

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING  
SETTING OF HOUSING ALLOCATION PLAN FEES FOR 1020 JENNINGS AVENUE  
COMMONLY REFERRED TO AS RANGE RANCH FOR A PERIOD OF ONE YEAR

WHEREAS, on July 19, 2012, the City of Santa Rosa Design Review Board adopted a Mitigated Negative Declaration (4-0-1) for the Range Ranch multi-family residential housing development, and approved Preliminary and Final Design Review (4-0-1), and a Conditional Use Permit (4-0-1), for this project which proposed to construct 270 apartments, an on-site community center and pool on (approximately) 11 acres and dedicate (approximately) 2.3 acres for a Neighborhood Park adjacent to the apartment site; and

WHEREAS, on September 25, 2012, the City Council adopted Ordinance 3995 which authorized the deferment of development impact fees from the time of building permit issuance, to no later than the final inspection/occupancy of a new building or development; and

WHEREAS, the Community Development Department is finalizing an analysis of the Housing Allocation Plan (HAP) fees to determine their effectiveness and consistency with state and federal housing law. The results of this analysis are in review and could result in changes to the City's HAP fee schedule; and

WHEREAS, Wolff Enterprises II LLC has proposed an agreement to delay payment of the impact fees for the Range Ranch project, including the HAP fees. Included in this request is a request to fix the HAP fee amount required for the Range Ranch project for a period of one year to provide greater certainty in the financial costs associated with the development of the project given the City's ongoing review of the HAP Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds that the request to determine and set the amount of the HAP fees for a period of one year from the date of the approval of this resolution is a reasonable request given the scale, complexity and cost associated with the development of the Range Ranch project as well as the potential for the HAP fees to change while the project is under construction.

BE IT FURTHER RESOLVED that the Council of the City of Santa Rosa, based on the information and materials presented, including the staff report and testimony, hereby approves setting HAP fees for the Range Ranch project as part of the Agreement to Pay Development

Impact Fees, which will include a provision to fix the HAP fee amount for one year, and authorizes execution of same by the Director of Community Development on behalf of the City per the allowances of Ordinance 3995.

IN COUNCIL DULY PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney