



City of Sunnyvale

Agenda Item

14-0971

Agenda Date: 1/30/2015

2015 COUNCIL STUDY ISSUE**NUMBER**

CDD 15-14

TITLE Evaluate Timing of Park Dedication In-lieu Fee Calculation and Payment**BACKGROUND****Lead Department:** Community Development
Support Department: Public Works**Sponsor(s):**

Councilmembers: Hendricks, Griffith

History:

1 year ago: N/A

2 years ago: N/A

SCOPE OF THE STUDY**What are the key elements of the study?**

Determine the appropriate time in the development review process to establish land value for the purpose of required park dedication in-lieu fees. The study would include a review of other jurisdiction approaches, legal limitations and the effects associated with different options.

What precipitated this study?

During City Council discussion on an update to the Park Dedication in-lieu fee land valuation, questions arose about the sequencing of development review and the calculation and collection of park dedication in-lieu fees. Council is interested in understanding the options, the effects on development, the effects on the City, etc.

Planned Completion Year: 2015**FISCAL IMPACT****Cost to Conduct Study**

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$0

Funding Source: N/A

Explanation of Cost: N/A

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Cost to Implement Study Results

Unknown. Study would include assessment of potential costs.

Explanation of Cost: The study will address how various times of fee calculation and collection would affect revenues.

EXPECTED PARTICIPATION IN THE PROCESS

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Planning Commission

STAFF RECOMMENDATION

Position: Support

Explanation: This study would allow a focus on the date in-lieu fees are established, and could provide options to simplify the process of fee collection for all development fees.

Prepared by: Andrew Miner, Principal Planner

Reviewed by: Trudi Ryan, Planning Officer

Reviewed by: Hanson Hom, Director, Community Development

Reviewed By: Robert A. Walker, Assistant City Manager

Approved By: Deanna J. Santana, City Manager