
Temporary Housing Development Impact Fees Zoning Code Text Amendment

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- Zoning Code text amendment to add Section 20-16.030(E), Impact Fees
 - ✓ Address waiving of capital facilities, housing and parks impact fees for temporary housing

- April 10, 2018: Council adopted Chapter 20-16, Resilient City Development Measures
 - ✓ Sections 20-16.010 – 20-16.050
 - ✓ Temporary housing and structures, and ADUs
- May 22, 2018: Council adopted Sections 20-16.060 through 20-16.110
 - ✓ Reduced review authority

- Temporary Housing: waives water/wastewater connection and demand fees only
- First application received for a 14-unit temporary housing project
 - ✓ capital facilities and parks impact fees total \$162,000
- Omitting a waiver of capital facilities, housing and park impact fees was an oversight

- Proposal:
 - ✓ Waive capital facilities, housing and parks impact fees for temporary housing under this chapter
 - ✓ Require an agreement from the property owner to assure termination of the use at the expiration of the Temporary Use Permit

- Notice in Press Democrat
- Notice e-mailed to Community Advisory Board
- Posted at City Hall
- Website: <https://srcity.org/2802/Resilient-City-Development-Measures>

- Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
 - ✓ CEQA Section 15061(b)(3) – common sense exemption
 - ✓ CEQA section 15273 – establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies

- Amendments to the Zoning Code are required to be reviewed by the Planning Commission
- However, Commission does not have authority to take action on City fees
- The proposed amendment is related to impact fees only, as such, recommendation by the Commission is not required

It is recommended by the Planning and Economic Development Department that the Council:

- Introduce an ordinance amending Title 20 of the Santa Rosa City Code, adding Section 20-16.030(E), Impact Fees, to Chapter 20-16, Resilient City Development Measures, to address waiving of capital facilities, housing and parks impact fees for temporary housing.

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