

MEMORANDUM

August 20, 2024

To: City of Palo Alto
From: DTA
Subject: Second Supplement to the Development Impact Fee Justification Study – Assembly Bill (“AB”) 602 Compliance

A Background

DTA, formerly David Taussig & Associates, was retained by the City of Palo Alto (the “City”) to prepare a Development Impact Fee (“DIF” or “Fee”) Justification Study (the “Study”) in 2020. This Study was adopted by the City Council and the proposed fee schedule was implemented in August 2021. In January 2022, DTA prepared a follow-up analysis in the form of a Supplement to the Development Impact Fee Justification Study (the “Supplement”) that addressed a number of items requested by City Council. Additional detail related to these tasks can be found in Attachment 2.

B Second Supplement to DIF Study

In September 2023, the City requested that DTA prepare and issue this Second Supplement to the Development Impact Fee Justification Study (the “Second Supplement”) to address the requirements of Assembly Bill (“AB”) 602, which was approved by the California State Legislature and signed by the Governor in 2021 and provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects.

The Mitigation Fee Act, AB 1600, establishes specific requirements that local officials must follow in establishing, increasing, or imposing development fees. Specifically, local officials must conduct a “nexus study” to demonstrate a “reasonable relationship” between the fees and public facilities funded by the fees, and the development project on which the fees are assessed. AB 602 is designed to provide additional guidance on how local agencies comply with their impact fee obligations, which affects the methodology used to calculate DIFs. Key portions of the bill affecting future DIF calculations are summarized below:

- On or after January 1, 2022, fee justification studies must identify the existing level of service (“LOS”) for each public facility, identify the proposed new LOS, and (if proposed new LOS is greater than existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, nexus studies adopted after July 1, 2022, must calculate the amount of fees based on square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a “local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” This would also apply to multi-family residences.

- The bill also requires the Department of Housing and Community Development ("HCD"), on or before January 1, 2024, to create an impact fee nexus study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template include a method of calculating the feasibility of housing being built with a given fee level. The template must be completed by 2024, and local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a nexus study supports the increase of an existing fee, the local agency shall review the assumption of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a capital improvement plan as part of the nexus study.
- Nexus studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, (iii) Quimby fees for parks, and (iv) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

B.1 Standards-Based Fee Methodology

The methodology used to establish the Park, Community Center, and Library Fees outlined in the Study adopted in 2021 was based on "standards," where costs are based on existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project. Additionally, this methodology complies with the requirements of AB 602.

B.2 Level of Service

Pursuant to the new statewide requirements under AB 602, a nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Fees in the Study is the existing LOS as defined as the relationship between the replacement cost of Park, Community Center, and Library facilities and the City's existing persons served population. The current LOS is calculated by dividing the total inventory of a facility type by the existing number of persons served within the City. Importantly, the methodology used assumes the current LOS is applied to future development, which satisfies the requirements of AB 602 and requires no further justification.

B.3 Fee Calculation

Below is the City's 2025 DIF schedule, effective as of August 19, 2024, which was used as the basis for the conversion to a per-square-foot fee for residential land uses, as required by AB 602.

Table 1: Current FY 2025 Adopted Development Impact Fee Schedule (Residential Fees)

Land Use Type	Park	Community Center	Library	Total Fees
Single-Family Residential (Per Unit)	\$67,650	\$5,229	\$3,116	\$75,995
Multi-Family Residential (Per Unit)	\$50,034	\$3,868	\$2,304	\$56,206

To further comply with AB 602, DTA worked with the City to determine the average square footage for single-family and multi-family residences. Please note that the City's non-residential fees are already charged on a per-square-foot basis and are not subject to this analysis, as the requirements under AB 602 focus on the impact related to residential development. Using building permit data provided by City staff from 2013 to 2024, DTA calculated the average residential square footage for single-family and multi-family residential units constructed in the City within the past 11 years, as shown in Table 2 and 3 below and provided in Attachment 1. DTA determined that the average square footage per single-family and multi-family unit is 3,602 and 1,124 square feet, respectively. The average square footage estimates were divided into the Park, Community Center, and Library Fees per dwelling unit to generate Fee levels per residential square foot, as now required under AB 602.

Table 2: Existing Residential Development Average Sq. Ft. Calculation*

Land Use Type	Average Sq. Ft. per Unit	Total Existing Number of Units*	% of Total Existing Units
Single-Family	3,602	17,888	61.08%
Multi-Family	1,124	11,397	38.92%

*Note: Reflects the number of residential units currently within the City.

Table 3: Future Residential Development Total Sq. Ft. Calculation¹

Land Use Type	Average Sq. Ft. per Unit [a]	Total Future Number of Units ² [b]	Total Sq. Ft. [c] = [a] x [b]
Single-Family	3,602	2,517	9,067,871
Multi-Family	1,124	2,007	2,256,562
Total		4,524	11,324,433

Notes:

1. Some figures may not sum due to rounding.
2. Reflects the number of anticipated residential units to be constructed within the City in the next 20 years as of the 2021 DIF Study update.

DTA also calculated the consolidated residential fee per square foot, with the combined average sq. ft. per residential unit equaling 2,638 sq. ft. The calculation for this combined average is shown in Table 4 below. These two DIF frameworks are discussed further in Section B.11.

Table 4: Existing Residential Development Combined Average Sq. Ft. Calculation

Land Use Type	Average Sq. Ft. per Unit [a]	Total Existing Number of Units*	% of Total Existing Units [b]	Combined Average Sq. Ft. [c] = [a] x [b]
Single-Family	3,602	17,888	61.08%	2,200
Multi-Family	1,124	11,397	38.92%	438
Total				2,638

*Note: Reflects the number of residential units currently within the City.

Notably, to comply with AB 602, DTA recommends that the City impose the residential fees on a per-square-foot basis. For purposes of this analysis, DTA has calculated and presented the Park, Community Center, and Library Fees per square foot for (i) each residential land use type and (ii) consolidated into one residential fee per sq. ft.

The following tables provide the approach to determine the single-family, multi-family, and combined residential per-square-foot fee amounts for the Park, Community Center, and Library Fees.

B.4 Park

The current Park Fees per unit for residential development can be found in Table 1. Tables 5 and 6 provide the approach to determine the distinct per-square-foot and consolidated fee amounts, respectively, for the Park Fee.

Table 5: Park Facilities Fee Summary – Distinct Fees (per Unit and per Sq. Ft.)*

Land Use Type	EDUs per Unit	Current Fee per Unit	Number of Future Units	Costs Financed by Fees	Total Sq. Ft.
	[a]	[b] = [a] x \$62,040	[c]	[d] = [b] x [c]	[e] = See Table 3
Single-Family	1.00	\$67,650	2,517	\$170,309,101	9,067,871
Multi-Family	0.74	\$50,034	2,007	\$100,406,729	2,256,562
Cost per Single-Family Residential Sq. Ft. [f] = [d]/[e]					\$18.78
Cost per Multi-Family Residential Sq. Ft. [f] = [d]/[e]					\$44.50

*Note: Some figures may not sum due to rounding.

Table 6: Park Facilities Fee Summary – Consolidated Fee (per Sq. Ft.)*

Land Use Type	Number of Future Units	Combined Average Sq. Ft.	Costs Financed by Fees	Total Sq. Ft.
	[a] = See Table 5	[b] = See Table 4	[c] = See Table 5	[d] = [a] x [b]
Residential	4,524	2,638	\$270,715,830	11,934,312
Cost per Residential Sq. Ft. [e] = [c]/[d]				\$22.68

*Note: Some figures may not sum due to rounding.

B.5 Community Center

The current Community Center Fees per unit for residential development can be found in Table 1. Table 7 provides the approach to determine the distinct per-square-foot and consolidated fee amounts, respectively, for the Community Center Fee.

Table 7: Community Center Facilities Fee Summary – Distinct Fees (per Unit and per Sq. Ft.)*

Land Use Type	EDUs per Unit	Current Fee per Unit	Number of Future Units	Costs Financed by Fees	Total Sq. Ft.
	[a]	[b] = [a] x \$4,795	[c]	[d] = [b] x [c]	[e] = See Table 3
Single-Family	1.00	\$5,229	2,517	\$13,163,225	9,067,871
Multi-Family	0.74	\$3,868	2,007	\$7,761,964	2,256,562
Cost per Single-Family Residential Sq. Ft. [f] = [d]/[e]					\$1.45
Cost per Multi-Family Residential Sq. Ft. [f] = [d]/[e]					\$3.44

*Note: Some figures may not sum due to rounding.

Table 8: Community Center Facilities Fee Summary – Consolidated Fee (per Sq. Ft.)*

Land Use Type	Number of Future Units	Combined Average Sq. Ft.	Costs Financed by Fees	Total Sq. Ft.
	[a] = See Table 7	[b] = See Table 4	[c] = See Table 7	[d] = [a] x [b]
Residential	4,524	2,638	\$20,925,189	11,934,312
Cost per Residential Sq. Ft. [e] = [c]/[d]				\$1.75

*Note: Some figures may not sum due to rounding.

B.6 Library

The current Library Fees per unit for residential development can be found in Table 1. Table 9 provides the approach to determine the distinct per-square-foot and consolidated fee amounts, respectively, for the Library Fee.

Table 9: Library Facilities Fee Summary – Distinct Fees (per Unit and per Sq. Ft.)*

Land Use Type	EDUs per Unit	Current Fee per Unit	Number of Future Units	Costs Financed by Fees	Total Sq. Ft.
	[a]	[b] = [a] x \$2,858	[c]	[d] = [b] x [c]	[e] = See Table 3
Single-Family	1.00	\$3,116	2,517	\$7,845,128	9,067,871
Multi-Family	0.74	\$2,304	2,007	\$4,624,544	2,256,562
Cost per Single-Family Residential Sq. Ft. [f] = [d]/[e]					\$0.87
Cost per Multi-Family Residential Sq. Ft. [f] = [d]/[e]					\$2.05

*Note: Some figures may not sum due to rounding.

Table 10: Library Facilities Fee Summary – Consolidated Fee (per Sq. Ft.)*

Land Use Type	Number of Future Units	Combined Average Sq. Ft.	Costs Financed by Fees	Total Sq. Ft.
	[a] = See Table 9	[b] = See Table 4	[c] = See Table 9	[d] = [a] x [b]
Residential	4,524	2,638	\$12,469,672	11,934,312
Cost per Residential Sq. Ft. [e] = [c]/[d]				\$1.04

*Note: Some figures may not sum due to rounding.

B.7 Summary of Proposed Fees

The total proposed per-square-foot fee amounts required to finance new development's share of the costs of new facilities are summarized in Tables 11 and 12. Table 11 provides the distinct fees for each of the two residential land use categories. Table 12 provides the fee if the City were to proceed with one consolidated residential fee per square foot. These fees reflect the current maximum justifiable fee levels that may be imposed by the City on new development under the statutory requirements of Government Code Section 66000 et. seq.

Table 11: Proposed Development Impact Fee Schedule – Distinct Fees (AB 602 Compliant)^{1,2}

Land Use Type	Park	Community Center	Library	Total Fees
Single-Family (Per Sq. Ft.)	\$18.78	\$1.45	\$0.87	\$21.10
Multi-Family (Per Sq. Ft.)	\$44.50	\$3.44	\$2.05	\$49.98

Notes:

1. Some figures may not sum due to rounding.
2. Single-family and multi-family residences are per square foot to comply with AB 602.

Table 12: Proposed Development Impact Fee Schedule – Consolidated Fee (AB 602 Compliant)^{1,2}

Land Use Type	Park	Community Center	Library	Total Fees
Residential (Per Sq. Ft.)	\$22.68	\$1.75	\$1.04	\$25.48

Notes:

1. Some figures may not sum due to rounding.
2. Residential fee is per square foot to comply with AB 602.

Tables 13 through 18 provide sample calculations under the two fee framework options previously discussed.

