



# **Laurel Landing by Habitat for Humanity 335-355 Pierce Rd.**

Calvin Chan, Senior Planner

# Options for City Council Action

1. Adopt Attachment A Resolution
  - Staff recommendation
  - Approve major subdivision
  - Deny fees concession
2. Adopt Attachment C Resolution
  - Planning Commission recommendation
  - Approve major subdivision
  - Waive recreation in-lieu fee (\$372,400)
3. Direct staff to prepare a resolution to grant a fees concession in full or in part with modifications

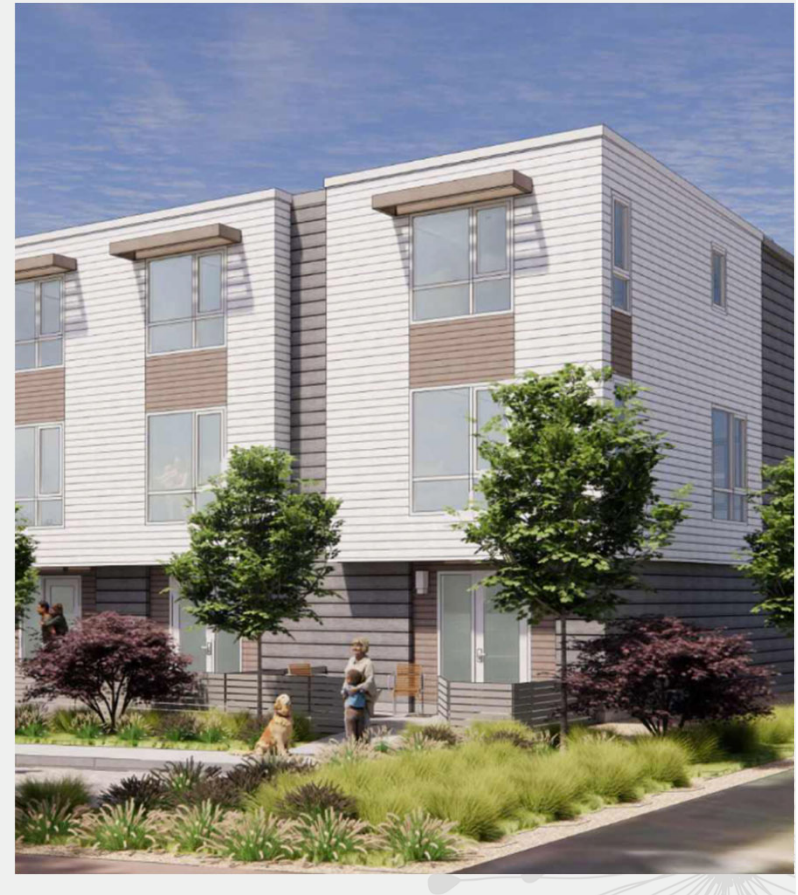


# Project Overview

- 8 for-sale townhomes (low-income level)
- Housing Element Opportunity Site #60
- July 13 Planning Commission Meeting Approvals:
  - Use permit
  - Architectural control permit
  - Below Market Rate housing agreement
  - 12 State Density Bonus Law (SDBL) waivers
  - 4 SDBL concession requests

## Recommendations:

- Subdivision map approval
- SDBL fees concession partial approval (waive \$372,400 recreation in-lieu fee)



# Vesting Tentative Map

- Major subdivision request
  - Merge 2 parcels into 1
  - Subdivide site with 8 residential condominium parcels and 1 common area parcel
- Project conforms with Govt. Code subdivision requirements
  - Staff and Planning Commission recommend approval





# State Density Bonus Law Fees Concession

- Habitat requests a SDBL concession for waiver of City fees
- City is not required to grant fee concession
- City may grant fees concession in full or in part
- City Council has sole authority to waive or modify fees

Table 2: State Density Bonus Law fees concession request

| Fee                                                                                                 | Applicant estimate (\$) | City estimate (\$) | City notes                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------|-------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recreation in-lieu                                                                                  | 627,200                 | 372,400            | Fee calculated for eight units at \$78,400/unit, with credit for two existing lots at \$127,400/lot                                                                                                          |
| Building construction street impact                                                                 | 25,000                  | 23,200             | Assumption: \$4 million construction value                                                                                                                                                                   |
| Improvement plan reviews (public works)                                                             | 58,320                  | 58,320             | Assumption: \$1 million engineering costs                                                                                                                                                                    |
| Major encroachments                                                                                 | 25,810                  | 25,810             |                                                                                                                                                                                                              |
| Water efficient landscape plan check                                                                | 1,050                   | 1,050              |                                                                                                                                                                                                              |
| Storm drainage connection                                                                           | 1,200                   | 1,200              |                                                                                                                                                                                                              |
| Grading                                                                                             | 20,000                  | Covered            | Covered under Improvement Plan Reviews                                                                                                                                                                       |
| CC&Rs review                                                                                        | 1,390                   | 1,390              |                                                                                                                                                                                                              |
| Construction inspection (public works)                                                              | 53,500                  | 53,500             | Assumption: \$1 million engineering costs                                                                                                                                                                    |
| Final map review                                                                                    | 3,810                   | 3,810              | Assumption: 4-sheet Final Map                                                                                                                                                                                |
| Final condominium map review                                                                        | 2,050                   | 2,050              |                                                                                                                                                                                                              |
| Building permit review (plan check, inspections, and technology and general plan update surcharges) | 125,000                 | 53,914             |                                                                                                                                                                                                              |
| Transportation impact                                                                               | Not included            | Waived             | \$20,432.08 waived for affordable housing developments per standard Transportation Impact Fee policy. Fee calculated for eight units at \$5,108.02/unit, with credit for four prior units at \$5,108.02/unit |
| <b>Total</b>                                                                                        | <b>\$944,330</b>        | <b>\$596,644</b>   |                                                                                                                                                                                                              |

# State Density Bonus Law Fees Concession

- Staff recommends denial of fees concession
- City granted \$3.6 million from BMR Housing Fund
- City is providing \$450k per housing unit (highest per-unit funding contribution ever from BMR Housing Fund)
- City will not be repaid
- City must backfill waived fees



# State Density Bonus Law Fees Concession

- Planning Commission recommends partial approval of fees concession
  - Waive or substantially reduce \$372,400 recreation in-lieu fee
  - Consider potential setting of precedent
  - Recognize value and uniqueness of affordable homeownership opportunity
  - Collect all other fees
- Recreation in-lieu fee is a subdivision-related parkland dedication requirement



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3. Direct staff to prepare a resolution to grant a fees concession in full or in part with modifications
  - Confirm fee(s) to be waived
  - Confirm dollar amount to be waived

