

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING AND MODIFYING THE CITY OF LONG BEACH TRANSPORTATION IMPROVEMENT FEE, PARKS AND RECREATION FACILITIES FEE, FIRE FACILITIES IMPACT FEES, AND POLICE FACILITIES IMPACT FEES, ALL RELATED TO THE APPROVAL AND CONSTRUCTION OF ACCESSORY DWELLING UNITS

WHEREAS, Senate Bill (SB) 1069 and Assembly Bill (AB) 2099 became effective on January 1, 2017, adding Sections 65852.1 and 65852.2 to the Government Code and modifying the requirements for second units or "accessory dwelling units" ("ADUs") related to unit size, parking, and fees;

WHEREAS, on December 19, 2017, the City of Long Beach adopted an Ordinance (ORD-17-0031) establishing certain zoning regulations, standards, and a ministerial process for approving ADUs in the City;

WHEREAS, accessory dwelling units are an effective way to increase housing options in the City; they can provide affordable housing for renters, a source of income for homeowners, and a housing resource for extended families, seniors, college students, and others; they represent a form of infill development that can be relatively affordable to construct and/or rent and offer innovative housing choices within existing neighborhoods;

WHEREAS, the City has adopted and currently assesses various Development Impact Fees (DIFs) including Transportation Improvement Fees, Parks and Recreation Facilities Fees, Police Facilities Impact Fees, and Fire Facilities Impact Fees, to insure that certain types development bear a proportionate share of the cost of capital

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 facilities and related costs necessary to accommodate such development;

2 WHEREAS, the City has not yet specifically addressed appropriate DIFs
3 related to the approval or construction of ADUs in the City, and the City now desires to
4 ensure that DIFs charged for ADUs are proportional to the demand for new services that
5 are expected to occur as a result of such construction;

6 WHEREAS, recognizing that the restricted square-footage of ADUs as
7 established by the above referenced Ordinance, ADUs by their very size and anticipated
8 occupancy rates are expected to have a lesser impact on City services as compared to
9 the size, occupancy, and use of traditionally sized homes and residences, the City
10 therefor desires to assess DIFs for ADUs at a lesser rate to reflect the expected lesser
11 impact of these housing types on City services in the community;

12 WHEREAS, it is estimated that ADUs will have an occupancy rate of
13 approximately 1.58 persons per unit which is approximately one half (1/2) the estimated
14 occupancy rate for a single-family dwelling in the City of Long Beach;

15 WHEREAS, the City desires to modify its current DIFs related to ADUs to
16 minimize said fees in recognition of the lesser impact on City services that are expected
17 to occur as a result of the construction of ADUs when compared to the construction of
18 more traditionally sized housing types in the City;

19 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
20 follows:

21 Section 1. That Transportation Impact Fees for ADUs are set as follows:

22 A. For ADUs less than 220 square feet, the fee shall be set at
23 \$236.25 per ADU;

24 B. For ADUs greater than 220 square feet, but less than 640
25 square feet, the fee shall be set at \$663.75 per ADU;

26 C. For ADUs greater than 641 square feet, the fee shall be set at
27 \$1,125.00 per ADU.
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 2. That Parks and Recreation Facilities Fees for ADUs is set as follows:
\$1,781.39 per ADU.

Section 3. That Police Facilities Impact Fees for ADUs is set as follows:
\$342.86 per ADU.

Section 4. That Fire Facilities Impact Fees for ADUs is set as follows:
\$241.74 per ADU.

Section 5. That the above referenced Development Impact Fees (DIFs) reflect a reasonable relationship between the DIFs use and the type of development on which the fee is imposed.

Section 6. That the City Council of the City of Long Beach considered the modification of the existing DIF Fee assessment structure and the adoption of the above referenced DIFs relating to ADUs at a duly noticed public meeting at which oral or written presentations were or could be made, and that notice of said public meeting was made in accordance with Government Code Section 66016.

Section 7. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

//
//

1 I hereby certify that the foregoing resolution was adopted by the City Council of the
2 City of Long Beach at its meeting of December 12, 2017, by the
3 following vote:

4 Ayes: Councilmembers: Gonzalez, Pearce, Price, Supernaw,
5 Mungo, Andrews, Uranga, Austin,
6 Richardson.

7 Noes: Councilmembers: None.
8 _____

9 Absent: Councilmembers: None.
10 _____

11
12
13 
14 _____
15 City Clerk

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28