

**RESOLUTION NO. 2019 - 86**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO ADJUSTING  
THE AFFORDABLE HOUSING IMPACT FEES FOR RESIDENTIAL AND  
NONRESIDENTIAL DEVELOPMENT PROJECTS**

**WHEREAS**, on April 14, 2015 the City Council of the City of San Bruno adopted its 2015-2023 Housing Element. The Housing Element includes programs 3-J and 5-J that required the City to adopt new strategies to increase the supply of affordable housing in the City, including the adoption of affordable housing impact fees for residential and non-residential development projects; and

**WHEREAS**, to implement the affordable housing goals, policies and programs of the City's 2015-2023 Housing Element, the City Council has adopted an Ordinance (Chapter 12.230 of the Municipal Code) and the related Resolution No. 2016-115 that, among other things, authorizes the imposition of affordable housing impact fees for certain residential and nonresidential development projects to mitigate the impact of such projects on the need for affordable housing in the City (the "Affordable Housing Ordinance"); and

**WHEREAS**, the Affordable Housing Ordinance authorizes the City Council to adopt by Resolution affordable housing impact fees for residential and nonresidential development, and the City Council desires to adjust these fees for the first time since their original adoption date on December 13, 2016. The adjustment is calculated based on the Engineering News-Record Construction Cost Index for San Francisco, California, as required Resolution No. 2016-115. The effective rate increase from 2016 to 2018 is 4.82%; and

**WHEREAS**, at least ten days prior to the date this resolution is being heard, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including general fund revenues, in accordance with Government Code Section 66019; and

**WHEREAS**, at least fourteen days prior to the date this resolution is being heard, notice was provided to any persons or organizations who had requested notice, in accordance with Government Code Section 66019; and

**WHEREAS**, notice of the hearing on the proposed fee was published twice in the manner set forth in Government Code Section 6062a as required by Government Code Sections 66004 and 66018; and

**WHEREAS**, the City Council has reviewed the information contained in this Resolution and the accompanying staff report and any attachments at a meeting held on September 24, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Bruno as follows:

1. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.
2. The City Council hereby adopts those affordable housing impact fees for residential development projects shown on Exhibit "A", attached hereto and incorporated by reference herein.

3. The City Council hereby adopts those affordable housing impact fees for nonresidential development projects shown on Exhibit "B", attached hereto and incorporated by reference herein.

4. All affordable housing impact fees collected shall be deposited into the City's Affordable Housing Fund to be used to increase and preserve the supply of housing affordable to households of extremely low, very low, low, and moderate incomes (including necessary administrative costs).

5. Adoption of this Resolution is exempt from the California Environmental Quality Act because the adoption of this resolution is not a project, in that it is a government funding mechanism which does not involve any commitment to any specific project (CEQA Guidelines Section 15378(b)(4)), and because it can be seen with certainty that there is no possibility that the fees may have a significant effect on the environment, in that this resolution contains no provisions modifying the physical design, development, or construction of residences or nonresidential structures (CEQA Guidelines Section 15061(b)(3)).

6. This Resolution shall take effect on November 25, 2019, 60 days after its adoption.

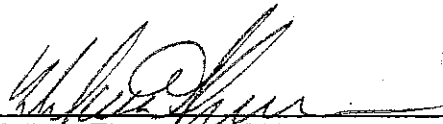
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I hereby certify that foregoing **Resolution No. 2019 - 86**  
was introduced and adopted by the San Bruno City Council at a regular meeting on  
September 24, by the following vote:

AYES: Councilmembers: Davis, M. Medina, O'Connell, Salazar, Mayor R. Medina

NOES: Councilmembers: None

ABSENT: Councilmembers: None

  
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Melissa Thurman, CMC  
City Clerk

## EXHIBIT A

### Housing Impact Fees for Residential Development Projects

Type of Residential Unit	Adjusted Fee per Square Foot of Net New Residential Floor Area
Single-Family Detached Home	\$28.30
Apartments and Condominiums	\$26.21

\*Residential impact fees for residential projects shall be calculated using the net new square footage of Residential Floor Area for the dwelling unit to which the housing impact fee relates.

As used in the Nexus Study, "Residential Floor Area" for Single-Family Detached Homes, Townhomes, Duplexes, and Triplexes includes all horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two (2) buildings, minus the horizontal areas of such buildings used exclusively for parking.

As used in the Nexus Study, "Residential Floor Area" for Apartments and Condominiums includes all horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two (2) buildings, minus the horizontal areas of such buildings used exclusively for parking, elevators, stairwells or stairs between floors, hallways, and between-unit circulation.

Fees shall be paid that are in effect at the time of issuance of the building permit for the residential development, based on the effective rate at the time of building permit issuance.

**EXHIBIT "B"**

**Commercial Linkage Fees for Nonresidential Development Projects**

<b>Nonresidential Use</b>	<b>Adjusted Fee per Square Foot of Net New Gross Floor Area</b>
Hotel	<b>\$13.10</b>
Retail, Restaurants and Services	<b>\$6.55</b>
Office, Medical Office and Research and Development Uses	<b>\$13.10</b>

\*All commercial linkage fees for nonresidential projects, including new construction and conversion of a residential use to a nonresidential use shall be calculated using the gross floor area of net new nonresidential space, excluding structured parking.