B.8 Sample Proposed Park Fee Calculations

Tables 13 and 14 summarize the proposed Park fees per square foot under two scenarios: (i) Distinct single-family and multi-family fees per square foot and (ii) A consolidated residential fee per square foot.

Table 13: Sample Distinct Per Sq. Ft. Fee Calculations – Park*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]	Current Fee per Unit
Single-Family			
3,000	\$18.78	\$56,344.79	\$67,650.36
3,602		\$67,651.31	
4,000		\$75,126.39	
Multi-Family			
850	\$44.50	\$37,821.13	\$50,034.40
1,124		\$50,012.89	
1,400		\$62,293.63	

***Note:** Some figures may not sum due to rounding.

Table 14: Sample Consolidated Per Sq. Ft. Fee Calculations – Park*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]
Combined Residential		
1,000	\$22.68	\$22,684.49
2,638		\$59,841.67
4,000		\$90,737.95

*Note: Some figures may not sum due to rounding.

B.9 Sample Proposed Community Center Fee Calculations

Tables 15 and 16 summarize the proposed Community Center fees per square foot under two scenarios: (i) Distinct single-family and multi-family fees per square foot and (ii) A consolidated residential fee per square foot.

Table 15: Sample Distinct Per Sq. Ft. Fee Calculations – Community Center*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]	Current Fee per Unit
Single-Family			
3,000	\$1.45	\$4,354.90	\$5,228.71
3,602		\$5,228.78	
4,000		\$5,806.53	
Multi-Family			
850	\$3.44	\$2,923.77	\$3,867.92
1,124		\$3,866.26	
1,400		\$4,815.62	

*Note: Some figures may not sum due to rounding.

Table 16: Sample Consolidated Per Sq. Ft. Fee Calculations – Community Center*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]
Combined Residential		
1,000	\$1.75	\$1,753.41
2,638		\$4,625.51
4,000		\$7,013.66

*Note: Some figures may not sum due to rounding.

B.10 Sample Proposed Library Fee Calculations

Tables 17 and 18 summarize the proposed Library fees per square foot under two scenarios: (i) Distinct single-family and multi-family fees per square foot and (ii) A consolidated residential fee per square foot.

Table 17: Sample Distinct Per Sq. Ft. Fee Calculations – Library*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]	Current Fee per Unit
Single-Family			
3,000	\$0.87	\$2,595.47	\$3,116.25
3,602		\$3,116.29	
4,000		\$3,460.63	
Multi-Family			
850	\$2.05	\$1,741.97	\$2,304.49
1,124		\$2,303.50	
1,400		\$2,869.13	

*Note: Some figures may not sum due to rounding.

Table 18: Sample Consolidated Per Sq. Ft. Fee Calculations – Library*

Sq. Ft. per Unit [a]	Proposed Maximum Fee per Sq. Ft. [b]	Proposed Fee Calculation [c] = [a] x [b]
Combined Residential		
1,000	\$1.04	\$1,044.89
2,638		\$2,756.42
4,000		\$4,179.56

*Note: Some figures may not sum due to rounding.

B.11 Considerations for Consolidated vs Distinct Fees per Square Foot

DTA surveyed the fee structures in other jurisdictions to determine whether they utilized a consolidated residential fee or distinct single-family and multi-family fees. Currently, the sample size is still small, as many agencies are in the process of updating their DIF programs to comply with AB 602 or the updated fee programs have not yet been adopted.

The distinct residential fee structure is typically used when sufficient building permit data is available and the jurisdiction can anticipate the number of projected units per residential land use type. Communities that utilize the consolidated methodology may not have sufficient building permit data on hand or may not be able to project the type of future development coming in. When detailed building permit data is available, maintaining distinct residential fee categories, as opposed

to one flat per sq. ft. fee for all residential property, more proportionately reflects the size and impact of the residential unit, which is the basis of AB 602's requirements.

The City provided a large sample size of building permit data that allowed DTA to evaluate both scenarios. Notably, imposing a consolidated fee that is lower than the proposed multi-family fee in the distinct fee structure may result in the under-collection of impact fees necessary to finance planned facilities. Alternatively, imposing a lower fee may also incentivize future multi-family development. Ultimately, the decision on which framework and fee level to adopt is at the discretion of the City Council. Because these are the proposed maximum fee levels, the City may consider imposing a lower fee amount per square foot or phasing in the adopted fee over a number of years, up to the proposed maximum.

B.12 Updating the Impact Fee Study

As previously stated, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements are that nexus studies shall be updated at least every 8 years as of January 1, 2023. However, DTA concurs with the generally accepted policy that 5 years is a good rule-of-thumb time period for impact fee updates, particularly because the required 5-year findings can be approved at that same time. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A case in point is a municipality at or near full build-out capacity. However, a dynamic, growing municipality facing significant changes in land use would do itself a disservice if it maintained the current fee structure for too long without a fee study to update the current rates.

If you have any questions upon review of the attached analysis, please feel free to call us at (800) 969-4DTA.

Enclosures:

1. Attachment 1 – Building Permit Data
2. Attachment 2 – Summary of Previous Work Performed for the City

ATTACHMENT 1

City of Palo Alto
Second Supplement to the Development Impact Fee Justification Study



BUILDING PERMIT DATA

Building Permit Data - Single-Family Residential

Permit No	Date Issued	Construction Type Description	Status	Description	Total Sq. Ft. Incl. Basement and Garage
17000-02975	1/25/2019	Residential New - SF	Finaled	LOT 3 575 MAYBELL: PLAN 1, NEW SINGLE FAMILY DWELLING (2275 SF) WITH BASEMENT (1670 SF), ATTACHED GARAGE (216 SF) AND COVERED PORCHES (495 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan check done under 17000-02973***	4,161
17000-02976	1/25/2019	Residential New - SF	Finaled	LOT 4 587 MAYBELL: PLAN 4, NEW SINGLE FAMILY DWELLING (2296 SF) WITH BASEMENT (1978 SF), ATTACHED GARAGE (218 SF) AND COVERED PORCHES. SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan check done under 17000-02974***	4,492
17000-02983	11/8/2018	Residential New - SF	Finaled	LOT 10, 4135 ORCHARD: PLAN 3, NEW SINGLE FAMILY DWELLING (2304 SF) WITH BASEMENT (1773 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (667 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan review done under 17000-02980***	4,291
17000-02984	6/27/2019	Residential New - SF	Finaled	LOT 11, 4139 ORCHARD: PLAN 3, NEW SINGLE FAMILY DWELLING (2304 SF) WITH BASEMENT (1773 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (584 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan review done under 17000-02980***	4,291
17000-02985	7/12/2019	Residential New - SF	Finaled	LOT 12, 4150 ORCHARD: PLAN 3, NEW SINGLE FAMILY DWELLING (2304 SF) WITH BASEMENT (1773 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (650 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan review done under 17000-02980***	4,291
17000-02986	7/25/2019	Residential New - SF	Finaled	LOT 13, 4158 ORCHARD: PLAN 3, NEW SINGLE FAMILY DWELLING (2304 SF) WITH BASEMENT (1773 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (624 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Plan review done under 17000-02980***	4,291
17000-02990	8/28/2019	Residential New - SF	Finaled	LOT 16, 4188 ORCHARD: PLAN 8, NEW SINGLE FAMILY DWELLING (2308 SF) WITH BASEMENT (1533 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (217 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. ***Review done under 17000-02979***	4,295
16000-02610	9/30/2021	Residential New - SF	Permit Issued	NEW 2 STORY SFR 5169 SF W/ BASEMENT 3008 SF AND ATTACHED GARAGE 571 SF	8,748
16000-03225	6/16/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (4,045 SF), FULL BASEMENT (3060 SF), WITH ATTACHED TWO CAR GARAGE (447 SF)	7,552
17000-01002	6/6/2019	Residential New - SF	Finaled	ONE STORY HOUSE (2213 SF) (WITH 17000-01211 DETACHED GARAGE (223 SF))	2,213
17000-02833	9/17/2018	Residential New - SF	Finaled	NEW SINGLE FAMILY HOME (2431 SF) WITH BASEMENT (1184 SF) ADD (N) BOILER WATER HEATING SYSTEM	3,615
17000-02981	5/7/2019	Residential New - SF	Finaled	LOT 9, 4131 ORCHARD: PLAN 7, NEW SINGLE FAMILY DWELLING (2290 SF) WITH BASEMENT (1476 SF), AND COVERED PORCHES (188 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	3,766
17000-02987	8/28/2019	Residential New - SF	Finaled	LOT 14, 4168 ORCHARD: PLAN 6, NEW SINGLE FAMILY DWELLING (1986 SF) WITH BASEMENT (1276 SF), AND COVERED PORCHES (166 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	3,428
17000-02989	8/28/2019	Residential New - SF	Finaled	LOT 15, 4178 ORCHARD: PLAN 2, NEW SINGLE FAMILY DWELLING (2185 SF) WITH BASEMENT (1787 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (424 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,186
17000-03128	9/27/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE 237SF	3,704
18000-02300	12/3/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE (2418 SF) WITH COVERED PORCH (347 SF) ATTACHED GARAGE (232 SF) WITH TANKLESS WATER HEATER AND A/C.	2,650
19000-02306	10/27/2021	Residential New - SF	Permit Issued	NEW SFR (FACTORY BUILT) APPROXIMATELY 2667 SQ FT WITH SITE BUILT ATTACHED GARAGE 297 SF AND SITE BUILT SCREEN PORCH 695 SF **Two approved plan set one is the state approved stamped set one is the PA approved set for the porch and garage, inspectors to review both**	2,964
17000-01543	9/20/2018	Residential New - SF	Finaled	NEW 2 STORY SFR 3440 SF W/ BASEMENT 2082 SF AND ATTACHED GARAGE 312 SF	5,834
18000-02385	9/30/2021	Residential New - SF	Permit Issued	TWO-STORY HOUSE (3272 SF) WITH ATTACHED GARAGE (68 SF), UNCONDITIONED BASEMENT (199 SF)	3,539
18000-03079	4/15/2019	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2486.7 SF) WITH ATTACHED GARAGE (213 SF)	2,700
18000-03246	4/17/2019	Residential New - SF	Finaled	NEW TWO-STORY SFD (2548 SF), WITH ATTACHED GARAGE (293 SF) No grading permit required/PW will stamp plans when all departments have approved and building is ready to issue.	2,841
18000-03250	8/2/2019	Residential New - SF	Finaled	NEW 2-STORY WOOD FRAMED HOUSE (2472 SF), WITH ATTACHED GARAGE (214 SF) WITH FULL BASEMENT (1702 SF) 18-3250	4,388
19000-00322	7/25/2019	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (4313 SF) WITH ATTACHED GARAGE (427 SF), WITH BASEMENT (2932 SF).	7,672
19000-00396	6/5/2019	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2758 SF) WITH BASEMENT (1668 SF)	4,426
19000-01258	9/18/2019	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (3521 SF) WITH BASEMENT (2216 SF)	5,737
17000-02973	11/8/2018	Residential New - SF	Finaled	LOT 1: PLAN 1, NEW SINGLE FAMILY DWELLING (2275 SF) WITH BASEMENT (1670 SF), ATTACHED GARAGE (216 SF) AND COVERED PORCHES (497 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER. +++Structural calcs and supplemental documentation in Annie's overhead bin+++	4,658
17000-02974	11/8/2018	Residential New - SF	Finaled	LOT 569 MAYBELL 2: PLAN 4, NEW SINGLE FAMILY DWELLING (2296 SF) WITH BASEMENT (1978 SF), ATTACHED GARAGE (218 SF) AND COVERED PORCHES. SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,492
17000-02977	1/25/2019	Residential New - SF	Finaled	LOT 5, 589 MAYBELL: PLAN 5, NEW SINGLE FAMILY DWELLING (2283 SF) WITH BASEMENT (1616 SF), ATTACHED GARAGE (220 SF) AND COVERED PORCHES (450 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,119

17000-02978	4/11/2019	Residential New - SF	Finaled	LOT 6 4103 CLEMO AV: PLAN 9, NEW SINGLE FAMILY DWELLING (2303 SF) WITH BASEMENT (1616 SF), ATTACHED GARAGE (220 SF) AND COVERED PORCHES (450 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,139
17000-02979	4/11/2019	Residential New - SF	Finaled	LOT 7, 4121 ORCHARD: PLAN 8, NEW SINGLE FAMILY DWELLING (2308 SF) WITH BASEMENT (1533 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (229 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,055
17000-02980	5/7/2019	Residential New - SF	Finaled	LOT 8, 4123 ORCHARD: PLAN 3, NEW SINGLE FAMILY DWELLING (2304 SF) WITH BASEMENT (1773 SF), ATTACHED GARAGE (214 SF) AND COVERED PORCHES (542 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	4,291
18000-00572	10/4/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2254 SF AND CONDITIONED BASEMENT 1426SF	3,680
18000-00789	9/6/2018	Residential New - SF	Finaled	NEW ONE-STORY SINGLE HOUSE (2067 SF), WITH ATTACHED GARAGE (320 SF) (Bone Structure)	2,387
18000-00817	10/26/2018	Residential New - SF	Finaled	NEW TWO STORY HOUSE (3257 SF)	3,257
18000-00936	1/16/2019	Residential New - SF	Finaled	NEW ONE-STORY SINGLE FAMILY RESIDENCE 4056SF WITH ATTACHED GARAGE 235SF	4,250
18000-01006	11/9/2020	Residential New - SF	Permit Issued	ONE-STORY HOUSE (3247 SF), WITH ATTACHED GARAGE (504 SF), NEW BASEMENT (3097 SF)	6,848
18000-01219	12/11/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3847SF WITH ATTACHED GARAGE 213SF.	4,060
18000-01223	10/9/2018	Residential New - SF	Finaled	NEW SINGLE STORY RESIDENCE 1545SF (DETACHED GARAGE 223SF SEPARATE PERMIT)	1,768
18000-01227	9/27/2018	Residential New - SF	Finaled	NEW ONE-STORY SINGLE FAMILY RESIDENCE 1,545SF (DETACHED GARAGE 223SF)	1,768
18000-01307	10/1/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2023SF	2,023
18000-01312	9/27/2018	Residential New - SF	Finaled	NEW TWO STORY HOUSE (2030 SF). SCOPE OF WORK INCLUDES TANKLESS WATER HEATER. ***PW to stamp plans prior to permit issuance***	2,030
18000-01316	10/2/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2023SF	2,023
18000-01365	9/18/2018	Residential New - SF	Finaled	NEW TWO STORY SFD (2711 SF) WITH AN ATTACHED GARAGE (224 SF)	2,935
18000-01392	3/19/2019	Residential New - SF	Finaled	NEW TWO-STORY FAMILY (1672 SF) WITH ATTACHED GARAGE (443 SF)	2,115
18000-01395	3/19/2019	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (1672 SF) WITH ATTACHED GARAGE (443 SF)	2,115
18000-01398	10/2/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2670SF WITH ATTACHED GARAGE 227SF	2,896
18000-01420	5/23/2019	Residential New - SF	Finaled	ONE STORY HOUSE (2459 SF) AND ATTACHED GARAGE (258 SF)	2,712
18000-01447	9/10/2018	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2519 SF) WITH ATTACHED GARAGE (335 SF) CURRENTLY REVIEW WITH IR PLANNING PROJECT 18PLN-59 (address to be changed to 3219 Waverley after final inspection - see pending address assignment in documents tab)	2,854
18000-01511	7/22/2019	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2084 SF) AND ATTACHED GARAGE (223 SF)	2,307
18000-01583	9/20/2018	Residential New - SF	Finaled	NEW TWO STORY HOUSE (3867 SF) SCOPE OF WORK INCLUDES A NEW TANKLESS WATER HEATER.	4,082
18000-01663	9/25/2018	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2985 SF) WITH ATTACHED GARAGE (304 SF)	3,289
18000-01680	8/27/2019	Residential New - SF	Finaled	TWO-STORY HOUSE (5,799 SF) WITH BASEMENT (2551 SF) WITH ATTACHED TRELLIS (662 SF)	8,350
18000-01718	11/2/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2,620SF WITH ATTACHED GARAGE 225SF	2,845
18000-01804	11/6/2018	Residential New - SF	Finaled	NEW SFR (4380 SF) WITH ATTACHED GARAGE (419 SF) A/C AND TANKLESS WATER HEATER (2 QTY) AND NEW LANDSCAPE***Modified scope of work to add install VIF sewerage ejector pump to be installed per plan notes on sheet C-2 dt 7/16/19***	4,799
18000-01832	10/23/2018	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2390 SF) WITH BASEMENT (1798 SF)***Add 400 amps to scope of work is approved by utilities dt***	4,188
18000-01849	1/7/2019	Residential New - SF	Finaled	UNIT 1: NEW 2-STORY HOUSE (1803 SF) WITH ATTACHED GARAGE (212 SF) (356 & 358 Hawthorne at front of lot - 357 Bryant Court at rear of lot)	2,015
18000-01850	1/7/2019	Residential New - SF	Finaled	UNIT 2: NEW 2-STORY HOUSE (1791 SF) WITH ATTACHED GARAGE (212 SF) (356 & 358 Hawthorne at front of lot - 357 Bryant Court at rear of lot)	2,003
18000-01851	1/7/2019	Residential New - SF	Finaled	UNIT 3: NEW 1-STORY HOUSE (967 SF) WITH ATTACHED GARAGE (237 SF) (357 Bryant Court at rear of lot - 356 & 358 Hawthorne Ave at front of lot)	1,204
18000-01877	10/11/2018	Residential New - SF	Finaled	NEW 2-STORY SFR WITH ATTACHED 2-CAR GARAGE, TANKLESS WATER HEATER AND A/C	3,437
18000-01960	11/16/2018	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2047 SF. (DEMO RESIDENCE IN PREPARATION FOR NEW HOME SEPARATE CONSTRUCTION. UNDER SEPARATE PERMIT)	2,047
18000-02003	11/1/2018	Residential New - SF	Finaled	NEW 2-STORY SFR (3341 SF) WITH ATTACHED GARAGE (256 SF) TANKLESS WATER HEATER AND A/C	3,597
18000-02056	4/5/2019	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2672SF) WITH A/C AND TANKLESS WATER HEATER.	2,672
18000-02073	12/17/2018	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2264 SF), WITH ATTACHED GARAGE (213 SF)	2,477
18000-02173	7/29/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2366 SF WITH BASEMENT 1640 SF AND ATTACHED SINGLE CAR GARAGE 231SF. INCLUDES LEVEL 2 ELECTRIC VEHICLE CHARGING UNIT ON SIDE OF GARAGE.	4,237
18000-02215	12/2/2019	Residential New - SF	Finaled	NEW 2-STORY SFD (3452 SF) WITH ATTACHED GARAGE (2227 SF)	3,679
18000-02235	2/6/2019	Residential New - SF	Finaled	NEW 2-STORY SFR (1643 SF) WITH ATTACHED GARAGE (225 SF) AND TANKLESS WATER HEATER.	1,868
18000-02236	2/6/2019	Residential New - SF	Finaled	NEW 2-STORY SFR (1652 SF) WITH ATTACHED GARAGE (225 SF) AND TANKLESS WATER HEATER. HOUSE IS AT REAR OF LOT (FRONT HOUSE UNDER 845 WEBSTER)	1,877
18000-02291	8/28/2019	Residential New - SF	Permit Issued	RES: FRONT HOUSE: 2-STORY SINGLE FAMILY RESIDENCE, 2102 SF WITH ATTACHED GARAGE 230 SF	2,332
18000-02292	8/28/2019	Residential New - SF	Permit Issued	RES: REAR HOUSE: 2-STORY SINGLE FAMILY RESIDENCE 2102 SF AND ATTACHED GARAGE 230 SF	2,332
18000-02294	1/8/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE. (NEW DETACHED GARAGE 372 SF UNDER SEPARATE PERMIT)	2,949
18000-02324	3/27/2019	Residential New - SF	Finaled	NEW 2-STORY HOUSE (3993 SF) WITH BASEMENT(2066 SF)	6,059
18000-02401	7/1/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2955SF WITH BASEMENT 1971SF. ***grading permit and letter regarding dewatering required to be submitted, reviewed and approved prior to building issuance***	4,926
18000-02568	4/19/2019	Residential New - SF	Finaled	NEW 2-STORY FAMILY HOUSE (2908 SF) WITH ATTACHED GARAGE (235 SF)	3,143

