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RESOLUTION NO. 21085

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING RESOLUTION NO. 20735 BY ADDING A NEW SECTION 28, TO REDUCE BY SIXTY PERCENT (60%) ALL PERMIT AND PLAN CHECK FEES AND CHARGES IMPOSED FOR THE CONSTRUCTION OF APPROPRIATE AGE-RESTRICTED SENIOR CITIZEN HOUSING DEVELOPMENTS, AND AMENDING RESOLUTION NOS. 17007, 17252, 17495, 17692 AND 18991 TO ALLOW FOR THE SAME REDUCTION FOR CERTAIN DEVELOPMENT MITIGATION FEES

WHEREAS, the City Council adopted Resolution No. 20735 ("Fees and Charges Resolution") on July 13, 2004, incorporating the fees and charges in accordance with the 2003-2004 Fee Update; and

WHEREAS, the City Council adopted Resolution No. 17007 on December 20, 1988, establishing a schedule of fees for transportation impact fees; and

WHEREAS, the City Council adopted Resolution No. 17252 on September 5, 1989, establishing a schedule of fees for traffic signal and railroad signal mitigation; and

WHEREAS, the City Council adopted Resolution No. 17495 on June 19, 1990, setting the amount of the development fee for regional parks and reserve parks; and

WHEREAS, the City Council adopted Resolution No. 17692 on February 19, 1991, establishing a sewer connection schedule of fees; and

WHEREAS, the City Council adopted Resolution No. 18991 on October 1, 1996, establishing a schedule of fees for park development; and

WHEREAS, on April 26, 2005, the City Council, as part of the report from the Senior Housing Task Force, requested that the Planning Department make a recommendation to the Community Services and Youth Committee to reduce certain development fees for senior housing projects; and

WHEREAS, the Planning Department staff reviewed the recommendations of the Senior Housing Task Force and made recommendations to the Community Services and Youth Committee; and

WHEREAS, the Community Services and Youth Committee considered the recommendations of the Planning Department staff, concurred with those recommendations, and submitted those

1 recommendations to the City Council for approval; and

2 WHEREAS, on August 23, 2005, the City Council considered those recommendations
3 presented by Planning Department staff and the Community Services and Youth Committee and
4 authorized the reduction of certain City permit and plan check fees and development mitigation fees,
5 as set forth in the staff report presented to the City Council for their consideration on that date for the
6 construction of age-restricted senior citizen housing developments; and

7 WHEREAS, the recommendations need to be adopted so that the City might carry into effect
8 its policies.

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
10 California, on the basis of the foregoing recitals, the staff report accompanying this resolution and the
11 staff reports presented to the City Council on April 26, 2005, and August 23, 2005, as follows:

12 Section 1: The foregoing recitals are all true and correct.

13 Section 2: Resolution No. 20735 is hereby amended by adding the following Section 28:

14 **"SECTION 28: REDUCTION OF PERMIT OR PLAN CHECK FEES OR CHARGES**
15 **FOR AGE-RESTRICTED SENIOR CITIZEN HOUSING DEVELOPMENT**

16 Notwithstanding anything to the contrary, any permit or plan check fee or charge as
17 established herein under Sections 2721, 2752, 2770, 2601, 2602, 2609, and 5201, to be paid
18 by an applicant for the construction of a age-restricted senior citizen housing development,
19 where a covenant has been recorded with, or will be recorded with prior to the issuance of a
20 building permit, the Riverside County Recorder limiting occupancy, residency and use in
21 accordance with Civil Code section 51.3, shall be reduced by sixty percent (60%). Such
22 covenant shall provide that the covenant may only be removed with City approval, and that
23 the City shall condition such removal upon verification that the 60% reduction in fees has
24 been repaid to the City by applicant or their successor in interest, with such repayment
25 calculated as of the time of proposed removal.

26 To qualify for such reduction, the applicant must submit a verified statement in
27 writing to the Planning Department requesting such reduction, together with such supporting

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documentation as may be requested by the Planning Director, or his designee, to establish the applicability for such reduction as set forth in this section.”

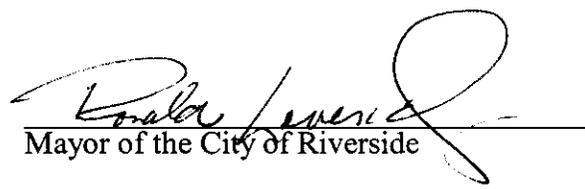
Section 3: Resolution Nos. 17007, 17252, 17495, 17692 and 18991 are hereby amended by adding the following section to each of those resolutions:

“Notwithstanding anything to the contrary, any fee or charge as established herein to be paid by an applicant for the construction of a age-restricted senior citizen housing development, where a covenant has been recorded with, or will be recorded with prior to the issuance of a building permit, the Riverside County Recorder limiting occupancy, residency and use in accordance with Civil Code section 51.3, shall be reduced by sixty percent (60%). Such covenant shall provide that the covenant may only be removed with City approval, and that the City shall condition such removal upon verification that the 60% reduction in fees has been repaid to the City by applicant or their successor in interest, with such repayment calculated as of the time of proposed removal.

To qualify for such reduction, the applicant must submit a verified statement in writing to the Planning Department requesting such reduction, together with such supporting documentation as may be requested by the Planning Director, or his designee, to establish the applicability for such reduction as set forth in this section.”

Section 4: The provisions of this resolution shall become effective immediately upon adoption.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 6th day of December, 2005.


Mayor of the City of Riverside

Attest:


City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
3 of said City at its meeting held on the 6th day of December, 2005, by the following vote, to wit:

4 Ayes: Councilmembers Betro, Moore, Gage, Adkison, Hart, and Adams

5 Noes: None

6 Absent: Councilmember Schiavone

7 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City
8 of Riverside, California, this 6th day of December, 2005.

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11 City Clerk of the City of Riverside
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