

RESOLUTION NO. 20-35

Resolution Of The City Council Of The City Of Emeryville Establishing Updated Development Impact Fees For Fiscal Year 2020-2021

WHEREAS, on July 15, 2014, the City Council of the City of Emeryville passed and adopted Ordinance No. 14-008 amending the City of Emeryville Planning Regulations to enable Development Impact Fees, including fees for transportation and park and recreation facilities based on an impact fee study; and

WHEREAS, on July 15, 2014, the City Council of the City of Emeryville passed and adopted Ordinance No. 14-009 amending the City of Emeryville Planning Regulations to enable an Affordable Housing Impact Fee based on an impact fee study; and

WHEREAS, on July 15, 2014, the City Council of the City of Emeryville passed Resolutions No. 14-103, 14-104, and 14-105, establishing, respectively, an Affordable Housing Impact Fee, a Parks and Recreation Facility Impact Fee, and a Transportation Facility Impact Fee; and

WHEREAS, Resolutions No. 14-103, 14-104, and 14-105, stipulate that, for any annual period during which the City Council does not review the development impact fees, they shall be increased on July 1 based on the percentage increase in the Engineering News-Record Construction Cost Index for San Francisco, California; and

WHEREAS, the table entitled "City of Emeryville Development Impact Fees, Fiscal Year 2020-2021" attached hereto as Exhibit A includes adjusted fees based on the 6.33% increase in the Engineering News-Record Construction Cost Index for San Francisco, California from March 2019 to March 2020; and

WHEREAS, prior to adoption of the updated development impact fees, the City Council held a noticed public hearing to receive written and oral testimony regarding said fees in accordance with the requirements of Government Code Section 66016; and

WHEREAS, prior to adoption of the updated development impact fees, notice of said public hearing, as well as data relating to the proposed amendments have been published and made available to the public and interested persons in accordance with the requirements of Government Code Section 66016; now, therefore, be it

RESOLVED, that the City Council of the City of Emeryville, hereby adopts updated development impact fees for Fiscal Year 2020-2021 as set forth in Exhibit A, attached hereto and incorporated herein, effective July 1, 2020.

Resolution No. 20-35
Updated Development Impact Fees for FY 2020-21
City Council Meeting | April 21, 2020
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ADOPTED by the City Council of the City of Emeryville at a regular meeting held on Tuesday, April 21, 2020, by the following vote:

AYES:	5	Mayor Patz, Vice Mayor Martinez, and Council Members Bauters, Donahue, and Medina
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

DocuSigned by:

Christian R. Patz

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MAYOR

ATTEST:

APPROVED AS TO FORM:

DocuSigned by:

Sheri Hartz

FE7B508E-AB6A-BB...
CITY CLERK

Michael Guindon

CITY ATTORNEY



City of Emeryville Development Impact Fees

Fiscal Year 2020-2021 (valid July 1, 2020 through June 30, 2021)

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Residential Use Types				
Single Unit	\$0	\$4,399	\$2,950	\$7,349 / dwelling unit
Two Unit and Multi-Unit				
<i>Rental - Apartment</i>	\$31,032	\$4,236	\$1,829	\$37,097 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$31,032	\$4,236	\$1,770	\$37,038 / dwelling unit
<i>Owner - Condominium</i>	\$0	\$4,236	\$1,532	\$5,768 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,236	\$1,476	\$5,712 / dwelling unit
<i>Owner - Townhome</i>	\$0	\$4,399	\$1,532	\$5,931 / dwelling unit
<i>In TH Transit Hub Overlay Zone</i>	\$0	\$4,399	\$1,476	\$5,875 / dwelling unit
Domestic Violence Shelter	\$0	\$1,657	\$651	\$2,308 / bed
Group Residential	\$0	\$1,657	\$651	\$2,308 / bed
Mobile Home Park				
<i>Rental</i>	\$31,032	\$4,236	\$1,829	\$37,097 / dwelling unit
<i>Owner</i>	\$0	\$4,399	\$1,532	\$5,931 / dwelling unit
Residential Care Facility	\$4.71	\$6.40	\$2.20	\$13.31 / square foot
Supportive Housing	\$0	\$1,657	\$651	\$2,308 / bed
Transitional Housing	\$0	\$1,657	\$651	\$2,308 / bed
Commercial and Institutional				
Adult Oriented Businesses				
<i>Retail</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
<i>Performance</i>	\$4.71	\$1.79	\$114.05	\$120.55 / square foot
Animal Care and Sales				
<i>Grooming</i>	\$4.71	\$2.14	\$4.29	\$11.14 / square foot
<i>Kennel/Animal Care</i>	\$4.71	\$3.31	\$16.37	\$24.39 / square foot
<i>Pet Stores</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
<i>Veterinary Services</i>	\$4.71	\$2.14	\$13.92	\$20.77 / square foot
Arts and Entertainment				
<i>Gallery</i>	\$4.71	\$0.35	\$0.53	\$5.59 / square foot
<i>Indoor Entertainment</i>	\$4.71	\$1.42	\$14.49	\$20.62 / square foot
<i>Outdoor Entertainment</i>	TBD	TBD	TBD	TBD
Banks and Financial Institutions	\$4.71	\$2.36	\$12.53	\$19.60 / square foot
Business Services	\$4.71	\$2.36	\$21.87	\$28.94 / square foot
Colleges and Trade Schools	\$0.00	\$2.14	\$7.50	\$9.64 / square foot
Community Assembly	\$0.00	\$0.58	\$8.08	\$8.66 / square foot
Day Care Centers	\$0.00	\$3.31	\$16.37	\$19.68 / square foot
Eating and Drinking Establishments				
<i>Bars/Nightclubs/Lounges</i>	\$4.71	\$5.91	\$10.04	\$20.66 / square foot
<i>Restaurants</i>				
Quality (ITE Land Use 931)	\$4.71	\$5.91	\$6.65	\$17.27 / square foot
High Turnover (ITE Land Use 932)	\$4.71	\$5.91	\$8.71	\$19.33 / square foot
Fast Food (ITE Land Use 933)	\$4.71	\$5.91	\$38.55	\$49.17 / square foot
Fast Food with Drive-Thru (ITE Land Use 934)	\$4.71	\$5.91	\$48.16	\$58.78 / square foot
<i>Mobile Food Vendors</i>	\$0.00	\$0.00	\$0.00	\$0.00
Emergency Shelters	\$0	\$1,657	\$651	\$2,308 / bed
Funeral Homes, Mortuaries and Mausoleums	\$4.71	\$0.58	\$1.62	\$6.91 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Health Care				
<i>Clinics and Medical Offices</i>	\$4.71	\$4.31	\$10.53	\$19.55 / square foot
<i>Hospitals</i>	\$4.71	\$3.43	\$2.74	\$10.88 / square foot
<i>Medical Laboratories (non research)</i>	\$4.71	\$2.14	\$9.28	\$16.13 / square foot
Instructional Services				
<i>Individual/ Small Group Instruction</i>	\$4.71	\$0.69	\$2.86	\$8.26 / square foot
<i>Group Instruction</i>	\$4.71	\$0.69	\$2.86	\$8.26 / square foot
Libraries and Museums				
Libraries	\$4.71	\$1.65	\$21.53	\$27.89 / square foot
Museums	\$4.71	\$0.35	\$0.53	\$5.59 / square foot
Live/Work Unit	\$4.71	\$1.79		\$6.50 / square foot plus
plus			\$1,917	\$1,917 / unit
Lodging				
<i>Hotels and Motels</i>	\$4.71	\$1.18		\$5.89 / square foot plus
plus			\$1,238	\$1,238 / room
<i>Bed & Breakfast</i>	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Major Public Services	\$4.71	TBD	TBD	TBD / square foot
Marina	\$0	\$1,183	\$560	\$1,743 / berth
Motor Vehicle Sales and Services				
<i>Cleaning (Self-Service Car Wash - ITE Land Use 947)</i>	\$4.71			\$4.71 / square foot plus
plus		\$296	\$8,169	\$8,465 / stall
<i>Rentals</i>	\$4.71	\$1.79	\$2.95	\$9.45 / square foot
<i>Sales and Leasing</i>	\$4.71	\$1.54	\$7.72	\$13.97 / square foot
<i>Repair and Service</i>	\$4.71	\$1.18	\$13.15	\$19.04 / square foot
<i>Service Station</i>	\$4.71			\$4.71 / square foot plus
plus		\$296	\$8,181	\$8,477 / pump
<i>Towing and Impounding</i>	\$4.71	\$1.18	\$14.76	\$20.65 / square foot
Offices				
<i>General/Government/Walk-In Clientele</i>	\$4.71	\$4.31	\$4.40	\$13.42 / square foot
<i>Corporate Headquarters (ITE Land Use 714)</i>	\$4.71	\$4.31	\$4.17	\$13.19 / square foot
Parking	\$0.00	\$0.00	\$0.00	\$0.00 / square foot
Personal Services	\$4.71	\$2.36	\$4.29	\$11.36 / square foot
Public Safety Facilities	\$0.00	\$2.36	\$3.55	\$5.91 / square foot
Recreation				
<i>Gaming</i>	\$4.71	\$2.36	\$39.62	\$46.69 / square foot
<i>All Other</i>	\$4.71	\$2.36	\$10.41	\$17.48 / square foot
Repair Services	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Retail				
<i>Food and Beverage Sales</i>				
<i>Supermarket (ITE Land Use 850)</i>	\$4.71	\$2.36	\$12.58	\$19.65 / square foot
<i>Convenience Market (ITE Land Use 851)</i>	\$4.71	\$2.36	\$46.38	\$53.45 / square foot
<i>All Other</i>	\$4.71	\$2.36	\$5.50	\$12.57 / square foot
Schools	\$0.00	\$1.18	\$3.53	\$4.71 / square foot
Social Service Facilities	\$0.00	\$3.79	\$4.40	\$8.19 / square foot

