



**Senior Housing (-SR) Combining District for  
Mobile Home Parks**

Citywide

---

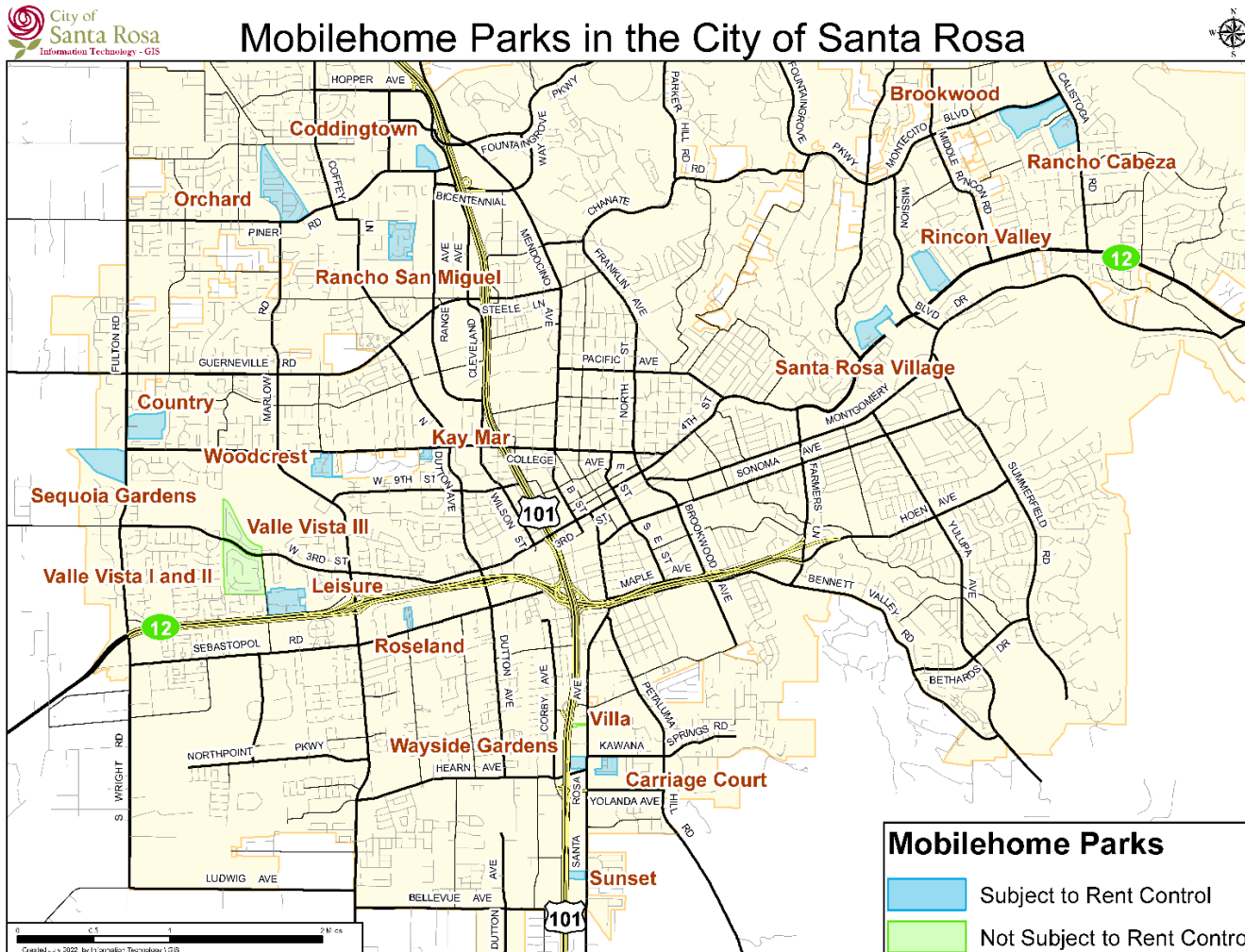
October 8, 2024

Christian Candelaria, City Planner  
Planning and Economic Development

- Community request to add a Senior Housing (-SH) Combining District to 12 mobile home parks which operate as senior parks

- In October 2012, as a result of litigation, the City Council adopted an ordinance amending the Zoning Code to add a Senior Housing (-SR) Combining District
- Mobile home park residents have attended numerous City Council meetings requesting that the City initiate a rezoning to add the -SH Combining District to mobile home parks within the City

# Map of Mobile Home Parks



# Mobile Home Park Information

	Name	Address	Spaces	Household
1	Brookwood	7000 Montecito Blvd.	201	55+
2	Carriage Court	250 Kawana Springs Road	74	55+
3	Coddington	801 Piner Road	117	All Ages
4	The Country	1180 Fulton Road	178	55+
5	Kay Mar (Resident-owned Park)	515 W. College Avenue	33	55+
6	Leisure Park	2185 Occidental Road	182	All Ages
7	The Orchard	1945 Piner Road	233	55+
8	Rancho Cabeza	677 Calistoga Road	150	55+
9	Rancho San Miguel	2665 Hardies Lane	141	55+
10	Rincon Valley	4671 Circle Drive	230	55+
11	Roseland	1355 Sebastopol Road	68	55+
12	Santa Rosa Village	4001 Sonoma Highway	170	55+
13	Sequoia Gardens	433 Fulton Road	191	55+
14	Sunset	2963 Santa Rosa Avenue	53	All Ages
15	Wayside Gardens	2389 Santa Rosa Avenue	49	All Ages
16	Woodcrest	1123 Woodcrest Drive	84	55+
	<b>Total Spaces</b>		<b>2,154</b>	
<b><u>55+ Mobile Home Park Information: 1753 spaces and 12 Mobile Home Parks</u></b>				

## Senior Housing (-SH) Combining District

- A combining district designation added to the base zoning of a parcel (MH -> MH-SH)
- Existing Combining District - 80% of units are required to be occupied by at least one person who is 55 or older
- Senior Housing Regulatory Agreement with the Housing Authority
- Biennial Verification of Occupancy

The following comes from the 2023-2031 Housing Element:

- 2022 Santa Rosa Housing Survey indicated the need for affordable senior housing
- Housing Needs Assessment indicated the need to support senior households
- Citywide there are 1,119 deed restricted affordable units for seniors and 20,634 units occupied by seniors
- Goal H-3: Support special needs housing
- Program H-25: Housing for Extremely Low-Income Households
- Program H-26: Housing for Senior Households

- Senior Housing overlay would restrict 12 Mobile Home Parks to be 80% occupied by at least one resident that is age 55+
- Keeps lower cost mobile home units available to seniors
- Any additional standards requested by Council would need to be added to the Zoning Code through Zoning Code text amendment



## **Prior to Council Action**

- Outreach to Residents and Mobile Home Park Owners
- Research
- Draft Zoning Map Amendment
- Draft Zoning Code Text Amendment

## **After Council Ordinance**

- Initial age verification of residents
- Senior Housing Regulatory Agreements recorded against property
- Biennial Verification of Occupancy by all residents

- **Benefits:**
  - Preserves units for Seniors
  - Modular units that are generally available at a lower cost
- **Challenges:**
  - Short-term staffing impacts
    - Development of policy and ordinance (PED)
  - Long-term staffing impacts
    - Policy implementation and administration (HCS)
  - Property owner concerns
    - Compliance with regulatory agreement
    - Limits future development potential in the event of a park closure (unless sites are rezoned)

- Current litigation pending in Petaluma and Cotati related to mobile home parks
- Santa Rosa City staff is currently tracking both and will provide updates to the Council as it becomes available

# Environmental Review

## California Environmental Quality Act (CEQA)

---

The request for the City Council to provide direction for a Study Session is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

It is recommended by the Planning and Economic Development Department that the Council hold a Study Session to provide direction to staff on whether to proceed with a Senior Housing (-SH) Combining District for 12 existing mobile home parks, pending resolution of related local litigation.