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PLANNING AND BUILDING
DEPARTMENT

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November 26, 2002

City Council
Sacramento, California

CONTINUED
FROM 12/10/02
TO 1/9/03

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment Adding Chapter 17.191 to Title 17 of the City Code to establish the Infill Fee Reduction Fund, relating to reductions in development and impact fees to promote infill development in Target Residential Infill Areas. (M02-049)

LOCATION: Citywide in designated Target Residential Neighborhoods

RECOMMENDATION: Planning Commission and staff recommend that the City Council adopt the attached ordinance related to the reduction of development and impact fees for qualified infill projects.

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FOR COUNCIL MEETING OF: December 10, 2002 (afternoon)

SUMMARY:

The Zoning Ordinance Amendment establishes a new Infill Fee Reduction program to write-down development and impact fees for qualified small residential infill projects by up to \$5,000 per unit. Qualified projects must consist of four or fewer single family, duplex, or townhome units, and be located within one of the General Plan's designated Target Residential Neighborhoods (see attached Ordinance, Exhibit A). The City Council approved funding for this program in its FY 02-03 budget in the amount of \$150,000, which is estimated to assist up to 30 units annually. The ordinance was identified as an implementation program in the City of Sacramento's recently adopted Infill Strategy.