18000-02617	4/12/2019	Residential New - SF	Final	NEW 2-STORY HOME (2101 SF) WITH ATTACHED GARAGE (223 SF) AND BASEMENT (1459 SF) INCLUDES A/C AND TANKLESS WATER HEATER.	3,783
18000-02657	12/10/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 5800SF (NEW DETACHED 4-CAR GARAGE WITH WORKSHOP ON 2ND FLOOR 2040SF SEPARATE PERMIT 18-2658)	5,800
18000-02733	4/15/2019	Residential New - SF	Final	NEW ONE STORY SINGLE FAMILY RESIDENCE 2,277SF WITH ATTACHED GARAGE 221SF.	2,498
18000-02819	2/1/2019	Residential New - SF	Final	NEW SINGLE STORY SFD (2920 SF) WITH ATTACHED ONE CAR GARAGE (244 SF). SCOPE OF WORK INCLUDES TANKLESS WATER HEATER. ****PW to stamp approved sets****	3,164
18000-02840	6/28/2019	Residential New - SF	Final	NEW ONE STORY SINGLE FAMILY RESIDENCE 2706SF AND ATTACHED 211SF GARAGE.	2,917
18000-02940	4/16/2019	Residential New - SF	Final	NEW TWO STORY SINGLE FAMILY DWELLING (2474 SF) AND ATTACHED GARAGE (702 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER	3,176
18000-03023	6/11/2019	Residential New - SF	Final	NEW ONE STORY SINGLE FAMILY DWELLING (1479 SF).	1,479
18000-03059	6/17/2019	Residential New - SF	Final	NEW 2-STORY ACCESSORY HOUSE (2689 SF) WITH ATTACHED ONE CAR GARAGE (300 SF) ***4/2/19 Scope of work modified to New two story main house (2731 sf) with attached garage (300 sf)	3,031
18000-03123	6/3/2019	Residential New - SF	Final	NEW TWO STORY SINGLE FAMILY RESIDENCE 2856 WITH BASEMENT 2025SF AND ATTACHED GARAGE 211SF	5,092
18000-03177	10/15/2020	Residential New - SF	Final	TWO STORY SFR (2784 SF) WITH ATTACHED GARAGE (269 SF) TANKLESS WATER HEATER AND A/C.	3,053
18000-03265	8/21/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 2,730 SF WITH BASEMENT 1,515 SF AND ATTACHED GARAGE 241SF	4,486
19000-00005	9/17/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 1957 SF WITH BASEMENT 991 SF.	2,948
19000-00123	5/20/2019	Residential New - SF	Final	NEW 2-STORY HOUSE WITH ATTACHED GARAGE, A/C AND TANKLESS WATER HEATERS (QTY 2)	2,855
19000-00202	5/24/2019	Residential New - SF	Final	NEW SINGLE STORY HOME (2380 SF) WITH ATTACHED GARAGE (441 SF) WITH A/C AND TANKLESS WATER HEATER.	2,821
19000-00332	6/26/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 2772 SF WITH BASEMENT 1643 SF	4,415
19000-00339	9/4/2019	Residential New - SF	Permit Issued	2-STORY SINGLE FAMILY RESIDENCE 5796 SF WITH BASEMENT 3301 SF.	9,097
19000-00387	6/12/2019	Residential New - SF	Final	NEW ONE STORY HOUSE (2355 SF) WITH ATTACHED GARAGE (220 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	2,575
19000-00410	7/19/2019	Residential New - SF	Final	NEW 2-STORY HOUSE (2330 SF) WITH ATTACHED GARAGE (221SF) INCLUDING A/C AND TANKLESS WATER HEATER.	2,551
19000-00508	6/19/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE (2561 SF) INCLUDES INSTALL (N) A/C, TANKLESS WATER HEATER AND 200 AMP UPGRADE.	2,561
19000-00531	10/28/2019	Residential New - SF	Final	RES: TWO STORY HOUSE (2092.6 SF) WITH BASEMENT (1401 SF)	3,494
19000-00575	7/12/2019	Residential New - SF	Final	NEW 2-STORY (2422 SF) WITH ATTACHED GARAGE (275 SF) TANKLESS WATER HEATER AND A/C.	2,697
19000-00588	2/12/2022	Residential New - SF	Permit Issued	SINGLE STORY SFD (2725 SF) WITH ATTACHED ONE CAR GARAGE (259 SF) AND COVERED PORCHES (370 SF). SCOPE OF WORK INCLUDES TWO TANKLESS WATER HEATERS.	2,984
19000-00627	8/19/2019	Residential New - SF	Final	SINGLE STORY SFR (2918 SF) WITH ATTACHED GARAGE (290 SF), TANKLESS WATER HEATER, A/C AND HEAT PUMP.	3,208
19000-00641	9/6/2019	Residential New - SF	Final	NEW TWO-STORY HOUSE (2696 SF) WITH ATTACHED GARAGE (213 SF) G& E not required	2,909
19000-00723	8/6/2019	Residential New - SF	Final	NEW TWO-STORY HOUSE (3660 SF) WITH ATTACHED GARAGE (410 SF)	4,070
19000-00765	8/6/2019	Residential New - SF	Final	NEW 2 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE 219SF	3,370
19000-00811	10/10/2019	Residential New - SF	Final	NEW 2-STORY 3083SF SINGLE FAMILY RESIDENCE. ***change in scope of work to remove the basement*** 10/7/19 oc	3,083
19000-00850	7/18/2019	Residential New - SF	Final	NEW 2-STORY SFR (2371 SF) WITH ATTACHED GARAGE (273 SF) WITH A/C (QTY 2) AND TANKLESS WATER HEATER.	2,644
19000-00851	8/9/2019	Residential New - SF	Final	NEW TWO STORY SFD (2248 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	2,688
19000-00888	8/6/2019	Residential New - SF	Final	NEW TWO STORY HOUSE (3672 SF), WITH BASEMENT (1,177.27 SF)	4,849
19000-00898	10/22/2019	Residential New - SF	Final	ONE STORY HOUSE WITH A BASEMENT (3282 SF) WITH ATTACHED GARAGE (231 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	3,513
19000-00902	10/25/2019	Residential New - SF	Final	NEW ONE STORY (3509 SF) WITH ATTACHED GARAGE (479 SF)	3,988
19000-00907	7/18/2019	Residential New - SF	Final	NEW (2) STORY SINGLE FAMILY 2250 SF RESIDENCE AND BASEMENT 1440 SF WITH ATTACHED GARAGE 224 SF.	3,914
19000-00918	8/29/2019	Residential New - SF	Final	NEW ONE STORY HOUSE (1943 SFT) WITH BASEMENT (1330 SF)	3,272
19000-00936	1/10/2020	Residential New - SF	Final	NEW 2-STORY SFR (2319 SF) WITH ATTACHED GARAGE (229 SF) WITH TANKLESS WATER HEATER AND A/C.	2,548
19000-00938	9/10/2019	Residential New - SF	Final	NEW SINGLE STORY SFD (2453 SF) WITH ATTACHED GARAGE (223 SF). SCOPE OF WORK INCLUDES A TANKLESS WATER HEATER.	2,676
19000-00994	9/3/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 4,606SF WITH BASEMENT 2421SF AND ATTACHED GARAGE 223SF. INCLUDES (1) LEVEL 2 EVSE AND (1) LEVEL 3 EVSE AT GARAGE AREA. PHOTOVOLTAIC SYSTEM DEFERRED TO SEPARATE PERMIT.	7,250
19000-01004	10/28/2019	Residential New - SF	Final	NEW TWO STORY HOUSE (2575 SF) WITH ATTACHED GARAGE (260 SF)	2,835
19000-01043	10/11/2019	Residential New - SF	Final	NEW TWO-STORY HOUSE (2493 SF) HOUSE IS ALL ELECTRIC	2,493
19000-01092	9/18/2019	Residential New - SF	Final	NEW SFR (3116 SF) WITH BASEMENT (2834 SF) ATTACHED GARAGE (441 SF) A/C AND TANKLESS WATER HEATER.	6,391
19000-01111	9/9/2019	Residential New - SF	Final	ONE-STORY HOUSE (3358 SF) WITH ATTACHED GARAGE (340 SF) AND BASEMENT (3161 SF)	6,859
19000-01142	9/13/2019	Residential New - SF	Expired	NEW TWO-STORY HOUSE (3021 SF) WITH BASEMENT (1821 SF)	4,842
19000-01236	10/7/2019	Residential New - SF	Final	NEW TWO STORY HOUSE (2104 SF), WITH ATTACHED GARAGE (211 SF) AND BASEMENT (1435 SF)	3,750
19000-01310	8/22/2019	Residential New - SF	Final	NEW 2-STORY SINGLE FAMILY RESIDENCE 2185 SF WITH ATTACHED GARAGE 218 SF	2,403
19000-01381	1/30/2020	Residential New - SF	Final	NEW ONE STORY HOUSE (3787 SF) WITH ATTACHED GARAGE (216 SF)	4,003
19000-01417	8/19/2019	Residential New - SF	Final	NEW 2-STORY SFD (2228 SF) WITH ATTACHED GARAGE (221 SF)	2,449
19000-01453	2/13/2020	Residential New - SF	Final	2-STORY SFR (3247 SF) WITH BASEMENT (871 SF) ON EMPTY LOT. TO INCLUDE HEAT PUMP FOR COOLING AND BOILER UNIT FOR WATER HEATING	4,423
19000-01479	11/26/2019	Residential New - SF	Final	NEW 1-STORY WOOD FRAMED HOUSE (3032 SF) WITH ATTACHED GARGE (219 SF)	3,251

19000-01485	9/6/2019	Residential New - SF	Finaled	NEW 2-STORY SFD (2482 SF) WITH ATTACHED GARAGE (232 SF) AND BASEMENT (1558 SF) COVERED PORCH (265 SF) AND AMMR FOR BOOSTER FAN	4,272
19000-01501	9/23/2019	Residential New - SF	Permit Issued	2-STORY HOUSE (2729 SF) WITH ATTACHED GARAGE (213 SF)	2,942
19000-01519	7/14/2020	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (3166 SF)	3,166
19000-01608	3/6/2020	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2,265 SF. INCLUDES TANKLESS WATER HEATER. DETACHED GARAGE UNDER SEPARATE PERMIT.	2,265
19000-01723	10/3/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2,687 SF AND 220 SF ATTACHED GARAGE.	2,907
19000-01844	1/10/2020	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3,970 SF CONDITIONED SPACE AND 698 SF AGGREGATE COVERED PATIO. (NEW DETACHEHED GARAGE 257 SF WITH HALF BATH UNDER SEPARATE PERMIT)	4,227
19000-01879	11/15/2019	Residential New - SF	Finaled	NEW 2 STORY SINGLE FAMILY RESIDENCE 2217 SF (DETACHED GARAGE 221 SF UNDER SEPARATE PERMIT)	2,438
19000-01922	6/2/2020	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2419 SF) WITH ATTACHED GARAGE (220 SF), ATTACHED COVERED PORCH AND PATIO (428 SF) (Batched Outside to Shum Coda)	2,639
19000-01955	7/2/2020	Residential New - SF	Finaled	NEW TWO-STORY HOUSE (2773 SF) WITH ATTACHED GARAGE (237 SF)	3,010
19000-01959	12/9/2019	Residential New - SF	Finaled	NEW ONE STORY HOUSE ATTACHED ONE CAR GARAGE (3015 SQFT)	3,015
19000-01986	12/13/2019	Residential New - SF	Finaled	2-STORY HOUSE (5557 SF), WITH ATTACHED GARAGE (443 SF), BASEMENT (3518 SF)	9,519
19000-01989	12/12/2019	Residential New - SF	Finaled	NEW 2-STORY HOME (3521 SF) WITH A/C AND TANKLESS WATER HEATER.	3,863
19000-02110	2/12/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (3349 SF) WITH ATTACHED GARAGE (289SF) TANKLESS WATER HEATER, A/C AND 200 AMP SERVICE.	3,638
19000-02122	1/28/2020	Residential New - SF	Finaled	NSFR 1697SF SINGLE STORY	1,697
19000-02156	1/15/2020	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3,686 SF WITH ATTACHED GARAGE 451 SF. ***no grading permit required**	4,137
19000-02210	11/12/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY HOUSE (2463 SF) WITH ATTACHED GARAGE (214 SF)	2,677
19000-02213	2/19/2020	Residential New - SF	Permit Issued	SFR 2 STORY 3088 SF WITH ATTACHED GARAGE (220 SF) AND BASEMENT (1600 SF)	4,908
19000-02237	5/28/2020	Residential New - SF	Finaled	SINGLE STORY SFR WITH ATTACHED GARAGE (3730 SF) TO INCLUDE A/C, TANKLESS WATER HEATER, HEAT PUMP, 400 AMP ELECTRICAL SERVICE	3,730
19000-02290	7/2/2020	Residential New - SF	Permit Issued	2-STORY SFR (4257 SF) WITH A/C UNITS (2) TANKLESS WATER HEATER (2) AND EVSE (BATCHED 4LEAF)	4,257
19000-02312	6/16/2020	Residential New - SF	Finaled	NEW SFR (2276 SF) CONDITIONED SPACE WITH ATTACHED GARAGE (256 SF) A/C, TANKLESS WATER HEATER AND EVSE. (BATCHED OUTSIDE PLAN CHECK 4LEAF)	2,532
19000-02491	12/18/2019	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3,527 SF WITH BASEMENT 2,063 SF WITH 400 AMP SERVICE	5,591
19000-02750	8/18/2020	Residential New - SF	Finaled	NEW 2-STORY HOUSE (3799 SF) WITH ATTACHED GARAGE (391 SF) AND BASEMENT (2507 SF) PORCH (586 SF)	6,697
19000-02797	8/20/2020	Residential New - SF	Finaled	2-STORY SFR (2766 SF) WITH BASEMENT (1877 SF) COVERED PORCH AREAS (676 SF) TO INCLUDE TWO (2) A/C AND TWO (2) TANKLESS WATER HEATERS. [BATCHED SHUM CODA] - Grading Permit Required-See Attached in documents.	5,224
19000-02817	2/24/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2725 SF) WITH ATTACHED GARAGE (214 SF) COVERED PORCH AREAS (742 SF) TANKLESS WATER HEATER AND A/C.	2,939
19000-02858	1/29/2021	Residential New - SF	Finaled	TWO-STORY HOUSE (2999 SF) WITH ATTACHED GARAGE (210 SF)	3,209
19000-02895	5/7/2020	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2753 SF) WITH ATTACHED GARAGE (217 SF) - no grading permit required.	2,970
19000-02922	6/25/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2292 SF) WITH ATTACHED GARAGE (200 SF)	2,493
19000-02925	9/8/2020	Residential New - SF	Finaled	2-STORY SFR (2062 SF) WITH A/C AND TANKLESS WATER HEATER.	2,062
19000-03036	6/9/2020	Residential New - SF	Finaled	NEW TWO STORY RESIDENCE (2784 SF) WITH ATTACHED ONE CAR GARAGE (224 SF) 19PLN-00227 (BATCHED TO 4LEAF)	3,006
19000-03112	10/15/2020	Residential New - SF	Permit Issued	RES: 1 STORY HOUSE (4889 SF), ATTACHED GARAGE (524 SF), WITH BASEMENT (3833 SF), AND COVERED PORCHES (300 SF) **GRADING PERMIT REQUIRED - P. CHUN**	9,246
19000-03145	9/9/2020	Residential New - SF	Finaled	NEW 2-STORY HOUSE (2796 SF) WITH ATTACHED GARAGE (220 SF)	3,016
19000-03177	8/7/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2625 SF) WITH ATTACHED GARAGE (242 SF) WITH TANKLESS WATER HEATER, A/C AND 200 AMP ELECTRICAL SERVICE. (BATCHED TO 4 LEAF)	2,867
19000-03181	6/2/2020	Residential New - SF	Finaled	NEW TWO STORY SINGLE FAMILY HOME, WITH A/C AND BOILER. NEW LANDSCAPING THROUGHOUT. (Batched Outside to Shum Coda)	3,357
19000-03201	7/2/2020	Residential New - SF	Finaled	NEW 2-STORY HOUSE WITH ATTACHED 1 CAR GARAGE	3,431
19000-03206	11/4/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2835 SF) WITH ATTACHED GARAGE (237 SF) TO INCLUDE TANKLESS WATER, A/C AND 200 AMP ELECTRICAL SERVICE.(Batched Outside Shum Coda)	3,072
19000-03224	9/2/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2403 SF) TO INCLUDE A/C (QTY 2) (BATCHED OUTSIDE 4 LEAF)	2,483
19000-03275	11/4/2020	Residential New - SF	Finaled	NEW CONSTRUCTION OF 2,400 SF TWO STORY HOUSE WITH ATTACHED GARAGE 308 SF 18PLN-00318 (BATCHED OUTSIDE 4 LEAF)	2,708
19000-03292	8/18/2020	Residential New - SF	Finaled	NEW CONSTRUCTION OF A 2390 SF ONE STORY HOUSE WITH ATTACHED GARAGE 214 SF	2,604
19000-03297	2/8/2021	Residential New - SF	Finaled	TWO STORY SINGLE FAMILY DWELLING (2103 SF) WITH BASEMENT LEVEL (1601 SF) , NEW HARDSCAPING AND LANDSCAPING. (CHANGE OF SCOPE 10/6/20)	3,704
19000-03301	8/16/2021	Residential New - SF	Permit Issued	2-STORY HOUSE (4509 SF) WITH BASMENT (3070 SF) AND ATTACHED GARAGE (425 SF) (grading and excavation permit required)	8,004
19000-03307	1/20/2021	Residential New - SF	Finaled	NEW TWO STORY HOUSE (2984 SF) WITH ATTACHED GARAGE (459 SF)	3,443
19000-03329	8/17/2020	Residential New - SF	Finaled	CONCURRENT REVIEW WITH ARB 19PLN-00390 NEW 2-STORY HOUSE (3088 SF) WITH BASEMENT (1161 SF)	4,249
19000-03344	10/23/2020	Residential New - SF	Finaled	ONE-STORY HOUSE (2154 SF) WITH ATTACHED GARAGE (256 SF), FRONT/BACK PORCHES (62 SF)	2,410
19000-03350	9/3/2020	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 2,841 SF WITH ATTACHED GARAGE 233 SF. INCLUDES 350 SF COVERED PORCH(BATCHED OUTSIDE 4 LEAF)	3,074
19000-03366	8/13/2020	Residential New - SF	Finaled	RESIDENTIAL CONSTRUCTION OF NEW ONE STORY HOUSE (~3314 SF), AND ATTACHED GARAGE (425 SF) INSTALL TANK LESS WATER HEATER.	3,739
20000-00282	8/18/2020	Residential New - SF	Finaled	NEW ONE-STORY HOUSE (3660 SF) WITH ATTACHED GARAGE (504 SF), COVERED PORCHES (75 SF)	4,164

