



Legislation Details (With Text)

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Commissions, Committees,
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File created: 7/31/2018 **In control:** City Council
On agenda: 8/15/2018 **Final action:** 8/15/2018
Title: City Council consideration to adopt Resolution No. 2018-090, approving a waiver of the plan check, permit and development impact fees required by Section 3.02.040 and Chapter 16.23 of the Corona Municipal Code for the construction of a 3,840 square foot multi-purpose modular building for Peppermint Ridge, a non-profit organization, located at 825 Magnolia Avenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. City Resolution No. 2018-090, 2. PR Letter from Peppermint Ridge dated July 5, 2018

Date	Ver.	Action By	Action	Result
8/15/2018	1	City Council	adopted	Pass

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 8/15/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to adopt Resolution No. 2018-090, approving a waiver of the plan check, permit and development impact fees required by Section 3.02.040 and Chapter 16.23 of the Corona Municipal Code for the construction of a 3,840 square foot multi-purpose modular building for Peppermint Ridge, a non-profit organization, located at 825 Magnolia Avenue.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2018-090, waiving the plan check, permit and development impact fees as described for the construction of a 3,840 square foot multi-purpose modular building for Peppermint Ridge, a non-profit organization, located at 825 Magnolia Avenue.

ANALYSIS:

Peppermint Ridge, a non-profit organization that provides housing, social events and classes to

adults with developmental disabilities, is requesting that the City Council waive the plan check, permit and development impact fees associated with the construction of a new 3,840 square foot multi-purpose modular structure to be located on their campus at 825 Magnolia Avenue.

Peppermint Ridge provides care and assistance to 107 developmentally disabled adults. The campus at 825 Magnolia Avenue provides housing for 54 adults, classes for music, art, swimming and cooking, and social events such as monthly birthday parties and bowling. Adults not housed at the campus live in houses located throughout the community.

Peppermint Ridge has determined that additional building space is needed on the campus in order to better serve their clients. The new 3,840 square foot modular structure would be placed to the rear of the property on a vacant building pad that was intended for a future building expansion. The prefabricated modular structure would provide additional classroom and gathering space for clients and additional office space for staff. The new building will not increase the number of bedrooms or beds currently provided at the facility and will not intensify current staffing levels at the campus. The general operation will remain the same as clients/residents are transported to and from the campus by the busses provided by Peppermint Ridge.

City staff has reviewed the request and the following tables provide a breakdown of the fees to be waived for the 3,840 square foot modular building. The waiver means the City would not collect the costs of the services provided by city staff for the plan check reviews and field inspections for the new modular building and the City would be paying for these fees. The plan check and permit fees total \$12,853.59.

The City's Building Division uses an outside consultant for structural plan review. Based on the department's professional services agreement with the consultant, the consultant collects 55% of the plan check fee with the other 45% covering staff time from other departments involved in the plan check. As demonstrated in the below table, the total building plan check fee is \$943.00. The building plan check consultant would be paid \$518.65 with the remaining \$424.35 used to cover the review by city staff.

Peppermint Ridge notified the Community Development Department on August 7, 2018, that they received a donation in the amount of \$1,000 from an anonymous donor to cover the building plan check fee. This donation will pay for the service provided by the consultant for the plan check. Therefore, the city will not have to pay for the services borne by the consultant with this fee waiver request.

PLAN CHECK AND PERMIT FEES	
Plan Check Fees	
Building Plan Check	\$943.00
- Third Party Structural Plan Check Fee 55% of cost	- \$518.65
- City Staff Review 45% of cost	- \$424.35
Public Works Grading Plan Check	\$7,540.00
Erosion Control Plan Check	\$645.00
Fire Department	\$359.43
Total	\$9,487.43
Permit Inspection Fees	
Building Department	\$1,791.16
Public Works Grading Inspection	\$625.00
Total	\$2,416.16
Other Fees	
Public Works Per Sheet Scanning Fee	\$90.00
Issuance Fee	\$55.00
Certificate of Occupancy Fee	\$655.00
Fire Dept. Place of Assembly Fee	\$150.00
Total	\$950.00
Total	\$12,853.59

DEVELOPMENT IMPACT FEES	
Drainage	\$1,689.60
Fire Protection	\$614.40
Law Enforcement	\$691.20
Parkland and Open Space	\$345.00
Street and Signal	\$1,488.39
Total	\$4,828.59

Section 16.23.170 of the Corona Municipal Code allows the City Council upon request to waive the Development Impact Fees if the owner would receive insufficient benefit from the fees imposed. The services provided by Peppermint Ridge provide a general benefit to the community as they provide specialized services, programs and activities that help individuals with developmental disabilities the ability to sustain daily living and engage with the general population. The on-site population at the Peppermint Ridge campus is not expected to grow as a result of the building addition; therefore, increased impacts on the infrastructure normally funded by Development Impact Fees is not expected.

COMMITTEE ACTION:

The Finance Legislation and Economic Development Committee at its meeting on August 1, 2018, reviewed the proposed request and recommended that the request be forwarded to the City Council for consideration.

STRATEGIC PLAN:

The City Council's consideration of the waiver of fees is consistent with the Strategic Plan Goal to *Actively Engage in Public and Private Partnerships to Provide Services and Amenities* as it provides a creative partnership opportunity with a private non-profit organization that provides programs and services for special needs groups in the City.

FISCAL IMPACT:

The one-time revenue expected from the permit and inspection fees would not be collected and would result in less income to the General Fund. The City's General Fund would pay for the cost of services associated with the plan checks and permits from the applicable city departments. The total cost of the plan check and permit fees is \$12,853.59, but with the \$1,000 donation given to Peppermint Ridge, this fee is reduced to \$11,853.59.

The one-time revenue of \$4,828.59 expected for Development Impact Fees would not be collected and would result in less income to the Capital Improvement Plan Budget.

ENVIRONMENTAL ANALYSIS:

This request is not a project under the California Environmental Act and is not subject to further environmental assessment.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. City Resolution No. 2018-090
2. Letter from Peppermint Ridge dated July, 5, 2018.