient City Development Measures, would be eliminated. This reduced appeal fee has not been applied to any project to date, and any future fee changes would be addressed through the City's Fee Schedule.

Section 20-16.110 – Annual Review
This section, which requires an annual review of Chapter 20-16, Resilient City Development Measures, is proposed to be eliminated.

Section 20-16.120 - Continuance of nonconforming uses
This section is from the Resilient City Development Measures and is proposed to be eliminated as it is already addressed in Zoning Code Chapter 20-61, Nonconforming Uses, Structures and Parcels.

Section 20-28.100 – Resilient City Combining District (-RC)
This proposed amendment removes Section 20-28.100, Resilient City Combining District, due to the creation of Chapter 20-35, Resilient City Standards. This amendment will coincide with the rezoning of 8,383 parcels out of the –RC Combining District to remove the district from the Zoning Map.

Title 20 Division 1 – Zoning Code Applicability
This proposed amendment indicates the removal of Chapter 20-16 from Title 20.

Title 20 Division 3 – Site Planning and General Development Regulations
This proposed amendment indicates the addition of Chapter 20-35, Resilient City Standards, to Title 20.

Section 20-10.050 – Applicability of Zoning Code
This section has one proposed amendment to align with the updates to Section 20-54.060, Changes to an approved project.

Section 20-34.050 - Landscape Standards
In addition to the proposed new Landscape requirements for rebuilds, the section of the Zoning Code that requires landscaping Citywide would be updated to address standards for the Wildland Urban Interface (WUI), to ensure these areas of the City are following California Building and Fire Code.

Section 20-36.040 – Number of parking spaces required
This section has proposed amendments to align with the housing classification changes to single family and multifamily.

Section 20-60.090 – Zoning Administrator
This section would be amended to clarify the Zoning Administrator's authority to elevate a project to the higher review authority.

Section 20-60.080 - Director of Planning and Economic Development Department
This section lists the duties and authority of the Director. Changes include providing the Director with the ability to elevate a Zoning Administrator public meeting to a public hearing, or to a higher review authority to consolidate multiple entitlements.

Section 20-61.020 - Nonconforming uses
This section would be amended to direct users of the Zoning Code to Chapter 20-35, Resilient City Standards, for nonconforming uses affected by a Hazard.

Section 20-61.030 - Nonconforming structures
Minor edits are proposed to this section to comply with proposed new Chapter 20-35, Resilient City Standards.

Section 20-61.050 - Exemptions
This section includes minor amendments to comply with proposed new Chapter 20-35, Resilient City Standards, as well as for the updated housing type classifications for single family attached and detached.

Table 2-2 in Section 20-22.030 - Residential district land uses and permit requirements
The proposed amendments originate from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Changes include reduced permitting for certain uses and updating the land use table for the housing classification changes. New land use additions to this table include Duplex, Half-Plex, and Emergency Shelter – 10 or fewer beds, Single Room Occupancy Facility, Single-family attached, and Mobile Food Facility.

Table 2-6 in Section 20-23.030 - Commercial district land uses and permit requirements
The proposed amendments originate from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Changes include reduced permitting for certain uses and updating the land use table for the housing classification changes. New land use additions to this table include Commissary, Duplex, and Half-Plex.

Table 2-10 in Section 20-24.030 - Industrial district land uses and permit requirements
The proposed amendments originate from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Changes include reduced permitting for certain uses and updating the land use table for the housing classification changes. New land use additions to this table include Child Dare care Large and Small Day Care Home, Commissary, Duplex, Half-Plex, and Mobile Food Facility.

Table 2-12 in Section 20-26.030 Special purpose district land uses and permit requirements

The proposed amendments originate from the Resilient City Development Measures within Section 20-16.060, Reduced Review Authority for Certain Uses, which was created to reduced permitting requirements Citywide, within Priority Development Areas. Changes include reduced permitting for certain uses and updating the land use table for the housing classification changes. New land use additions to this table include Duplex, Half-Plex, and Mobile Food Facility.

Section 20-70.020 Definitions of specialized terms and phrases
New and amended definitions of specialized terms and phrases within the Zoning Code Glossary were required in order to incorporate changes from the Resilient City Development measures and to draft proposed Chapter 20-35, Resilient City Standards. Clarity of what these terms mean is required to understand the provisions listed within the Resilient City Standards. New terms are also included for housing annual reporting and compliance with State law. The proposed new and amended words and phrases are as follows:

- **Commissary**
  This term is being added as a result of recent changes in California State Law for Mobile Food Facilities. This has also been added to the various land use tables for permitting processes.

- **Damaged Property**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. This term is for properties that have been affected by a Hazard and need to be reviewed by an appropriate professional or agency for damages.

- **Displaced Person**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. A Displaced Person is a term for those who have been displaced because of a Hazard.

- **Duplex**
  Existing term that received an updated definition due to the changes of housing classification types within the Zoning Code for housing reporting. This is a multifamily dwelling type of land use.

- **Eligible Property**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. This applies to properties that have been reviewed by an appropriate professional or agency and can now proceed with rebuilding and habitation.

- **Half-Plex**
  A new term added due to the changes of housing classification types within the Zoning Code for housing reporting. This is a Single Family

Attached type of land use.

- **Hazard**
  This term was created to establish the parameters for the new Resilient City Standards for people and properties affected by Hazards. This definition includes several types of Hazards and the term was selected to match the General Plan Existing Conditions report and the Local Hazard Mitigation Plan for Santa Rosa.

- **Mobile Food Vendor**
  An existing term that was updated due to the State Law changes related to the Mobile Food Facility term.

- **Mobile Food Facility (MFF)**
  This term was previously Mobile Food Vending. This term was updated to match State law and the California Health and Safety Code.

- **Mobile Home**
  This term was updated for State housing reporting and to match building code definitions.

- **Multifamily dwelling**
  This definition was updated to match State housing reporting and classification types. This change helps classify Single Family Attached as its own housing classification and land use.

- **Primary Residence**
  This definition was added to help establish the parameters of the new Resilient City Standards. This definition is utilized by the California State Board of Equalization.

- **Priority Development Area (PDA)**
  A new definition and image were added with the Resilient City Development Measures that are being incorporated into the Zoning Code. These areas are established by the Metropolitan Transportation Commission/ Association of Bay Area Governments (MTC/ABAG). PDAs in the City include the Downtown Station Area, Mendocino Avenue Corridor, Santa Rosa Avenue Corridor, North Station, Roseland, and Sebastopol Road Corridor.

- **Property Owner(s) with Damaged Property and/or Eligible Property**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. This term is for those whose property has been property has been affected by a Hazard.

- **Rowhouse**

This term was removed as it is no longer within the California Building Code.

- **Single Family Attached (SFA)**
  This is a new term that was established for clarification purposes related to State housing reporting requirements. Previously this land use was listed within the Multifamily dwelling definition and has been separated to be its own land use.

- **Single Family Detached (SFD)**
  This is an existing term that was updated to help establish Detached and Attached types of Single-Family dwellings as separate land uses for State housing reporting.

- **Temporary Housing**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. Temporary Housing was introduced into Santa Rosa with the Resilient City (-RC) Combining District and the Resilient City Development Measures as a way for those who were displaced by the wildfire or impacted by the housing crisis to continue to have housing in Santa Rosa. The term is now being added to the Zoning Code Glossary.

- **Temporary Housing Local Contact**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. This is a term utilized in conjunction with Temporary Housing projects that have five or more units.

- **Temporary Storage**
  A new term to help establish the parameters of the new Resilient City Standards for people and properties affected by Hazards. Temporary Storage is a new land use being implemented with the Resilient City Standards to further assist those who could be impacted by a hazard by allowing storage on eligible property for any belongings that were saved from the hazard or new belongings that are acquired as people prepare to return to their property.

- **Townhouse**
  This definition was updated to match the changes in housing type classifications for single-family and multifamily.