20000-00337	6/10/2020	Residential New - SF	Finaled	BUILD NEW TWO STORY HOUSE WITH ATTACHED GARAGE [BATCHED 4LEAF]	6,000
20000-00465	7/15/2020	Residential New - SF	Finaled	CONSTRUCTION OF 2 STORY SINGLE FAMILY HOUSE (~2456 SF) WITH ASSOCIATED LANDSCAPE AND SITE WORK. (BATCHED SHUMS CODA)	2,456
20000-00469	11/18/2020	Residential New - SF	Finaled	TWO STORY HOUSE 2696 SF WITH ATTACHED GARAGE 213 SF 19PLN-00308	2,909
20000-00487	10/27/2020	Residential New - SF	Finaled	NEW 2-STORY SFR WITH ATTACHED GARAGE. TO INCLUDE A/C AND TANKLESS WATER HEATER. (BATCHED SHUMS CODA)	2,644
20000-00525	7/14/2021	Residential New - SF	Finaled	1-STORY HOME (1705 SF) ON A FLAG LOT WITH ATTACHED GARAGE (229SF)	1,934
20000-00548	10/27/2020	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3575 SF AND BASEMENT 2403 SF AND 206 SF ATTACHED GARAGE.	6,183
20000-00579	9/4/2020	Residential New - SF	Finaled	NEW CONSTRUCTION OF A 2637 SF TWO STORY HOUSE WITH ATTACHED GARAGE 214 SF 19PLN-00316.	2,851
20000-00594	9/1/2020	Residential New - SF	Finaled	2-STORY SFR (2200 SF) WITH ATTACHED GARAGE (230 SF). A/C, TANKLESS WATER HEATER, 200 AMP SERVICE. PV DEFERRED. [BATCHED 4LEAF] **No grading permit required**	2,430
20000-00624	6/25/2020	Residential New - SF	Finaled	NEW 2 STORY SFR 2720 SF WITH ATTACHED GARAGE 223 SF.	2,942
20000-00665	5/3/2021	Residential New - SF	Finaled	ONE STORY, SINGLE FAMILY RESIDENCE ~5799 SF WITH FULL BASEMENT. ~5239 SF AND ASSOCIATED LANDSCAPING (GRADING PERMIT WILL BE REQUIRED)	11,038
20000-00668	1/8/2021	Residential New - SF	Finaled	SFR (4200 SF) WITH ATTACHED GARAGE (281 SF) TO INCLUDE COVERED PORCHES (545 SF) 3 TANKLESS WATER HEATERS AND 2 A/C UNITS. ***basement (905 SF) to be removed from scope, given valuation to change from \$1,250,000 to \$1,000,000 and calculated valuation to change from \$665,409.28 to \$554,582.98 per applicant revision 1/22*** **21BLD-00033: REVISION TO INCLUDE REMOVAL OF BASEMENT AND ASSOCIATED ASPECTS (LIGHTWELL, SUMP PUMPS) FROM APPROVED SCOPE OF WORK. ADDING POWDER ROOM, MECHANICAL ROOM. DOORS AT FAMILY AND MECHANICAL ROOM. UPDATED DOOR & WINDOW SCHEDULE, T24, FOUNDATION PLAN AND LOCATION OF A/C***	4,481
20000-00670	7/2/2020	Residential New - SF	Finaled	CONSTRUCT A NEW SINGLE STORY RESIDENCE ~2376 SF WITH ATTACHED GARAGE ~221 SF	2,601
20000-00701	6/7/2021	Residential New - SF	Permit Issued	2-STORY SFR (2800 SF) AND ATTACHED GARAGE (446 SF) WITH A/C, TANKLESS WATER HEATER ON AN EMPTY LOT.	3,246
20000-00712	9/3/2020	Residential New - SF	Finaled	NEW 2-STORY SFR (2767 SF) WITH ATTACHED GARAGE (257 SF) AND BASEMENT (1781 SF) A/C (QTY 3) AND TANKLESS WATER HEATERS (QTY 2)	4,805
20000-00791	11/17/2020	Residential New - SF	Finaled	RESIDENTIAL NEW ONE STORY 5 BEDROOM, 5 BATH, 1 HALF BATH HOUSE OF 3,505.03 S.F. AND 460.49 S.F. GARAGE TOTALING 3,965.52 S.F.	3,965
20000-00870	11/3/2020	Residential New - SF	Finaled	SFR (2548 SF) WITH ATTACHED GARAGE (227 SF) COVERED REAR PATIO (140 SF) ATTACHED TRELLIS AT ENTRY (94 SF) TANKLESS WATER HEATER AND A/C.	2,775
20000-01012	2/8/2021	Residential New - SF	Expired	RESIDENTIAL 2-STORY SFR (2811 SF)	2,811
20000-01017	3/25/2021	Residential New - SF	Finaled	19PLN-00199: TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED ONE-CAR GARAGE	2,900
20000-01198	11/19/2020	Residential New - SF	Finaled	CONSTRUCTION OF A NEW 1,549 SF ONE-STORY SINGLE FAMILY RESIDENTIAL STRUCTURE. **No Grading permit required**	1,777
20000-01479	7/12/2021	Residential New - SF	Permit Issued	TWO STORY RESIDENCE (2287 sf) WITH FINISHED BASEMENT (1715 sf) AND ATTACHED GARAGE (431 sf) NEW LANDSCAPING THROUGHOUT. Do not issue-Grading permit required.	4,433
20000-01552	2/9/2021	Residential New - SF	Permit Issued	TWO STORY HOUSE 2995 SF 19PLN-00301	2,995
20000-01949	3/8/2021	Residential New - SF	Finaled	NEW 2 STORY HOUSE (2364 SF), WITH ATTACHED GARAGE (236 SF)	2,600
20000-01979	3/22/2021	Residential New - SF	Finaled	TWO (2) STORY, SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE ~2343 SF AND CORRESPONDING SITE ALTERATIONS, INCLUDING NEW HARDSC - REVISION TO 20000-01979: MAIN ELECTRICAL PANEL CONNECTION REVISED TO BE UNDERGROUND	2,343
20000-02004	5/14/2021	Residential New - SF	Finaled	ONE STORY SFR 2950 SF WITH ATTACHED GARAGE	3,232
20000-02072	3/22/2021	Residential New - SF	Finaled	TWO-STORY HOUSE (2660 SF), WITH ATTACHED ONE CAR GARAGE (270 SF) No Grading permit required.	2,930
20000-02136	6/16/2021	Residential New - SF	Permit Issued	NEW TWO STORY SFR WITH ATTACHED GARAGE 18PLN-00269	3,230
20000-02634	8/16/2022	Residential New - SF	Permit Issued	TWO STORY HOUSE (2771 SF) WITH BASEMENT (1,632 SF), FRONT, BACK, AND SIDE PORCHES (326 SF)	4,403
21BLD-00090	3/25/2021	Residential New - SF	Finaled	NEW 1-STORY SINGLE FAMILY HOUSE (1364 SF) *no grading permit required*	1,364
21BLD-00473	12/13/2021	Residential New - SF	Finaled	ONE-STORY SINGLE FAMILY RESIDENTIAL STRUCTURE, 1,455 SF	1,455
21BLD-00548	9/20/2021	Residential New - SF	Finaled	ONE STORY SFR 1,170 SF	1,170
21BLD-00668	10/6/2021	Residential New - SF	Permit Issued	ONE STORY SINGLE FAMILY RESIDENCE ~3626 SF WITH ATTACHED CARPORT	3,626
21BLD-00699	9/8/2021	Residential New - SF	Finaled	TWO STORY HOUSE OF 2549 SQ.FT WITH ATTACHED SINGLE CAR GARAGE (200 SF)	2,749
21BLD-00704	2/23/2022	Residential New - SF	Permit Issued	2-STORY HOUSE SINGLE FAMILY RESIDENCE ON A 6475 SF LOT. WITH 2474 SF LIVING AREA, 217 SF GARAGE, TOTALING 2692 SF.	2,691
21BLD-00791	6/28/2021	Residential New - SF	Finaled	2-STORY SINGLE FAMILY RESIDENCE WITH 1 CAR ATTACHED GARAGE	2,592
21BLD-00837	8/4/2021	Residential New - SF	Finaled	NEW 2-STORY SINGLE FAMILY RESIDENCE 3,344SF CONDITIONED SPACE WITH ATTACHED GARAGE 488SF. 156 SF COVERED PORCH. NEW ELECTRIC SERVICE 400AMPS. (SEPARATE RELATED PERMITS FOR 219 SF PERGOLA, DECONSTRUCTION OF EXISTING HOUSE 1389SF AND DETACHED GARAGE 476 SF) (DEFERRED SOLAR AND ELECTRIC VEHICLE EQUIPMENT)	3,792
21BLD-00919	9/7/2021	Residential New - SF	Expired	CONSTRUCTION OF A NEW TWO STORY RESIDENCE 2861 SF WITH AN ATTACHED GARAGE OF 454 SF	3,315
21BLD-00964	10/6/2021	Residential New - SF	Permit Issued	NEW 2-STORY RESIDENCE 5,537SF WITH ATTACHED GARAGE 459SF (NEW DETACHED ADU 897SF UNDER PERMIT 21BLD-00965 AND NEW ACCESSORY BUILDING 120SF WITH COVERED PATIO 21BLD-00967)	5,996
21BLD-01006	9/28/2021	Residential New - SF	Finaled	2-STORY RESIDENCE ~2095 SF WITH BASEMENT ~1447 SF AND ATTACHED GARAGE ~228 SF. **Do not issue-grading permit required**	3,770
21BLD-01192	1/3/2022	Residential New - SF	Permit Issued	2-STORY SFR (2564 SF) WITH BASEMENT (1636 SF) 400 AMP ELECTRICAL SERVICE, HEAT PUMP AND TRASH ENCLOSURE.	4,530
21BLD-01391	4/8/2022	Residential New - SF	Permit Issued	TWO STORY HOUSE (3938 SF), ATTACHED GARAGE (237 SF) , FULL BASEMENT (3511 SF)***The approved plans and document are for permit #21BLD-01393***	7,686

