

RESOLUTION NO. RES-2017-252

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REDUCTION IN THE SOUTHEAST AND SOUTHWEST AREA DEVELOPMENT IMPACT FEES FOR ACCESSORY DWELLING UNITS

WHEREAS, Santa Rosa faces a significant shortage of housing, particularly that available for moderate and lower income families; and

WHEREAS, in 2016, the City Council approved the Housing Action Plan, and its constituent programs to address how Santa Rosa can increase housing production, achieving a goal of “housing for all”; and

WHEREAS, the Housing Action Plan identifies policies to incentivize “affordable by design” housing that is smaller in scale, efficiently designed and relatively cheap to construct; and

WHEREAS, the Housing Action Plan directs staff to evaluate financial obstacles and reduce development costs of accessory dwelling units; and

WHEREAS, staff has recommended that the Southeast and Southwest Area Development Impact fees for accessory dwelling units be assessed as follows:

Unit Size (Square Feet)		% of Proposed Fees Assessed
Larger Than	Up To	
Internal Conversion		0%
-	750	0%
751	950	25%
951	1,200	50%

WHEREAS, the reduction in impact fees for accessory dwelling units has been reviewed in compliance with the California Environmental Quality Act (CEQA), and has been found to be statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15273, which exempts the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares and charges by public agencies. The project is also exempt under the general rule, Section 15061(b)(3), that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds and determines that the reduction in the Southeast and Southwest Area Development Impact fees for accessory dwellings, set forth above, supports the goals and recommendations of the Housing Action Plan to facilitate development of long-term workforce housing.

BE IT FURTHER RESOLVED that the Council approves a reduction in the Southeast and Southwest Area Development Impact fees for accessory dwelling units as identified herein.

IN COUNCIL DULY PASSED this 19th day of December, 2017.

AYES: (6) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Olivares, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (1) Council Member Sawyer

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney