



MEMORANDUM

Date: February 13, 2012

To: Mayor and Members of the City Council

From: Nelson Fialho, City Manager

Subject: Item 1: City of Pleasanton Housing Element

The following are corrections or amendments to the Draft Housing Element, as shown in Attachment 2:

- As identified by Councilmember McGovern, the table of Development Impact Fees was deleted from the Background section, page 103. A new table of Building Permit, Development Impact Fees and Planning Fees, including additional information as requested by HCD should have been included as follows:

Fee Type	Single-Family	For 30 unit Single Family Project	Multi-Family Unit	For 170 Unit Project
Building Permit and Plan Check Fees ¹	\$3,486	\$104,580		\$185,239
Local Water Connection Fee	\$3,000			\$9,600
Local Water Meter Fee	\$400			\$910
Local Sewer Connection Fee	\$500		\$330/unit	\$56,100
Public Facilities Fee	\$4,385		\$2,674	\$454,580
Low-Income Housing Fee	\$10,155		\$2517/unit ²	\$363,707
Local Traffic Impact Fee	\$4,364		\$3,054 /unit	\$519,180
In-Lieu Park Dedication Fee	\$9,707		\$7,969/unit	\$1,354,730
GIS Mapping Fee	\$0.002/sf site		\$0.002/sf site	\$487.87
Zone 7 Water Connection Fee	\$22,230		varies	\$177,840
DSRSD Sewer Connection Fee	\$13,840		\$9,121/unit	1,591,200
Tri-Valley Transportation Fee	\$2,170		\$1,380/unit	\$244,290
Zone 7 Drainage Fee	\$1.00/sf		\$1.00/sf	\$122,000
PUSD School Impact Fee	\$6.74/sf		\$3.04/sf	\$516,800
Total per unit and per project Permit and Impact Fees	\$102,863	\$3,085,910	\$33,499	\$5,694,838
PUD Application Fee	n/a	\$2,000	n/a	\$2,000
Subdivision Map Fee	n/a	\$2,300	n/a	n/a
Total Processing, Permit and Impact Fees; and per unit	\$103,007	\$3,090,210	\$33,511	\$5,696,838
Planning and Impact Fees as a percentage of all fees		46%		56%
Planning fees as a percentage of all fees		1.6%		0.035%

Source: City of Pleasanton Community Development Department, December 2011

Notes: 1. For single family development, the estimate assumes a 3,000 s.f. home and a 30 unit project; for the multifamily project the assumptions are: 170 units on 5.6 acres; 4,000 s.f. recreation and pool facility; 177,250 gross s.f. of residential development; 275 parking spaces (175 in garage; 200 surface parking), 38,000 s.f. walkways, 58,000 s.f. landscaping.

2. Low Income Housing Fee not paid on MF units restricted to lower income households.

2. The Revised Goals, Policies and Programs document included an erroneous draft of Program 9.7. The correct draft is as follows:

Program 9.7: Adopt Development Standards and Design Guidelines to facilitate the development of high quality multifamily housing and to create more certainty for residential development on Sites 25 through 33 in Appendix B Housing Sites Inventory sites-zoned PUD, a zoning designation typically used in Pleasanton. These standards are intended to be substantially similar to those developed for the Hacienda TOD (sites 22, 23 and 24) ~~where development standards were adopted through a public process, but once in place are they now are, and they would provide more certainty for multifamily developers during the PUD review process, requiring only design review approval without any discretionary review, notwithstanding the overall PUD zoning designation.~~

Responsible Agency: Planning Division, Planning Commission, City Council

Time Period: ~~Mid-2012~~ By end of September 2012

Funding Source: Planning Division, Housing Division budgets

3. Add the following phrase to the end of Program 11.1: "...and comport with the development standards and design guidelines as set forth in Program 9.7,"