



STAFF REPORT

MEETING DATE: January 24, 2023

TITLE:

Receive presentation and provide direction to staff regarding a reduction of fees for small vs large development projects.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo, City Manager

BACKGROUND/HISTORY:

Development is defined as the process of improving real property to increase its value. It consists of three main phases: Feasibility, Entitlements, and Land Development/Construction.

In the current ordinance, there exists no avenue to differentiate between a large-scale development project, from a small-scale project. A small-scale project may be as simple as adding an “ADU” or additional dwelling unit to an existing residential lot. The fees presented in the existing ordinance create an undue burden on small business and residents.

This agenda item is presented to begin the discussion what is a “fair” and “reasonable” expectation of cost to orderly development, when projects less than 5 acres are presented for approval.