

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** October 4, 2023

**To:** Mayor and Town Council  
**From:** Patrick Streeter, Community Development Director  
**Subject:** Extension of the Provisions of Zoning Ordinance Chapter 27.38: Temporary Housing Measures for Recovery from the Nuns and Tubbs Fires

**Recommendation to Council:**

By at least a four-fifths vote, adopt an urgency ordinance measure, pursuant to California Government Code Section 65858, extending the provisions of Zoning Ordinance Chapter 27.38: Temporary Housing Measures for Recovery from the Nuns and Tubbs Fires for 18 months.

**Strategic Plan Element:**

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

**Background:**

On December 6, 2017, the Town Council adopted an interim Ordinance 2017-320 as an urgency measure pursuant to California Government Code Section 65858. The ordinance established temporary regulations to allow temporary housing units on properties zoned for residential and commercial uses for people who were displaced by the 2017 fires and/or workers who were assisting with recovery and rebuilding efforts.

On January 11, 2018, the Town of Windsor Administrative Hearing Officer approved Notice of Decision 127-18, approving seven temporary housing units at 6127 Old Redwood Highway for people displaced by the Fires or workers involved in recovery and reconstruction efforts, pursuant to Zoning Ordinance Chapter 27.38. Building permits were subsequently approved for five cottages and two recreational vehicles (RVs) and all units were occupied by persons or households displaced by the Fires.

On January 17, 2018, the Town Council adopted interim Ordinance 2018-321 as an urgency measure, pursuant to California Government Code Section 65858, extending the temporary zoning regulations for a 10-month and 15-day period to allow time for staff to study and prepare a permanent ordinance responding to the urgent need to provide housing for those displaced by the fires and for the workforce needed for the rebuilding effort.

On March 7, 2018, the Town Council adopted Ordinance 2018-322, amending the Zoning Ordinance to provide for temporary housing units to accommodate people displaced by the fires and/or workers involved with the rebuilding efforts. This ordinance was set to expire on December 31, 2019.

On November 7, 2018, the Town Council adopted Ordinance No. 2018-329, extending the provisions of Zoning Ordinance Chapter 27.38: Temporary Housing Measures for Recovery from the Nuns and

Tubbs Fire, to December 31, 2023.

**Discussion:**

When the temporary fire recovery housing policies were going through the planning process, numerous property owners and other individuals expressed interest in developing such housing opportunities. However, few fire recovery housing units were ultimately established. There are seven fire recovery units at the “Old Red Fire Recovery Village” located at 6127 Old Redwood Highway, which is managed by Homes for Sonoma. All seven units were occupied until recently, when one of the residents secured permanent housing elsewhere. The remaining residents have not been able to find affordable housing in the area. However, there are many affordable housing projects under construction that will provide more opportunities within the next year and beyond. Homes for Sonoma has committed to continuing to manage the Old Red Fire Recovery Village units if an extension is granted (see Attachment 2).

If adopted as an urgency measure by a four-fifths vote of the Council, the proposed ordinance would extend the temporary housing regulations for fire recovery by 18 months, expiring on June 30, 2025.

**Fiscal Impact:**

The requested action would not have a fiscal impact on the Town’s general fund. The amount of staff time and department resources required to review and process permit applications for temporary housing is not expected to be significant.

**Environmental Review:**

The recommended action has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(4) regarding actions to mitigate or prevent an emergency, and CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alterations to Land).

**Attachment(s):**

- 1. Urgency Ordinance  
[Exhibit A - Zoning Ordinance Chapter 27.38](#)
- 2. Homes for Sonoma Request for Extension
- 3. Letters from Tenants
  - [12.3 Correspondence Received \(Distributed 2023-10-03\)](#)
  - [12.3 Urgency Ordinance - PowerPoint \(Distributed 2023-10-03\)](#)
  - [12.3 Correspondence Received \(Distributed 2023-10-04\)](#)

**Prepared by:**

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**Reviewed by:**

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**Recommended by:**

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Town Manager