Use Type	Affordable Housing	Park and Recreation Facility	Transportation Facility	TOTAL IMPACT FEES
Industrial				
Arts-Industrial - All	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Commercial Kitchens	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Construction and Maintenance	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
Crematories	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Food Production and Assembly - All	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Hazardous Waste Facilities - All	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Laundry and Dry Cleaning Services	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Manufacturing				
<i>Pharmaceutical</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
<i>Custom</i>	\$4.71	\$1.18	\$1.92	\$7.81 / square foot
<i>Light</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
<i>General</i>	\$4.71	\$1.18	\$2.16	\$8.05 / square foot
<i>Heavy</i>	\$4.71	\$1.18	\$2.16	\$8.05 / square foot
<i>Cannabis Manufacturing</i>	\$4.71	\$1.18	\$2.86	\$8.75 / square foot
Recycling Facilities - All	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Research and Development	\$4.71	\$2.96	\$3.16	\$10.83 / square foot
Salvage and Wrecking	\$4.71	\$2.59	\$2.16	\$9.46 / square foot
Storage and Distribution	\$0.00	\$0.00	\$0.00	
<i>Indoor and Outdoor</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
<i>Personal</i>	\$4.71	\$0.04	\$0.75	\$5.50 / square foot
Agricultural				
Community Gardens	\$0.00	\$0.00	\$0.00	\$0.00
Indoor Agriculture	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Outdoor Agriculture	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Animal Husbandry	\$4.71	\$1.54	\$2.86	\$9.11 / square foot
Communication, Transportation and Utilities				
Communication Facilities				
<i>Transmission Towers</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Equipment within Buildings</i>	\$4.71	\$0.05	\$0.28	\$5.04 / square foot
Transportation and Delivery Services	\$0.00	\$0.00	\$0.00	
<i>Bus/Rail Passenger Stations</i>	\$4.71	TBD	TBD	TBD / square foot
<i>Truck/Rail Freight Terminals</i>	\$4.71	\$1.54	\$2.46	\$8.71 / square foot
<i>Human-Powered</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
<i>Light Fleet</i>	\$4.71	\$0.83	\$0.94	\$6.48 / square foot
Utility Services	\$4.71	\$8.62	\$2.25	\$15.58 / square foot