

## ATTACHMENT 2

### RESOLUTION NO. 20-

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, ADOPTING AN AMENDMENT TO THE MASTER FEE SCHEDULE REGARDING DEVELOPMENT IMPACT FEES FOR ACCESSORY DWELLING UNITS**

**WHEREAS**, effective January 1, 2020, Assembly Bill 671, Senate Bill 13, Assembly Bill 68, Assembly Bill 881, and Assembly Bill 587 amended Sections 65583, 65852.2, 65852.22, and 65852.26 of the Government Code, added Sections 17980.12 and 50504.5 to the Health and Safety Code, and Assembly Bill 670 added Section 4751 to the Civil Code, and effective January 1, 2021, Assembly Bill 3182 amended Section 65852.2 of the Government Code and Section 4740 of the Civil Code and added Section 4741 of the Civil Code, changing the requirements for local governments related to accessory dwelling units and junior accessory dwelling units, including calculation of impact fees for accessory dwelling units; and

**WHEREAS**, at a public hearing on January 19, 2021, staff presented and City Council accepted an agenda report regarding amendments to Chapters 18.08, 18.28, 18.32, 18.36, 18.44, 18.46, 18.84, 18.88, and 18.106 of the Pleasanton Municipal Code to comply with state legislation for accessory dwelling units [Case P20-0412]; and

**WHEREAS**, the Master Fee Schedule for is to be amended to reflect State law such that impact fees for accessory dwelling units are charged proportionally.

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

**SECTION 1.** Council adopts the amended Master Fee Schedule for Development Impact Fees, including modification to the calculation of impact fees for accessory dwelling units as provided in Exhibit A.

**SECTION 2.** This resolution shall become effective 60 days upon its passage and adoption on January 19, 2021.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Pleasanton at a regular meeting held on January 19, 2021.

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 19<sup>th</sup> day of January, 2021, by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

APPROVED AS TO FORM:

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Karen Diaz, City Clerk

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Daniel G. Sodergren, City Attorney

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**ATTACHMENT 2  
EXHIBIT A**

**XI. DEVELOPMENT IMPACT FEES**

**A. Capital Facilities Fee**

*(due at the time building permit is issued)*

<ul style="list-style-type: none"> <li>- Applicable to all new construction and non-residential additions exceeding 200 sq. ft.</li> <li>- Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area</li> </ul>			New Fees	
Residential <i>(per dwelling unit)</i>	Single-family detached		\$17,430.00	
	Single-family attached (Townhouse)		\$12,419.00	
	Multi-family (Apartment, Condominium)		\$12,419.00	
	<u>Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc.</u>			
	<u>749 sq ft or less, where unit is accessory to either a single-family or multi-family dwelling</u>			\$0.00
	<u>750 sq ft or greater, where ADU, whether attached or detached, is accessory to a detached Single-family dwelling</u>		<u>For accessory dwelling units 750-1,000 square feet, fee shall be \$4,357. For accessory dwelling units greater than 1,000 square feet, fee shall be \$8,715</u>	
<u>750 sq ft or greater, where ADU, whether attached or detached, is accessory to an attached single family (e.g. Townhome) or multi-family dwelling(s) (e.g. apartment or condominium)</u>		<u>For accessory dwelling units 750-1,000 square feet, fee shall be \$3,104. For accessory dwelling units greater than 1,000 square feet, fee shall be \$6,209</u>		
Non-Residential <i>(per square foot)</i>	Office		\$2.53	
	Research & Development		\$2.02	
	Light Manufacturing		\$0.80	
	Service/Commercial		\$1.84	
	Warehouse		\$0.80	
	Retail		\$1.84	
	Restaurant		\$1.84	
	Hotel/Motel (per Room)		\$999.00	

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**B. Affordable Housing Fee**

*(due at the time building permit is issued)*

<ul style="list-style-type: none"> <li>- Applicable to all new construction and non-residential additions exceeding 200 sq ft.</li> <li>- Subject to an annual inflation adjustment on January 1 of each year based upon the Consumer Price Index for the San Francisco/Oakland region.</li> </ul>		
Residential <i>(per dwelling unit)</i>	Single-family detached (over 1,500 sq ft)	\$46,076.00
	Single-family detached (1,500 sq ft or less)	\$45,083.00
	Multi-family (Apartment, Condominium)	\$45,083.00
	<u>Accessory Dwelling Unit (In-law, Aupair, etc.)</u>	<u>\$0.00</u>
Non-Residential <i>(per square foot)</i>	Retail	\$4.75
	Hotel/Motel	\$3.28
	Office	\$7.93
	Industrial	\$13.16

**C. Transportation Development Fee**

*(due at the time building permit is issued)*

<ul style="list-style-type: none"> <li>- Applicable to all new construction and non-residential additions exceeding 200 sq ft.</li> <li>- Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area.</li> </ul>		New Fees
Residential <i>(per dwelling unit)</i>	Single-family detached	\$9,908.00
	Single-family attached (Townhouse)	\$9,908.00
	Multi-family (Apartment, Condominium)	\$6,092.00
	<u>Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc.</u>	
	<u>Unit 749 sq ft or less, where unit is accessory to either a single-family or multi-family dwelling</u>	<u>\$0.00</u>
	<u>750 sq ft or greater, where ADU, whether attached or detached, is accessory to a detached Single-family dwelling, or to an attached Single-family dwelling (townhouse)</u>	<u>For accessory dwelling units 750-1,000 square feet, fee shall be \$2,477. For accessory dwelling units greater than 1,000 square feet, fee shall be \$4,954</u>
	<u>750 sq ft or greater, where ADU, whether attached or detached, is accessory to attached multi-family dwelling(s) other than a townhome (e.g. apartment or condominium)</u>	<u>For accessory dwelling units 750-1,000 square feet, fee shall be \$1,523. For accessory dwelling units greater than 1,000 square feet, fee shall be \$3,046</u>
Non-Residential <i>(per square foot)</i>	Office	\$15.46
	Commercial/Retail	\$22.73
	Industrial	\$9.36
	Research & Development	\$11.65
	Hotel/Motel (per Room)	\$6,533.00

**D. Tri-Valley Transportation Development Fee**

*(due at the time building permit is issued)*

<ul style="list-style-type: none"> <li>- Fee collected for Tri-Valley Development Council to fund traffic mitigation improvements in the Tri-Valley Development Area</li> <li>- Subject to an annual inflation adjustment (by the TVTC) on March 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area</li> </ul>		
Residential <i>(per dwelling unit)</i>	Single-family detached	\$4,901.69
	Single-family attached (Townhouse)	\$4,901.69
	Multi-family (Apartment, Condominium)	\$3,376.47
	Second Unit (In-law, Aupair, etc.)	\$0.00
	Affordable Housing	
Non-residential	Office, per square foot of gross floor area	\$8.33
	Retail, per square foot of gross floor area	\$3.41
	Industrial, per square foot of gross floor area	\$4.85
	Other Uses, per average am/pm peak hour trip	\$5,446.41