21BLD-01621	1/20/2022	Residential New - SF	Finalied	2-STORY HOUSE (3127 SF) WITH ATTACHED GARAGE (215 SF) WITH LANDSCAPE	3,342
21BLD-01684	1/13/2022	Residential New - SF	Permit Issued	TWO STORY SFR 2550 SF 20PLN-00239	2,776
21BLD-01805	12/8/2021	Residential New - SF	Finalied	1-STORY HOUSE (2254 SF) WITH ATTACHED GARAGE (418 SF)	2,672
21BLD-01821	10/14/2021	Residential New - SF	Permit Issued	2 STORY SINGLE FAMILY RESIDENCE (5330 SF) WITH PARTIAL BASEMENT (1831 SF) WITH BREEZEWAY, ATTACHED ADU (800 SF) **Grading permit required**	7,161
21BLD-01956	12/1/2021	Residential New - SF	Permit Issued	SFR (2521 SF) WITH ATTACHED GARAGE (226 SF) 200 AMP ELECTRICAL SERVICE, HEAT PUMP AND HEAT PUMP WATER HEATER.	2,747
21BLD-02207	12/15/2021	Residential New - SF	Finalied	SINGLE STORY RESIDENCE 2202 SF. & ATTACHED GARAGE 514 SF WITH 579 S.F. COVERED PORCHES	2,716
21BLD-02385	2/2/2022	Residential New - SF	Finalied	2-STORY HOUSE ~3258 WITH ATTACHED GARAGE ~200	3,458
21BLD-02434	6/21/2022	Residential New - SF	Permit Issued	NEW SFR (2865 SF) WITH BASEMENT (2805 SF) AND ATTACHED GARAGE (564 SF) TO INCLUDE HEAT PUMP, HEAT PUMP WATER HEATER, OUTDOOR KITCHEN AND 400 AMP ELECTRICAL SERVICE.	6,235
21BLD-02783	10/20/2022	Residential New - SF	Permit Issued	TWO-STORY SINGLE FAMILY HOME WITH A SINGLE STORY (3,554 SF), ATTACHED GARAGE (789 SF), BASEMENT (1625 SF) [DETACHED ACCESSORY UNIT IN REAR YARD (691 SF) on separate permit]	5,968
21BLD-02944	2/17/2022	Residential New - SF	Finalied	RES: SINGLE STORY SFR (3158 SF) WITH ATTACHED GARAGE (462 SF), HEAT PUMP AND HEAT PUMP WATER HEATER.	3,620
21BLD-03052	6/7/2022	Residential New - SF	Permit Issued	ONE STORY HOUSE 2,253 SF, WITH ATTACHED GARAGE 310 SF	2,563
22BLD-00019	5/11/2022	Residential New - SF	Permit Issued	SFR 2,778 SF WITH ATTACHED SINGLE STALL GARAGE. GRADING, LANDSCAPING, & HARDSCAPE PER CIVIL & LANDSCAPE DRAWINGS.	2,778
22BLD-00107	4/28/2022	Residential New - SF	Permit Issued	RES: 3,954 SF, 2-STORY, 3-BED, 3.5 BATH SFR	4,208
22BLD-00129	10/24/2022	Residential New - SF	Permit Issued	TWO-STORY HOUSE (2420 SF), WITH ATTACHED GARAGE (434 SF), PORCH (221 SF)	2,854
22BLD-00302	8/18/2022	Residential New - SF	Permit Issued	TWO-STORY HOUSE 4655 SF, WITH ATTACHED TWO-CAR GARAGE (424 SF). ALSO PERMIT 22BLD-00302, 22BLD-00303 AND 22BLD-00304	5,079
22BLD-00433	8/24/2022	Residential New - SF	Permit Issued	2-STORY HOUSE ~2244 SF AND 434 SF ATTACHED GARAGE	2,675
22BLD-00502	7/13/2022	Residential New - SF	Permit Issued	Res: 2-STORY SFR (2489 SF) WITH ATTACHED GARAGE (263 SF) TO INCLUDE HEAT PUMP, HEAT PUMP WATER HEATER AND 200 AMP ELECTRICAL SERVICE.	2,752
22BLD-00603	6/5/2023	Residential New - SF	Permit Issued	SFR 2119 SF WITH BASEMENT 1758 SF AND ATTACHED GARAGE 347 SF	4,224
22BLD-00773	6/23/2022	Residential New - SF	Permit Issued	NEW 2-STORY SFR (2,600 SF) WITH CONDITIONED BASEMENT (1,700 SF) AND ATTACHED GARAGE (400 SF) TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATER, OUTDOOR KITCHEN, OUTDOOR FIREPLACE, AND 400 AMP ELECTRICAL SERVICE.	4,700
22BLD-00781	12/7/2022	Residential New - SF	Permit Issued	Res: ONE-STORY SFR ~1448 SF	1,448
22BLD-00992	9/6/2022	Residential New - SF	Permit Issued	RES: 2-STORY SFR (4,018 SF) WITH HEAT PUMP AND HEAT PUMP WATER HEATER. 400 AMP ELECTRICAL SERVICE, EVCS	4,018
22BLD-01044	10/25/2022	Residential New - SF	Permit Issued	SFR (1883 SF) WITH BASEMENT (1868 SF)	3,982
22BLD-01048	11/17/2022	Residential New - SF	Permit Issued	Res: TWO STORY SFR 21PLN-00144	3,244
22BLD-01165	7/11/2023	Residential New - SF	Permit Issued	SFR: (3092 SF), ATTACHED GARAGE (231 SF) AND ATTACHED PORCH (76 SF)	3,323
22BLD-01219	11/17/2022	Residential New - SF	Permit Issued	TWO STORY SFR 3026 SF WITH ATTACHED GARAGE 231 SF	3,257
22BLD-01368	2/22/2023	Residential New - SF	Permit Issued	TWO STORY HOUSE (2515 SF) WITH ATTACHED GARAGE (247 SF) AND UNCOVERED PARKING SPACE	2,772
22BLD-01371	9/27/2022	Residential New - SF	Finalied	NEW ONE-STORY HOUSE (717 SF) WITH 2 ATTACHED GARAGE (390 SF)	1,107
22BLD-01580	12/1/2022	Residential New - SF	Permit Issued	1-STORY HOUSE WITH 2646 OF HABITABLE AREA, WITH ATTACHED GARAGE 227 SF, 87SF PORCH	2,873
22BLD-01643	11/4/2022	Residential New - SF	Permit Issued	NEW CONSTRUCTION OF A SINGLE STORY 3 BED AND 3 BATH HOUSE. DETACHED GARAGE / ADU UNDER PERMIT	1,948
22BLD-01675	3/7/2023	Residential New - SF	Permit Issued	RES: SINGLE STORY HOME OF ~3436 SF.	3,436
22BLD-01760	4/19/2023	Residential New - SF	Permit Issued	TWO STORY SFR 3239 SF WITH BASEMENT 1368 SF 21PLN-00337	4,607
22BLD-01880	8/1/2022	Residential New - SF	Finalied	NEW SINGLE STORY SFR 1500SF WITH ATTACHED GARAGE 232 SF ***THIS PERMIT RECORD WILL TAKE PLACE OF 16000-02545, REFERENCE REVIEW, FEE, DOCUMENT AND INSPECTION HISTORY IN 16000-02545	1,732
22BLD-01882	10/20/2022	Residential New - SF	Permit Issued	SINGLE STORY SFR (2399 SF) WITH ATTACHED GARAGE (226 SF) HEAT PUMP, HEAT PUMP WATER HEATER, 200 AMP ELECTRICAL SERVICE.	2,625
22BLD-02107	12/14/2022	Residential New - SF	Permit Issued	RES: 2-STORY SFR (3070 SF) WITH ATTACHED GARAGE (228 SF) HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 400 AMP ELECTRICAL SERVICE.	3,298
22BLD-02191	5/2/2023	Residential New - SF	Permit Issued	2-STORY SFR (3515 SF) WITH BASEMENT (2,275 SF) ATTACHED GARAGE (227 SF) HEAT PUMP, HEAT PUMP WATER HEATER, AND 400 AMP ELECTRICAL SERVICE.	6,017
22BLD-02198	4/12/2023	Residential New - SF	Permit Issued	BUILD SFR (3108 SF) WITH ATTACHED GARAGE (455 SF) HEAT PUMP, HEAT PUMP WATER HEATER, SOLAR WATER HEATER, PV (5.1 kW) 12 MODULE SYSTEM, EVCS (32 AMP/ LEVEL 2) AND 400 AMP ELECTRICAL SERVICE.	3,563
22BLD-02407	8/28/2023	Residential New - SF	Permit Issued	RES: 2-STORY SFR WITH ATTACHED GARAGE, HEAT PUMPS, HEAT PUMP WATER HEATER AND 400 AMP ELECTRICAL SERVICE.	2,930
22BLD-02890	3/29/2023	Residential New - SF	Permit Issued	NSFR ~4,422 S.F. WITH ATTACHED TWO CAR GARAGE ~ 574 S.F.	4,996
22BLD-02965	8/28/2023	Residential New - SF	Permit Issued	CONSTRUCTION OF A NEW TWO STORY HOME ~2270 SF W/ ATTACHED ONE CAR GARAGE & AN ATTACHED ADU ~797SF.	2,470
22BLD-03061	8/9/2023	Residential New - SF	Permit Issued	RES: BUILD SFR WITH HEAT PUMP, HEAT PUMP WATER HEATER, LANDSCAPING, AND 200 AMP ELECTRICAL SERVICE.	2,623
22BLD-03081	6/22/2023	Residential New - SF	Permit Issued	2-STORY SFR (3327 SF) WITH ATTACHED GARAGE, ENCLOSED HEAT PUMPS, HEAT PUMP WATER HEATER, GREY WATER SYSTEM, AND 400 AMP ELECTRICAL SERVICE.	3,327
22BLD-03175	8/22/2023	Residential New - SF	Permit Issued	CONSTRUCTION OF A NEW TWO-STORY 3,824 SF HOUSE WITH 2,166 SF BASEMENT. NEW COVERED PORCHES, HARDSCAPING AND LANDSCAPING. (shares plans with new garage 22BLD-03176)	5,990
22BLD-03217	6/30/2023	Residential New - SF	Permit Issued	CONSTRUCT A NEW 1 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.	2,623
22BLD-03252	7/12/2023	Residential New - SF	Permit Issued	NEW 2-STORY SFR (2096 SF) WITH ATTACHED GARAGE (449 SF) HEAT PUMP WATER HEATER	2,545
23BLD-00219	6/28/2023	Residential New - SF	Permit Issued	RES: TWO STORY SFR 2966 22PLN-00389	2,966
23BLD-00422	9/5/2023	Residential New - SF	Permit Issued	CONSTRUCTION OF A (N) SINGLE STORY SFD OF ~2,372 INCLUDING A ONE CAR ATTACHED GARAGE	2,372
23BLD-00490	7/18/2023	Residential New - SF	Permit Issued	SFR (1831 SF) WITH HEAT PUMP, ELECTRICAL WATER HEATER, AND 200 AMP ELECTRICAL SERVICE.	1,831
23BLD-00563	7/3/2023	Residential New - SF	Permit Issued	New two-story house ~2398 sf. (permits 23bld-00564/00565 are part of this plan set)	2,398

20000-00706	9/25/2020	Residential New - SF	Finale	NEW SINGLE FAMILY ONE-STORY HOUSE 2430 SF. **DETACHED GARAGE UNDER SEPARATE PERMIT**	2,430
20000-00703	1/21/2022	Residential New - SF	Permit Issued	ONE STORY HOUSE ~3524 SF WITH BASEMENT ~3551 SF AND ATTACHED GARAGE ~225 SF (needs grading permit)	3,749

Average Sq. Ft. 3,602

Building Permit Data - Multi-Family Residential

Permit No.	Date Issued	Construction Type Description	Status	Units	Description	Total Res Sq. Ft.	Ave. Sq. Ft. per Unit	Percent of Total Units	Combined Weighted Average
20000-00728	10/15/2020	Residential New - MF	Finaled	59	WILTON COURT APARTMENTS: NEW 4-STORY, MULTIFAMILY AFFORDABLE HOUSING COMPLEX (56,143 SF) TO INCLUDE LAUNDRY FACILITIES, COMMUNITY SPACES, PROPERTY MANAGEMENT OFFICES, SUPPORT SPACES AND PARKING AT THE BASEMENT AND GRADE LEVEL. SOLAR WATER HEATING UNITS AT ROOF LEVEL. SITE WORK TO INCLUDE BIO TREATMENT AREA WITH ASSOCIATED FENCING, OUTDOOR BBQ/KITCHEN AREA, BIKE RACKS AND SEATING AREAS. WILTON COURT APARTMENTS: INSTALL (N) SOLAR WATER HEATING SYSTEM	2,495	952	3.73%	35
18000-03077	2/14/2020	Residential New - MF	Permit Issued	57	NEW FOUR STORY APARTMENT BUILDING (37,929 SF) WITH 57 UNITS AND ONE LEVEL OF UNDERGROUND PARKING (15,593 SF). THERE IS ONE WATER AND GAS METER FOR THE BUILDING WITH SEPARATE ELECTRIC METERS PER APARTMENT. *** U&O REQUIRED ***	37,929	665	3.60%	24
22BLD-02633	8/10/2023	Residential New - MF	Permit Issued	6	MF: BLDG 3: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,362	1,727	0.38%	7
22BLD-02634	TBD	Residential New - MF	Permit Not Yet Issued	6	MF: BLDG 1: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,362	1,727	0.38%	7
22BLD-02636	TBD	Residential New - MF	Permit Not Yet Issued	6	MF: BLDG 4: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,102	1,684	0.38%	6
22BLD-02637	TBD	Residential New - MF	Permit Not Yet Issued	6	MF: BLDG 5: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,102	1,684	0.38%	6
22BLD-03149	TBD	Residential New - MF	Permit Not Yet Issued	102	****SAFEBUILD****LINK APARTMENTS: BUILD NEW FOUR STORY 102 UNIT APARTMENTS WITH RETAIL SPACE ON THE GROUND FLOOR AND A BELOW GRADE PARKING GARAGE 19PLN-00079 (UPDATE 4/24: GRADING PERMIT REQUIRED PRIOR TO BLD ISSUANCE, AHMAD)	92,736	909	6.44%	59
22BLD-02635	10/3/2023	Residential New - MF	Permit Issued	6	MF: BLDG 2: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,362	1,727	0.38%	7
22BLD-02638	12/18/2023	Residential New - MF	Permit Issued	6	MF BLDG 6: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,362	1,727	0.38%	7
22BLD-02639	12/18/2023	Residential New - MF	Permit Issued	6	MF BLDG 3: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,102	1,684	0.38%	6
22BLD-02640	12/18/2023	Residential New - MF	Permit Issued	6	MF BLDG 8: CONDOMINIUM BUILDING TO INCLUDE HEAT PUMPS, HEAT PUMP WATER HEATERS, AND 600 AMP ELECTRICAL SERVICE.	10,102	1,684	0.38%	6
22BLD-02330	1/24/2024	Residential New - Mixed Use	Permit Issued	50	MF: BUILD 4-STORY AFFORDABLE HOUSING COMPLEX (45, 411 SF) WITH SUPPORTING SPACE ON THE GROUND FLOOR. VARIOUS LANDSCAPE AND SITE IMPROVEMENTS. 2000 AMP ELECTRICAL SERVICE. DEMOLITION OF EXISTING BUILDING DONE UNDER SANTA CLARA COUNTY JURISDICTION.	38,348	767	3.16%	24
18PLN-00043	TBD	-	Entitled	4	190 CHANNING AV	4,551	1,138	0.25%	3
19PLN-00079	TBD	-	Entitled	102	788 SAN ANTONIO AVE	83,466	818	6.44%	53
19PLN-00347	TBD	-	Withdrawn	4	486 HAMILTON AVE	5,375	1,344	0.25%	3
21PLN-00108	TBD	-	Withdrawn	91	200 PORTAGE	194,128	2,133	5.75%	123
21PLN-00341	TBD	-	Under Review	70	660 UNIVERSITY	39,876	570	4.42%	25
22PLN-00201	TBD	-	Under Review	12	739 SUTTER AVE	18,256	1,521	0.76%	12
22PLN-00229	TBD	-	Entitled	129	3001 EL CAMINO REAL	88,872	689	8.15%	56
23PLN-00010	TBD	-	Under Review	76	800 SAN ANTONIO RD	89,228	1,174	4.80%	56
23PLN-00058	TBD	-	Entitled	16	420 ACACIA	33,833	2,115	1.01%	21
23PLN-00136	TBD	-	Under Review	380	3150 EL CAMINO REAL	441,817	1,163	24.01%	279
24PLN-00012	TBD	-	Under Review	44	3265 EL CAMINO REAL	24,256	551	2.78%	15
12000-02374	12/10/2013	Residential New - MF	Finaled	82	PARK PLAZA: NEW THREE STORY MIXED USE BUILDING WITH ONE LEVEL UNDERGROUND PARKING. AREA OF UNDERGROUND GARAGE 104,000 SF. COMMERCIAL WARM SHELL ON THE FIRST FLOOR (47,000 SF) AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR (101,500 SF) 82 RESIDENTIAL UNITS. PERMIT ORIGINALLY ISSUED FOR FOUNDATION ONLY. REMAINDER OF STRUCTURE UNDER 13REV-00764 AND WAS OPENED FOR THOSE DEPARTMENTS WHICH STILL HAD COMMENTS AT ISSUANCE OF FOUNDATION ONLY PERMIT.	101,500	1,238	5.18%	64

