

City of Sebastopol

Resolution No. 6173

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL MODIFYING CALCULATION OF
SELECTED HOUSING IMPACT FEES**

WHEREAS, the City of Sebastopol has adopted a number of 'impact fees' assessed on new development projects to ensure that such development fairly contributes to the cost of capital improvements needed to support and serve such development; and

WHEREAS, as documented by the General Plan Existing Conditions Report and other analyses, Sebastopol and the Bay Area region face significant housing affordability and availability issues, and the City's Housing Element contains a number of policies to work at addressing these issues; and

WHEREAS, the City's Housing Element Action G-8 specifically calls for reducing fees for smaller types of housing, and to review fee structures based on square footage, number of bedrooms, or valuation to ensure that such fee structures are equitable; and discussions at the meetings of the City Council's Housing Subcommittee supported such an approach; and at the November 21, 2017 Council meeting, the City Council provided general direction to move forward with consideration of modifications; and

WHEREAS, smaller dwelling units have a lesser environmental impact, and providing incentives for their development promotes the City's environmental objectives; and

WHEREAS, it is appropriate that the City consider modifications to the calculation of impact fees to appropriately assess housing development projects, including smaller housing units that may have lesser impacts; and

WHEREAS, new or increased impact fees would require a comprehensive nexus study prior to their adoption, and at this time the City of Sebastopol does not propose to increase such fees, nor to create new such fees, and will maintain existing fees established by prior City Council resolutions Numbers 4840, 4841, 5352, 5356, and 5485, but will reduce selected fees for specified types of housing projects as set forth herein.

NOW, THEREFORE, BE IT RESOLVED that the City of Sebastopol:

1. For the Wastewater Retrofit Impact Fee, assess the full specified fee for single family and multi-family dwellings of 1,500 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,500 square feet of floor area) times (full fee).
2. For Traffic Impact Fees,

- a. Assess the full specified fee for single family and multi-family 1- or fewer bedroom dwellings of 800 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (800 square feet of floor area) times (full fee).
 - b. Assess the full specified fee for single family and multi-family 2- bedroom dwellings of 1,100 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,100 square feet of floor area) times (full fee).
 - c. Assess the full specified fee for single family and multi-family 3- or more bedroom dwellings of 1,500 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,500 square feet of floor area) times (full fee).
3. For Park In-Lieu Fees,
- a. Assess the full specified fee for multi-family 0-bedroom dwellings of 600 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (600 square feet of floor area) times (full fee).
 - b. Assess the full specified fee for single family and multi-family 1-bedroom dwellings of 800 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (800 square feet of floor area) times (full fee).
 - c. Assess the full specified fee for single family and multi-family 2-bedroom dwellings of 1,100 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,100 square feet of floor area) times (full fee).
 - d. Assess the full specified fee for single family and multi-family 3- or more bedroom dwellings of 1,500 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,500 square feet of floor area) times (full fee).
4. For Water Connection Charges: Residential – Single Family, Duplexes, Triplexes, and Multi-Family Residential: assess the full specified fee for dwellings of 1,500 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,500 square feet of floor area) times (full fee).
5. For Fire Sprinkler System Connection Charge: assess the full specified fee for dwellings of 1,500 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,500 square feet of floor area) times (full fee).
6. For Sewer Connection Charges for Each Additional Dwelling Unit Category:
- a. Assess the full specified fee for single family and multi-family 1-bedroom dwellings of 800 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (800 square feet of floor area) times (full fee).

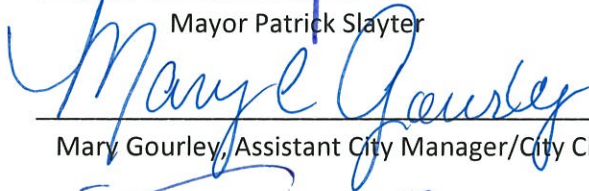
- b. Assess the full specified fee for single family and multi-family 2-bedroom or greater dwellings of 1,100 square feet of floor area or greater, with dwellings of smaller square footage required to pay an amount equal to: (project square feet of floor area) divided by (1,100 square feet of floor area) times (full fee).
- 7. City staff are hereby directed to prepare an impact fee schedule consistent with this Resolution.


IN COUNCIL DULY APPROVED AND ADOPTED this 20th day of February, 2018.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

Ayes: Councilmembers Glass, Gurney, Vice Mayor Hinton and Mayor Slayter
Noes: None
Absent: Councilmember Carnacchi
Abstain: None

Approved: 
Mayor Patrick Slayter

Attest 
Mary Gourley, Assistant City Manager/City Clerk

Approved as to Form: 
Larry McLaughlin, City Attorney