

Senior Mobilehome Overlay District Ordinance

CITY COUNCIL MEETING – OCTOBER 2, 2023

What is an Overlay District?

The "Zoning Code" sets rules on how we use land in Petaluma: residential, commercial, or both...

Amends the City's Zoning Code

Adds rules to certain areas of the City

For example: a rule that sets a 55+ age requirement for a certain residential area...

Districts can only be changed by City Council

Fair Housing Act “Senior Exemption”



**80% of
spaces** must be
occupied by
1 person aged
55-years or older

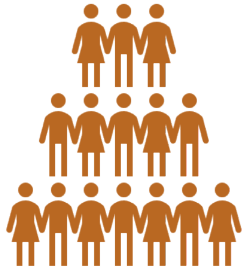


Publish and adhere to
“Senior” policies and
procedures



Comply with HUD
verification
requirements

Senior Mobilehome Overlay District: Requirements



80% of spaces must be occupied by 1 person aged 55-years or older



All signage, advertising, park rules, and rental agreements **must state** it's a senior mobilehome park



Certification **every two years** by the park owners to ensure compliance

Parks included in the overlay

Park	Address
Leisure Lake	300 Stony Point Road
Petaluma Estates	901 N. McDowell Blvd
Royal Oaks	750 Wood Sorrel Dr.
Cottages of Petaluma	576 N. McDowell Blvd.
Youngstown	911 N. McDowell Blvd.



Leisure
Lake MHP

Corona Rd

Sonoma Mountain Pky

N McDowell Blvd

Youngstown
MHP

Petaluma
Estates MHP

Royal
Oaks MHP

Maria Dr
Cottages of
Petaluma MHP

Petaluma Blvd N

Rainier Ave

General Plan Conformance and Consistency with Public Necessity, Convenience, and General Welfare Findings

General Plan Conformance. In accordance with Sections 25.010 and 25.070(A) of the City's Implementing Zoning Ordinance, the proposed amendments to the IZO are in general conformity with the General Plan 2025 in that these amendments do not change the general character or impacts of current zoning regulations and implement the General Plan.

- Program 18: Preservation of At-Risk housing
- Program 24: Senior Housing Options
- 6-P-24: Recognize the unique needs of Petaluma seniors

Welfare Consistency. In accordance with Section 25.070(B) of the IZO, the proposed amendments are consistent with the public necessity, convenience, and welfare in that they to preserve and protect the existing senior mobilehome parks in the City and discourage their conversion to family parks. In doing so, the City aims to uphold its commitment to providing a diverse range of housing options and ensuring that senior citizens can age with dignity, respect, and a strong sense of community in the place they have called home for many years.

California Environmental Quality Act Compliance

- Amending the City's Implementing Zoning Ordinance to add Section 5.060 establishing a Senior Mobilehome Park Overlay District is exempt from the California Environmental Quality Act (CEQA) in accordance with the analysis in Attachment 2.
- CEQA Guidelines Section 15269 (**emergency exemption**)
- CEQA Guidelines Section 15301 (**existing facilities**)
- CEQA Guidelines Section 15305 (**minor alterations in land use**)
- CEQA Guidelines Section 15061(b)(3) (**Common Sense**)

Recommendation

It is recommended that the City Council introduce and adopt an Ordinance Amending Chapter 5 of the Petaluma Implementing Zoning Ordinance to Add Section 5.060 Establishing a Senior Mobilehome Overlay District and Authorizing a Zoning Map Amendment to Zone Five Existing Self-Designated Senior Mobilehome Parks to Create a Senior Mobilehome Park Overlay District.

Questions?
