

CITY COUNCIL/REDEVELOPMENT AGENCY

TUESDAY, MARCH 2, 2010
AGENDA ITEM No.15A

POLICY AND ACTION

RESOLUTION

Request for Waiver of Planning Application Fees for the
Emancipated Youth Project in the amount of \$3,695 –
(Wilbert Lee, Director-Housing Services Department)
(Continued from February 16, 2010 CC RDA Meeting)



**City of East Palo Alto
Housing Services Department
2277 University Avenue
East Palo Alto, CA 94303**

Telephone: 650-853-3109 Facsimile: 650-853-5928

TO: Mayor David Woods and Members of the City Council

VIA: Alvin D. James, City Manager

FROM: Wilbert Lee, Housing Services Director

DATE: March 2, 2010

SUBJECT: Request for Waiver of Planning Application Fees in the amount of \$3,695

Recommendation

Staff recommends the City Council approve the request to waive EPACANDO's Planning Application fees for the Emancipated Youth Project in the amount of \$3, 695. Since other Impact Fees as may be related to the project have not yet been calculated, staff recommends that any decision related to their potential waiver be deferred and that EPACANDO, if it is so inclined, be advised to initiate a request related to them at the appropriate time.

Background

EPACANDO submitted a letter to the Mayor and City Council on January 5, 2010 requesting a waiver of the Planning Application Fee of \$3,695 and other Impact Fees not yet calculated for the Emancipated Youth Project. The developer intends to develop twelve (12) efficiency apartments that will be used by transitional youth leaving the foster care system.

The City Council initially referred the request to the City Council's Housing Committee for its January 12th meeting and instructed staff to agendize EPACANDO's request on the January 19th City Council for consideration.

The City Council discussed EPACANDO's request for a waiver of the planning application fee without making a decision. The City Council asked staff to review the action taken by Council at a previous meeting wherein the approved planning entitlements were extended for a total of two (2) years on all proposed developments with Tentative Map approvals. The City Council at a Special Meeting on August 3, 2009 adopted an Urgency Ordinance No: 324 extending project entitlements by two (2) years.

EPACANDO's planning entitlements for the proposed Emancipated Youth Project expired in May 2009, prior to the City Council's granting the two year extension. Therefore, EPACANDO

will have to reapply to the Planning Division for the project's land use entitlements and they are seeking the City Council's authorization to waive the Planning Application Fee of \$3,695 for the renewal of their planning entitlement.

Fiscal Impact

By granting EPACANDO's request for a fee waiver there will not be revenue to the General Fund to offset costs associated with planning application processing, including public notification, in the amount of \$3,695.

RESOLUTION NO _____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO TO AUTHORIZE THE CITY MANAGER TO WAIVE PLANNING APPLICATION FEES FOR EPACANDO'S EMANCIPATED YOUTH PROJECT IN THE AMOUNT OF \$3,695.

WHEREAS, the City Council of the City of East Palo Alto is responsible for overseeing the planning and land use requirement in the City of East Palo Alto; and

WHEREAS, the City Council authorized the City Manager to hire and supervise staff in the City's Planning Division; and

WHEREAS, EPACANDO on December 14, 2009 submitted a written communication to the City Council requesting a Waiver of Planning Application Fees in the amount of \$3,695 for the Emancipated Youth Project; and

WHEREAS, the City's Planning Division Manager and planning staff will review and inspect all planning applications in accordance with the land use requirements for the City of East Palo Alto; and

WHEREAS, the City Council has determined the significant value to the City of this proposed emancipated youth projects in East Palo Alto; and

WHEREAS, the City will not collect any fees for planning application fees to support the General Fund as the quality of life for emancipated youth will be enhanced as a result of the development of this project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Palo Alto that the City Manager is hereby authorized to waive planning application fees in the amount of \$3,695 for the emancipated youth project in East Palo Alto.

Resolution No. _____
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PASSED AND APPROVED this 2nd day of March 2010 by the following votes:

AYES:
NYES:
ABSTAIN:
ABSENT:

SIGNED:

David Woods, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney