

RESOLUTION NO. RES-2017-236

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REDUCTION IN THE CAPITAL FACILITIES AND PARK IMPACT FEES FOR ACCESSORY DWELLING UNITS – FILE NUMBER REZ17-006

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 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 recommends a reduction in the Capital Facilities and Park Impact fees for accessory dwelling units, as set forth below:

| Unit Size (Square Feet) | | Percentage of Impact 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, because the fees will facilitate implementation of California Government Code 65852.1 and 65852.2, the project is statutorily exempt from CEQA per Section 15282(h).

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds and determines that the revised impact fees for accessory dwellings support the goals and recommendations of the Housing Action Plan to facilitate development of long-term workforce housing.

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BE IT FURTHER RESOLVED that the Council of the City of Santa Rosa approves a reduction in the Capital Facilities and Park Impact fees for accessory dwelling units as identified herein.

IN COUNCIL DULY PASSED AND ADOPTED this 5th day of December, 2017.

AYES: (7) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Olivares, Sawyer, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
Deputy City Clerk Mayor

APPROVED AS TO FORM:

City Attorney