

CITY OF HEALDSBURG

RESOLUTION NO. 62-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEALDSBURG APPROVING ACCESSORY DWELLING UNIT
DEVELOPMENT IMPACT FEES AND RESCINDING
RESOLUTION NO. 11-2017

WHEREAS, Healdsburg faces a significant housing shortage, particularly for lower and moderate income families;

WHEREAS, in September 2016, the Governor signed amendments to the State Government Code Section 65852.2 (AB 2299 and, SB 1069) and related legislation that require local agencies to reduce regulatory constraints for accessory dwelling units (“ADUs”);

WHEREAS, in February 2017, the City Council approved adjustments to the City’s Development Impact Fees for Accessory Dwelling Units, reducing the fees from fifty percent of single-family development impact fees to a fee proportional to the unit size or number of plumbing fixtures;

WHEREAS, in October 2017, the Governor signed additional amendments to State Government Code Section 65852.2 (aka AB 494 and SB229) and related legislation to further encourage the development of ADUs;

WHEREAS, in the Fall of 2017, the area experienced the Sonoma County Wildfires, which devastated existing housing stock in the County, further exacerbating the City’s housing shortage;

WHEREAS, in February 2018, the City Council adopted a revised Housing Action Plan (HAP), which reflected the existing 2000 Growth Management Ordinance (GMO). A Priority Recommendation in the HAP is for the City to explore a fee deferral or reduction program for ADUs;

WHEREAS, on April 30, 2018, the Community Housing Committee considered various options to remove barriers for ADU construction, including changes to Development Impact Fees and Building Permit Fees;

WHEREAS, on September 17, 2018, the City Council held a joint meeting with the Community Housing Committee to receive public input moved to accept the CHC work plan as proposed;

WHEREAS, on April 9, 2019, the Planning Commission recommended that the City Council consider changes to the Healdsburg Municipal Code to further encourage the development of ADUs with the City of Healdsburg;

WHEREAS, the City Council believes that ADUs could be a powerful tool in addressing the housing crisis across Sonoma County;

WHEREAS, the City Council wishes to encourage the construction of ADUs, particularly those that are affordable by design. As identified in the City’s HAP, affordable by design units make better use of limited land resources, while also reducing the development’s overall environmental footprint;

WHEREAS, the City Council believes that impact fees could present a barrier to construction of ADUs, particularly for community members interested in constructing smaller ADUs;

WHEREAS, the City Council believes that ADUs, because of their limited sizes, present lesser impacts to City services and resources than do larger residential developments;

WHEREAS, the City Council may adjust and/or reduce impact fees and the City Council wishes to adjust and reduce impact fees for ADUs in order to incentivize and encourage the construction of ADUs;

WHEREAS, the fee schedule in this Resolution will replace the fee schedule in Resolution No. 11-2017, making Resolution No. 11-2017 superfluous; and

WHEREAS, these fee revisions are statutorily exempt from California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15273(a) which exempts the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares and other charges by public agencies.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Healdsburg hereby rescinds Resolution 11-2017, and adopts the following development impact fee structure for Accessory Dwelling Units:

City of Healdsburg Proposed ADU Fee Structure (2019)			
Type	SF Rate	Tier 1	Tier 2
		Up to 850 sq. ft. 0%	851-1,200 sq. ft. 50%
Streets & Traffic	\$2,991.00	\$0.00	\$1,495.50
Park	\$2,057.00	\$0.00	\$1,028.50
Drainage/Storm Drain	\$3,222.00	\$0.00	\$1,611.00
Electric Development Fee*	\$975.00	\$0.00	\$487.50
	Total	\$0.00	\$4,622.50
Type	SF Rate	0%	50%
Water System Capacity	\$5,834.00	\$0.00	\$2,917.00

Sewer System Capacity	\$9,676.00	\$0.00	\$4,838.00
Total	\$0.00	\$0.00	\$7,755.00
Total	\$0.00	\$12,377.50	
* Electric Development Fee is an optional fee and only required when a new meter connection is requested.			

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Healdsburg this 6th day of May, 2019, by the following vote:

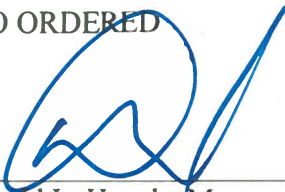
AYES: Councilmembers: (4) McCaffery, Mitchell, Naujokas and Mayor Hagele

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (1) Gold

ABSTAINING: Councilmembers: (0) None

SO ORDERED



David L. Hagele, Mayor

ATTEST



Stephanie A. Williams, City Clerk

I, STEPHANIE A. WILLIAMS, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 62-2019 adopted by the City Council of the City of Healdsburg on the 6th day of May, 2019.



Stephanie A. Williams, City Clerk