14000-01528	2/13/2015	Residential New - Mixed Use	Finaled	70	STANFORD AFFORDABLE HOUSING: NEW FOUR (4) STORY MIXED USE BUILDING (128,682 SF). FIRST FLOOR INCLUDES PARKING (14,900 SF) AND COMMERCIAL SPACE (33,034 SF). FLOORS 2-4 CONSIST OF 70 RESIDENTIAL UNITS (80,748 SF). STRUCTURE CONSISTS OF TWO SEPARATE BUILDINGS CONNECTED BY A WALKWAY. U6O SUBMITTED FOR APARTMENTS.	80,748	1,154	4.42%	51
14000-01553	7/14/2015	Residential New - MF	Finaled	58	MULTI-FAMILY BUILDING 1: NEW FOUR STORY MULTI-FAMILY BUILDING WITH 58 UNITS AND ONE LEVEL OF BASEMENT FOR PARKING. AREA BREAKDOWN - UNITS: 69,510 SF, COMMUNITY ROOM: 1,133 SF, PARKING: 45,713 SF, COVERED WALKWAYS/STAIRS: 36,165 SF. INCLUDES PLAZA SURROUNDING FITNESS BUILDING	69,510	1,198	3.66%	44
14000-01554	7/14/2015	Residential New - MF	Finaled	54	MULTI-FAMILY BUILDING 2: NEW FOUR STORY MULTI-FAMILY BUILDING WITH 54 UNITS. PARKING IS LOCATED ON THE PARTIALLY SUBMERGED FIRST FLOOR. AREA BREAKDOWN - UNITS: 70,634 SF, LIBRARY: 1,400 SF, PARKING: 50,783 SF, COVERED WALKWAYS/STAIRS: 27,308 SF.	70,634	1,308	3.41%	45
16000-01781	11/22/2016	Residential New - MF	Finaled	11	NEW 11 UNIT MULTIFAMILY RESIDENTIAL BUILDING. 17968 SF (BASEMENT/UNDERGROUND GARAGE UNDER 15000-03076) **address changed to 430 Forest, Apts A-J & 432 Forest for 3rd floor condo**	17,968	1,633	0.69%	11
12000-01204	2/28/2013	Residential New - MF	Finaled	8	NEW THREE STORY MIXED USE BUILDING. WITH UNDERGROUND PARKING, FIRST FLOOR OFFICE SPACE AND EIGHT TWO-STORY RENTAL APARTMENT UNITS ON THE SECOND & THIRD FLOORS.	14,271	1,784	0.51%	9
13000-03361	8/26/2015	Residential New - MF	Finaled	6	NEW THREE STORY, SIX (6) UNIT TOWNHOUSE BUILDING. ALL SIX UNITS HAVE THE SAME SQUARE FOOTAGE: AREA PER UNIT RESIDENTIAL: 1237 SF, GARAGE: 460 SF. ALL UNITS TO HAVE SEPARATE WATER, GAS, AND ELECTRIC METERS. **Application extended to 9/10/15**	7,425	1,238	0.38%	5
07000-00000-0	1/23/2013	Residential New - MF	Permit Issued	3	NEW 3-UNIT CONDO BLDG (3795 SF) WITH ATTACHED GARAGES (1044 SF) no fees per settlement with CPA	3,795	1,265	0.19%	2
07000-00000-0	1/23/2013	Residential New - MF	Permit Issued	3	NEW 3-UNIT CONDO BLDG (3795 SF) WITH ATTACHED GARAGES (1044 SF) no fees per settlement with CPA	3,795	1,265	0.19%	2
11000-03261	6/14/2013	Residential New - Duplex	Finaled	2	NEW 2-STORY RESIDENCIAL DUPLEX WITH BASEMENT AND ATTACHED GARAGE. (DEMO PERMIT UNDER 11-3262) ADDRESS CHANGE SUBMITTED 12.10.14 JC	3,405	1,703	0.13%	2
12000-02841	5/14/2013	Residential New - Mixed Use	Permit Issued	2	NEW THREE STORY MIXED-USE BUILDING WITH COMMERCIAL AND PARKING AT THE GROUND FLOOR AND TWO RESIDENTIAL CONDOMINIUM UNITS ABOVE. TRASH ENCLOSURE AND SITE IMPROVEMENTS. (TI FOR FIRST FLOOR TO BE SHALL BE A SEPARATE PERMIT)ADDITIONAL ADDRESS REQUESTED 06.04.2014 JC	3,840	1,920	0.13%	2
13000-02317	2/26/2014	Residential New - Mixed Use	Finaled	2	CORE AND SHELL INCLUDES 4 LEVELS ABOVE GRADE FOR MIXED USE; FIRST 3 LEVELS COMMERCIAL AND 4TH FOR RESIDENTIAL. INCLUDES 3 LEVELS BELOW GRADE PARKING. TENANT IMPROVEMENTS UNDER SEPARATE PERMITS.**VALUATION INCREASED ON MAIN PERMIT FOR 15REV-00134 BY \$250K AND ASSOCIATED FEES COLLECTED.**	4,831	2,416	0.13%	3
13000-02823	9/17/2014	Residential New - Mixed Use	Finaled	2	BUILD (N) (10,299 SF) FOUR-STORY, MIXED USE COMMERCIAL/RESIDENTIAL (APTS) BUILDING W/BELOW GRADE PARKING. (DEMO ON 13000-02824) PV & EV TO BE SUBMITTED SEPARATELY.	5,477	2,739	0.13%	3
13000-03386	7/11/2016	Residential New - Duplex	Finaled	2	NEW DUPLEX 2-STORY MAIN RESIDENCE WITH BASEMENT ~4600SF. (DEMO UNDER 13-3387) (567 STANFORD AVE, ATTACHED SECOND DWELLING UNIT ~ 748SF (13-3401 : NEW DETACHED GARAGE ~427 SF)	4,600	2,300	0.13%	3
14000-01488	11/21/2014	Residential New - Mixed Use	Finaled	2	NEW 4-STORY MIXED USE COMMERCIAL / RESIDENTIAL STRUCTURE ~17500SF. (14-1489- DEMO COMMERCIAL STRUCTURE)	3,005	1,503	0.13%	2
14000-01582	3/3/2017	Residential New - Duplex	Finaled	2	LOTS 26 AND 27: PLANS 11 AND 12, ELEVATION: K, STYLE: ENGLISH ARTS AND CRAFTS. THE STRUCTURE ON LOTS 26 AND 27 ARE ATTACHED SINGLE FAMILY DWELLINGS AND IS BEING BUILT AND PLAN CHECKED AS A SINGLE STRUCTURE. AREA OF HABITABLE 4,168 SF, AREA OF GARAGE 976 SF, AND AREA OF COVERED PORCHES 155 SF. FOR LOT 26 (PLAN 11) AREA OF HABITABLE 1951 SF, AREA OF GARAGE 520 SF, AND AREA OF COVERED PORCH IS 93 SF. FOR LOT 27 (PLAN 12) AREA OF HABITABLE 2,217 SF, AREA OF GARAGE IS 456 SF, AND AREA OF COVERED PORCH IS 68 SF. Lot 26 previously plan 5 and plan checked under 14000-01562	4,168	2,084	0.13%	3
14000-01584	3/3/2017	Residential New - Duplex	Finaled	2	LOTS 28 AND 29: PLANS 11 AND 12, ELEVATION: L, STYLE: LANE WOODS. THE STRUCTURE ON LOTS 26 AND 27 ARE ATTACHED SINGLE FAMILY DWELLINGS AND IS BEING BUILT AND PLAN CHECKED AS A SINGLE STRUCTURE. AREA OF HABITABLE 4,168 SF, AREA OF GARAGE 976 SF, AND AREA OF COVERED PORCHES 155 SF. FOR LOT 28 (PLAN 11) AREA OF HABITABLE 1951 SF, AREA OF GARAGE 520 SF, AND AREA OF COVERED PORCH IS 93 SF. FOR LOT 29 (PLAN 12) AREA OF HABITABLE 2,217 SF, AREA OF GARAGE IS 456 SF, AND AREA OF COVERED PORCH IS 68 SF. Lot 28 was previously Plan 5. Plan check being done for same model under 14000-01603 (lots 47 and 48)	4,168	2,084	0.13%	3
14000-01588	3/3/2017	Residential New - Duplex	Finaled	2	LOTS 32 AND 33: PLANS 11 AND 12, ELEVATION: L, STYLE: LANE WOODS. THE STRUCTURE ON LOTS 26 AND 27 ARE ATTACHED SINGLE FAMILY DWELLINGS AND IS BEING BUILT AND PLAN CHECKED AS A SINGLE STRUCTURE. AREA OF HABITABLE 4,168 SF, AREA OF GARAGE 976 SF, AND AREA OF COVERED PORCHES 155 SF. FOR LOT 32 (PLAN 11) AREA OF HABITABLE 1951 SF, AREA OF GARAGE 520 SF, AND AREA OF COVERED PORCH IS 93 SF. FOR LOT 33 (PLAN 12) AREA OF HABITABLE 2,217 SF, AREA OF GARAGE IS 456 SF, AND AREA OF COVERED PORCH IS 68 SF. Lot 32 was previously Plan 8. Plan check being done for same model under 14000-01603 (lots 47 and 48)	4,168	2,084	0.13%	3

14000-01603	3/3/2017	Residential New - Duplex	Finaled	2	LOTS 47 AND 48: PLANS 11 AND 12, ELEVATION: K, STYLE: ENGLISH ARTS AND CRAFTS. THE STRUCTURE ON LOTS 26 AND 27 ARE ATTACHED SINGLE FAMILY DWELLINGS AND IS BEING BUILT AND PLAN CHECKED AS A SINGLE STRUCTURE, AREA OF HABITABLE 4,168 SF, AREA OF GARAGE 976 SF, AND AREA OF COVERED PORCHES 155 SF. FOR LOT 47 (PLAN 11) AREA OF HABITABLE 1951 SF, AREA OF GARAGE 520 SF, AND AREA OF COVERED PORCH IS 93 SF. FOR LOT 48 (PLAN 12) AREA OF HABITABLE 2,217 SF, AREA OF GARAGE IS 456 SF, AND AREA OF COVERED PORCH IS 68 SF. Lot 47 was previously lot 6X and plan check and plan check fees for this lot number are still in reference to plan 6X. Currently the only plan 6X is now Lot 53.	4,168	2,084	0.13%	3
15000-01683	9/25/2015	Residential New - Duplex	Finaled	2	125 AND 127 HAWTHORNE: NEW TWO STORY DUPLEX (3234 SF) WITH ATTACHED GARAGE (458 SF) AND TRELLIS (185 SF). SCOPE OF WORK INCLUDES NEW TANKLESS WATER HEATERS. EACH UNIT HAS 1617 SF CONDITIONED AND 229 SF GARAGE.	3,234	1,617	0.13%	2
16000-02134	11/22/2016	Residential New - Duplex	Finaled	2	NEW 2 UNIT DETACHED CONDO BUILDING (4495 SF) WITH ATTACHED GARAGE 778 SF **address changed to 434 & 436 Forest for 2 attached townhouse units**	4,495	2,248	0.13%	3
16000-02768	8/7/2017	Residential New - MF	Finaled	2	NEW 3 STORY (2) UNIT CONDO 5608 SF W/ ATTACHED GARAGE 920SF	5,608	2,804	0.13%	4
14000-01000	9/11/2015	Residential New - Mixed Use	Finaled	1	NEW 9571 SQ FT (3) STORY MIXED USE BUILDING TO INCLUDE A GROUND FLOOR FINANCIAL SERVICE, SECOND FLOOR OFFICE SPACE AND THIRD FLOOR RESIDENTIAL SINGLE UNIT; SHELL AND CORE WITH M.E.P., LANDSCAPING AND SITE IMPROVEMENTS. DEMO EXISTING SINGLE STORY RESTAURANT ON 14000-01001	3,336	3,336	0.06%	2
13000-03096	7/17/2014	Residential New - Mixed Use	Finaled	1	COLD SHELL FOR NEW THREE STORY MIXED USE BUILDING (7705 SF). FIRST STORY IS GARAGE AND LOBBY (2438 SF), SECOND FLOOR IS COMMERCIAL (2165 SF), AND THE THIRD FLOOR IS RESIDENTIAL (2152 SF). SEPARATE PERMIT WILL BE SUBMITTED FOR BUILD OUT OF COMMERCIAL AND RESIDENTIAL FLOORS. ELECTRIC SERVICE TO BE 500 AMPS. DEMO PERMITS UNDER 13-3097/3098/3099. LOT LINE MUST BE ADJUSTED AND UTILITY EASEMENT CREATED PRIOR TO PERMIT ISSUANCE.	2,152	2,152	0.06%	1
16000-00632	4/12/2017	Residential New - Mixed Use	Finaled	16	CONSTRUCTION OF A NEW THREE STORY MIXED USE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING (71,075 SF). SCOPE OF WORK INCLUDES 16 APARTMENTS ON THE SECOND AND THIRD FLOORS, OFFICE ON THE SECOND FLOOR, AND RETAIL ON THE FIRST FLOOR. RESIDENTIAL UNITS TO HAVE SEPARATE ELECTRICAL METERS AND SHARED GAS METERS	19,086	1,193	1.01%	12

Weighted Average Sq. Ft. 1,124

ATTACHMENT 2

City of Palo Alto

Second Supplement to the Development Impact Fee Justification Study



SUMMARY OF PREVIOUS WORK PERFORMED FOR THE CITY

Summary of Previous Work Performed for the City

A Development Impact Fee Justification Study

On January 15, 2021, DTA issued a Development Impact Fee ("DIF" or "Fee") Justification Study (the "Study") to the City of Palo Alto (the "City"), reflecting the updated fee recommendations outlined in Table 1 below. The Study was reviewed by the City's Finance Committee, Parks and Recreation Commission, and City Council on December 12, 2020, February 23, 2021, and April 12, 2021, respectively. The fees recommended in the Study were approved by the City Council and implemented as of August 23, 2021, with the understanding that DTA would evaluate the impact of various City Council recommendations on the fee calculations and provide an update to the Study accordingly.

Table 1: 2021 Development Impact Fee Summary Adopted by the City Council^{1,2}

Land Use Type ³	Park	Community Center	Library	Total Fees
Single-Family Residential (Per Unit)	\$57,420	\$4,438	\$2,645	\$64,504
Multi-Family Residential (Per Unit)	\$42,468	\$3,283	\$1,956	\$47,707

***Notes:**

1. Some figures may not sum due to rounding.
2. Fees increase annually by adopted escalator to account for inflation in acquisition and construction costs.
3. Only residential fees are shown, as the focus of this analysis is on the impact of AB 602 on residential development.

B First Supplement to the Development Impact Fee Justification Study

In January 2022, the City requested that DTA prepare the follow-up analysis outlined in the Supplement to the Development Impact Fee Justification Study (the "Supplement") that was brought to the Parks and Recreation Commission, Finance Committee, and City Council on February 22, 2022, May 3, 2022, and June 13, 2022, respectively. This Supplement addressed the items below:

- Task A – Update land acquisition costs;
- Task B – Differentiate the fee structure for retail space versus office space;
- Task C – Update office density from 250 sq. ft. per employee to 190 sq. ft. per employee;
- Task D – Recommend the frequency with which these schedules should be updated;
- Task E – Evaluate whether the multi- and single-family fee categories should be divided into multiple categories based on total square feet or some other measure; and
- Task F – Evaluate options for a reduction in fees for new multi-family housing construction for projects that exceed required percentages of below market rate ("BMR") units.