

Legislation Text

File #: 17-474, Version: 1

Actions Related to the 2017-2018 Annual Adjustment for Park Impact Fees and High-Rise Fees.

Adopt a resolution effective March 1, 2018 to:

- (a) Establish the annual Schedule of Parkland Fees and Credits that sets forth the fees and credits charged to residential projects subject to Municipal Code Chapters 14.25 (Park Impact Ordinance) and 19.38 (Parkland Dedication Ordinance) pursuant to Ordinance number 27949;
 - (b) Authorize the City Manager to determine the applicable parkland in-lieu fees for any residential units in the City of San José that are not included in the Schedule of Parkland Fees and Credits based on the nearest Multiple Listing Service districts;
 - (c) Establish a new permanent park impact in-lieu fee rate within the Proposed Parkland Schedule of Fees and Credits for new Downtown Core Area high-rise units, based upon observed occupancy; and
 - (d) Amend Section 2 of Exhibit B of Resolution No. 73587, as amended, temporarily setting the park impact fees charged for high-rise multi-family residential projects of twelve (12) stories or more located in the Downtown Core at fifty percent (50%) of the applicable parkland fees for multi-family 5 plus units in the Downtown Area to:
 - (1) Redefine the ‘Downtown Core Area’ in Section 2.A.1 as the boundaries depicted in Attachment D of this memorandum and to align the definition of ‘Downtown Core Area’ in Section 2.A.1 to read “or as defined by the *Envision San José 2040* General Plan and the Downtown Strategy 2000, as may be amended”; and
 - (2) Remove Section 2.E.2 for the Expiration of Temporary Reduction and Deferred Payment, which incorrectly set a cap on the maximum number of units eligible for the Downtown High-Rise Incentive Program, as consistent with Council direction adopted on December 13, 2016.
- CEQA: Exempt, File No. PP17-005, CEQA Guidelines Section 15273 - Rates, Tolls, Fares, and Charges. (Parks, Recreation and Neighborhood Services/Economic Development)