

RESOLUTION NO.16210

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY EXEMPTING ACCESSORY DWELLING UNITS, CHILD CARE FACILITIES, AND BEDROOM ADDITIONS FROM THE PAYMENT OF TRANSPORTATION, PARKS, AND HOUSING IMPACT FEES

WHEREAS, the Redwood City Municipal Code Chapter 18 (Local Improvements and Planning), Article XV (Transportation Impact Fee) imposes upon new development the requirement to pay a Transportation Impact Fee (“Transportation Fee”) and authorizes the City Council to establish the amounts of the Transportation Fees by ordinance or resolution; and

WHEREAS, the Redwood City Municipal Code Chapter 18 (Local Improvements and Planning), Article XVI (Parks Impact Fee) imposes upon new development the requirement to pay a Parks Impact Fee (“Parks Fee”) and authorizes the City Council to establish the amounts of the Park Fees by ordinance or resolution; and

WHEREAS, the Redwood City Zoning Code, Article 29 (Requirements for Affordable Housing), Section 29.5 (Payment of a Housing Impact Fee) imposes a Housing Impact Fee (“Housing Fee”) and authorizes the City Council to establish the amount of the Housing Fee by resolution; and

WHEREAS, the 2023-2031 Housing Element of the City of Redwood City (“Housing Element”), Goal H1 (Maintain and increase the diversity of housing types in all City neighborhoods), Policy H1.2 directs the City to “create a regulatory environment that enables the private market to build a variety of housing types at all income levels”; and

WHEREAS, the Housing Element, Goal H1 (Maintain and increase the diversity of housing types in all City neighborhoods), Policy H1.5 directs the City to “continue to explore methods of increasing density in existing single-family neighborhoods in high resource opportunity areas,” and as part of that direction, Program H1-5 states that “accessory dwelling units (ADUs) can offer an additional source of affordable housing to homeowners and the community,” and the Program H1-5 Objectives direct the City to “analyze the feasibility of eliminating or reducing permit fees or development impact fees for ADA-accessible ADUs that exceed the minimum square footage thresholds for fee waivers”; and

WHEREAS, the Housing Element, Goal H3 (Promote, encourage, and assist in the development of housing that meets the needs of special needs communities in Redwood City), Policy H3.6 states that, where practical, the City should “encourage the development of units with three or more bedrooms to support larger families”; and

WHEREAS, the Housing Element, Goal H4 (Reduce the cost of building housing through innovation and flexibility in development regulations), Policy H-4.1 states that, the City should “periodically review City regulations, ordinances, permitting processes, and

residential fees to ensure that they do not constrain housing development and are consistent with State law” and “identify changes to City requirements that could reduce the cost of housing”; and

WHEREAS, the City Council’s Strategic Plan establishes vision and mission statements and nine Guiding Principles. To address the most pressing community and regional challenges, the City Council selected three Strategic Priorities: housing, transportation, and children and youth; and

WHEREAS, the City’s Budget in Brief, Fiscal Year 2023-2024, identified children and youth as a Strategic Priority; and

WHEREAS, Partnership Redwood City identified on-site child care as one of the types of benefits promoted by the Community Benefits Program; and

WHEREAS, the City’s Zoning Code, Article 55 (MUT (Mixed-Use Transitional) District), Section 55.4 (Community Benefits Program) identified child care facilities as a community benefit that can be provided under the Community Benefits Program; and

WHEREAS, the City desires to temporarily exempt certain types of development from the payment of the Transportation Fees, Park Fees, and Housing Fees (collectively “Specified Impact Fees”) in order to further the policies, goals, and programs referenced herein.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. The above recitals are true and correct, and incorporated herein, by reference, and each is relied upon independently by the City Council for its adoption of this Resolution.

2. The City Council finds that this Resolution is not subject to the California Environmental Quality Act (“CEQA”). This action is not a project within the meaning of the CEQA Guidelines Section 15378 and 15061(b)(3) as it has no potential for physical effects on the environment because it exempts certain development from the payment of impact fees but does not commit the City to any specific project, and said fees and/or charges are applicable to future development projects and/or activities, each of which future projects and/or activities will be fully evaluated in full compliance with CEQA when sufficient physical details regarding said projects and/or activities are available to permit meaningful CEQA review (see CEQA Guidelines, Section 15004(b)(1)).

3. Accessory Dwelling Units (“ADUs”), as defined by the Redwood City Zoning Code, Article 37 (Accessory Dwelling Units), Section 37.2 (Definitions), are exempted from payment of the Specified Impact Fees, and as such, no Specified Impact Fees shall be required for the portion of any new development included within an ADU.

4. Child Care Facilities, as defined by the Redwood City Zoning Code, Article 39 (Child Care Facilities), are exempt from payment of the Specified Impact Fees, and as such, no Specified Impact Fees shall be required for the portion of any new development included within a Child Care Facility.

5. Alterations or expansions of an existing building where no additional dwelling units are created, where the use is not changed, and where no additional nonresidential square footage is added, are exempted from the payment of the Specified Impact Fees, and as such, no Specified Impact Fees shall be required for the portion of any new development that does not create an additional dwelling unit, change the current use, or add new nonresidential square footage.

6. This resolution is effective immediately upon adoption. This resolution shall remain in effect only until April 1, 2027, and as of that date is repealed.

* * *

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting

thereof held on the 1st day of April 2024 by the following votes:

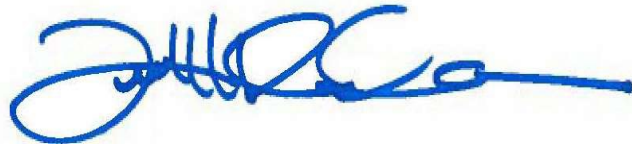
AYES: Aguirre, Eakin, Howard, Martinez Saballos, Sturken, Vice
Mayor Espinoza-Garnica and Mayor Gee

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



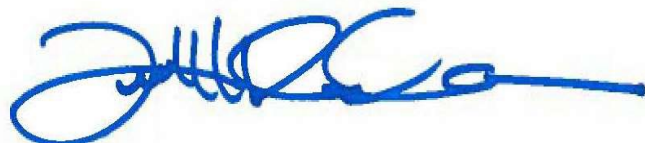
Jeff Gee
Mayor of the City of Redwood City

Attest:



Yessika Castro, CMC, CPMC
City Clerk of Redwood City

I hereby approve the foregoing resolution this
2nd day of April 2024.



Jeff Gee
Mayor of the City of Redwood City