

Homework!

There are three homework tasks, all due by September 1st, 2008.

1. **Review the parking standards for your jurisdiction** and make sure all information was entered correctly. Pay close attention to the duplex and make sure the information reflects the total requirements for two units. If you have not entered the data yet, please follow the links on the www.21elements.com webpage and enter the data.
2. **Review the development fee data for your jurisdiction** and make sure all the information was entered correctly. If you have not entered the data yet, please follow the links on the
3. **Review the policies and programs for your jurisdiction**, available on the website under documents/housing element sections/reviewing current housing elements/jurisdiction specific reports and make sure all your programs and policies were entered correctly.

Please send corrections to abrams@bdplanning.com

21 Elements: San Mateo Countywide Housing Element Update Kit

Parking Standards Survey Summary

Please double check the data for your jurisdiction. There was some confusion about the question for duplexes. Please make sure the numbers for your jurisdiction reflect the total requirements for one duplex (two units), each with three bedrooms.

	Single Family Home		Duplex (3bdrs each)		Single family home with a second unit		Studio Apartment		One Bedroom Apartment		Two Bedroom Apartment		Three Bedroom Apartment		Four Bedroom Apartment	
	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total
Atherton	0	0			0	2										
Belmont	2	4	2	4	2	4	1	2	1	2	1	2	1	2	1	2
Brisbane	2	4	2	2	2	6	1	1	1.5	1.5	1.5	1.5	2	2	2	2
Burlingame	1	2	2	2.5	1	3		0		0	1.6	2		0		0
Colma	2	2	4	4	4	4	1	1.5	1	1.5	2	2	2	2	2	2
Daly City	2	2	4	4	2	4	1	1		1.5		2		2		2
East Palo Alto	2	2	4	4	2	3	1	1	1	1	1.5	1.5	2	2	2	2
Foster City	2	2	2	4	2	3	1	1.5	1.5	2	2	2.5	2	2.5	2	2.5
Half Moon Bay	2	2	2	2	2	3	1	2.25	1	2.25	1	2.25	1	2.25	1	2.25
Hillsborough						0		0		0		0		0		0
Menlo Park	1	2	1	2	1	3	1	1.33	1	1.83	1	2.33	1	2.33	1	2.33
Millbrae	2	2	4	4	2	2	1	1	1.5	1.5	2	2	2	2	2	2
Pacifica	2	2	4	4	2	3		1.25	1.5	1.75		2.25		2.25		2.25
Portola Valley	2	4			2	4		0		0		0		0		0
Redwood City	2	2	2.67	4	2	3	0.75	0.75	1	1	1.5	1.5	1.5	1.5	1.5	1.5
San Bruno	2	2	4	4	3	3	1	1.5	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
San Carlos	2	2	4	4	2	3	1	1.5	1	2	1	2	1	2.5	1	2.5
San Mateo	2	2	2.2	4.4	2	3	1	1.5	1	1.8	1	2	1	2.2	1	2.2
San Mateo County	2	2	4	4	2	2	1	1	1.2	1.2	1.5	1.5	2	2	2	2
South San Francisco	1	2	1	2	1	3	1	2	1	2	1	2	1	2	1	2
Woodside																

Single Family - Planning and Building Fees

	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engineering Plan Check	Engineering Site Inspection	Planning Plan Check	Plumbing	Electrical	Mechanical (including fire sprinklers/ alarms)	Crime Prevention	General Plan Surcharge	Data Base Mgt. Surcharge	Affordable Housing In- Lieu Fee	Residential Dev't Tax	Constr. Permits	Sewer connection fee (not impact fee)	Other (please specify)	Planning & Building Total
Atherton																					
Belmont	5,711	3,234	21,001	-	1,294	50	1,740	-	1,132	95	95	95	-	1,250	-	417	-	-	1,085	-	37,198
Brisbane	-	1,944	972	24	-	50	11,132	-	29	-	-	140	-	-	-	-	-	-	-	194	14,486
Burlingame	1,550	4,813	3,129	241	1,203	50	1,203	-	722	-	-	-	-	-	-	-	-	-	209	-	13,120
Half Moon Bay	2,356	1,869	1,215	-	-	25	-	-	-	230	213	81	-	-	-	-	-	-	3,777	2,595	12,361
Pacifica	-	2,618	1,702	15	-	59	750	750	-	127	157	463	-	1,950	-	465,023	-	-	404	639	474,657
Portola Valley	910	3,234	2,102	-	-	-	110	-	140	150	175	150	-	-	-	-	-	-	-	4,560	11,531
Redwood City	620	6,161	2,021	-	-	-	-	-	866	-	-	-	-	308	123	-	-	-	-	866	10,966
San Carlos	2,399	3,290	2,468	22	164	50	-	-	147	164	82	82	-	477	27	5,000	-	-	-	-	14,372
San Mateo County	3,489	3,776	43,017	250	141	-	2,656	-	-	864	1,066	912	-	-	-	-	-	-	-	-	56,171
AVERAGE	1,893	3,438	8,625	61	311	32	1,955	94	337	181	199	214	-	443	19	52,271	-	-	608	984	71,651
MEDIAN	1,550	3,234	2,102	15	-	50	750	-	140	127	95	95	-	-	-	-	-	-	-	194	14,372

Comments on yellow highlighted items

Belmont - Plan Check - please double check this number

San Mateo County - Plan Check - please double check this number

Pacifica - Affordable Housing In-Lieu Fee - figure for detached SFR used - See "Comments" column on next page for full list of fees

How submitted information was incorporated into chart

Deposits were omitted

Ranges were averaged

Numbers noted as "approximate" were used as given

Single Family - Impact Fees

	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Comments	Impact Total	Single Family Total
Atherton															
Belmont	-	-	-	-	-	247	-	-	-	66	5,136	-		7,128	44,326
Brisbane	-	-	-	-	-	-	-	-	-	-	7,128	-	Engineering fees vary by site. See the attached estimate.	7,924	22,410
Burlingame	-	-	-	-	-	-	-	-	-	-	7,924	-		16,770	29,890
Half Moon Bay	1,913	-	3,777	838	3,114	-	-	-	-	-	7,128	-		15,157	27,518
Pacifica	2,491	-	2,702	-	-	-	-	-	-	-	7,364	2,600	Housing In-Lieu Fees --BMR-lower income, rental unit, \$205,416 (in-lieu payment), for sale detached SFR, \$561,910 (in-lieu payment), condominium/towhouse, \$356,910 (in-lieu payment); Moderate Income -- Rental unit, \$26,732 (in-lieu payment), for sale detached SFR, \$465,023 (in-lieu payment), condominium/townhouse, \$260,023 (in-lieu payment)	6,312	480,969
Portola Valley	-	-	-	-	-	-	-	-	-	-	6,312	-	The above fees are only for a single family residential unit.	34,406	45,936
Redwood City	1,502	11,230	1,676	-	9,998	-	-	-	-	-	-	10,000	Sewer fee is more than doubling as of August 25, 2008	5,736	16,702
San Carlos	-	-	-	-	4,989	-	-	-	-	-	-	747	Public Works fees are not yet included in these fees.	8,476	22,848
San Mateo County	3,696	-	-	258	2,808	1,056	-	-	-	-	258	400	Health Plan Check if septic = \$280 Public Works review = \$400 Water, Sewer & Connection Fees paid to private providers.	11,929	68,100
AVERAGE	1,067	1,248	906	122	2,323	145	-	-	-	7	4,583	1,527		12,649	84,300
MEDIAN	-	-	-	-	-	-	-	-	-	-	6,312	-		8,476	29,890

How submitted information was incorporated into chart

Deposits were omitted

Ranges were averaged

Numbers noted as "approximate" were used as given

Multifamily - Planning and Building Fees

	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engineering Plan Check	Engin. Site Insp'n	Planning Plan Check	Plumbing	Electrical	Mechanical (incl. fire sprinklers/ alarms)	Crime Prev.	General Plan Surcharge	Data Base Mgt. Surcharge	Affordable Housing In- Lieu Fee	Residential Dev't Tax	Constr. Permits	Sewer connection fee (not impact fee)	Other	Planning & Building Total
Atherton	-	5,324	3,461	-	-	94	2,000	-	-	-	-	-	-	-	-	-	-	-	550	1,000	12,429
Belmont	5,711	16,559	10,763	-	6,624	400	1,740	-	5,796	95	95	95	-	10,000	-	417	-	-	1,085	-	59,379
Brisbane	2,217	9,901	4,950	24	-	400	131,845	-	29	-	-	722	-	-	-	-	-	-	-	990	151,078
Burlingame	2,000	23,876	15,519	1,194	5,969	400	5,969	-	3,581	-	-	-	-	-	-	-	-	-	-	2,090	60,598
Half Moon Bay																					
Pacifica	-	8,529	5,544	15	-	270	150	-	-	1,360	672	673	-	9,000	-	-	-	-	27,020	-	53,233
Portola Valley																					
Redwood City	-	30,383	13,262	-	-	-	-	-	-	-	-	-	-	1,519	608	-	-	-	-	-	45,772
San Carlos	7,022	19,812	14,859	7	164	500	-	-	147	820	-	1,250	-	1,200	27	50,000	-	-	-	-	95,808
San Mateo County	3,489	18,880	23,816	250	141	-	2,656	-	-	4,320	8,880	4,560	-	-	-	-	-	-	-	-	66,992
AVERAGE	2,555	16,658	11,522	186	1,612	258	18,045	-	1,194	824	1,206	912	-	2,715	79	7,202	-	-	3,582	510	68,161
MEDIAN	2,109	17,719	12,013	11	71	335	1,870	-	15	48	-	384	-	600	-	-	-	-	-	-	59,989

Comments on yellow highlighted items

Brisbane - Engineering Plan Check - please double check this number

Pacifica - Affordable Housing in-Lieu Fee - response was "Lower income- \$356,910; Moderate Income- \$260,023." Assumption is that affordable housing will be constructed instead of paying in-lieu fee.

How submitted information was incorporated into chart

Deposits were omitted

Ranges were averaged

Numbers noted as "approximate" were used as given

Multifamily - Impact Fees

	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Comments	Impact Total	Multifamily Total
Atherton	6,674	-	-	-	-	-	-	-	-	-	-	3,384		10,058	22,487
Belmont	-	-	-	-	-	247	-	-	-	-	25,680	-		25,927	85,306
Brisbane	-	-	-	-	-	-	-	-	-	-	35,640	-		35,640	186,718
Burlingame	-	-	-	-	-	-	-	-	25,000	-	33,960	-		58,960	119,558
Half Moon Bay															
Pacifica	25,270	-	-	5,586	140,000	3,960	-	-	-	-	31,560	12,060		218,436	271,669
Portola Valley															
Redwood City	10,210	35,965	14,370	-	99,980	-	-	-	-	-	-	150,000	sewer fee is more than doubling as of August 25, 2008	310,525	356,297
San Carlos	-	-	-	-	33,264	-	-	-	-	1,000	-	245	Public Works fees not yet included. Also, subdivision fees are the actual costs incurred for 10 or more lots.	34,509	130,317
San Mateo County	18,480	-	-	258	14,040	5,280	-	-	-	-	-	-	School fee paid to district- varies by district	38,058	105,050
AVERAGE	7,579	4,496	1,796	731	35,911	1,186	-	-	3,125	125	15,855	20,711		91,514	159,675
MEDIAN	-	-	-	-	14,040	-	-	-	-	-	25,680	-		38,058	130,317

Comments on yellow highlighted items

Pacifica - Roads - average of three possible fees used: Highway 1 Improvement Fee (south of Sharp Park)-\$37,340.00, Secondary Impacting Area (north of Sharp Park)-\$12,470.00;Oceana/Manor/Palmetto Mitigation Fee (north of Paloma)-\$26,000

How submitted information was incorporated into chart

Deposits were omitted
Ranges were averaged
Numbers noted as "approximate" were used as given