

EXHIBIT "B"

FINDINGS OF FACT

The City Council has reviewed the record, and makes the following findings for:

- 1) Granting the Major Plot Plan modification to eliminate a condition of approval requiring funding of ongoing operational costs of providing municipal services required by the Project.
- 2) Modification
 - a. On September 23, 2020, following multiple public hearings, the City Council adopted a policy requiring all new residential development approved after May 13, 2020, to pay for their ongoing costs of providing municipal services. However, the City's required regional housing needs assessment (RHNA) identified a goal of an additional 9,607 housing units, 1,864 of which need to provide housing to very-low income individuals or families. The four deed-restricted units for very-low income households included in the project will help contribute to that goal. Additional ongoing costs would negatively impact the ability to provide these deed-restricted units.
 - b. Removal of the Condition of Approval No. 15 would support the City Council adopted Housing Element policies promoting the development of very-low income deed-restricted housing units to meet the City's RHNA goals, and removing the funding requirements would support the development of very-low income deed-restricted units.