

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, AUTHORIZING A REDUCTION IN THE AFFORDABLE HOUSING FEE FOR AN APPROVED SELF-STORAGE FACILITY ADDITION AT 3716 STANLEY BOULEVARD (P19-0128/P19-0129)

WHEREAS, the City of Pleasanton adopted its first Affordable Housing Fee in the late 1970s and it was most recently amended in 2018; and

WHEREAS, new non-residential buildings generate employees whom may have a difficult time finding suitable local housing and the intent of the fee is to fund the development and preservation of affordable housing projects in the City; and

WHEREAS, the basis for the current fee was determined by the Nonresidential Development Housing Linkage Fee Nexus Study prepared by Economic & Planning Systems, Inc. (EPS) which assumes new office/light industrial/R&D buildings (such as self-storage facilities) will generate one employee per 400-square; and

WHEREAS, the current Affordable Housing Fee is \$13.02 per square-foot for new industrial square-footage and is adjusted annually based on the Consumer Price Index. The fee is due at time of building permit issuance and is not locked in at time of Planning entitlements; and

WHEREAS, on October 28, 2020 the Planning Commission approved an addition to an existing self-storage facility at 3716 Stanley Blvd. which resulted in an increase of 165,756 square-feet (900 square-feet office and 164,856 storage) for application P19-0128 and P19-0129; and

WHEREAS, the approval of the project was reviewed by the City Council on December 1, 2020; and

WHEREAS, based on the Nexus Study, the storage facility would generate 414 employees but the Public Storage project will only generate 5 employees (1.2-percent of that assumed by the Nexus Study); and

WHEREAS, On November 11, 2020 the City received a request from the applicant for P19-0128 and P19-0129 to reduce the Affordable Housing Fee by 98.8-percent; and

WHEREAS, the Pleasanton Municipal Code Section 17.40.050 states that the City Council may reduce the required Affordable Housing Fee if it can be determined that the use will generate fewer workers than the uses which have established the fee and that the building design is unable to house another use without substantial renovation; and

WHEREAS, the approved self-storage facility meets the criteria stated in PMC Section 17.040,050; and

WHEREAS, at its meeting of December 1, 2020, the City Council reviewed the request for a reduction of the Affordable Housing Fee for the self-storage facility project (P19-0128/P19-

0129), including the applicant's request and alternative options developed by staff to reduce the amount of the fee.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. The City Council approves a reduction of the Lower Income Housing Fee for the self-storage project. Specifically, no reduction is approved for the office building and a 97.3-percent reduction is approved for the storage buildings. The office shall be subject to the Affordable Housing Impact fee at 100-percent of the rate per square-foot for "Industrial" uses in effect at the time building permits are obtained for the project). The storage buildings shall be subject to a reduced fee, requiring 2.7-percent of the fee per square-foot for "Industrial" uses in effect at the time building permits are obtained for this project).

SECTION 2. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on December 1, 2020.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 1st day of December 2020, by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstain:

Karen Diaz, City Clerk

Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney