

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Barry K. Hogan, Community Development Director 

**DATE:** December 4, 2006 (CC Meeting of 12/20/06)

**SUBJECT:** Consider Waiver of Temporary Use Permit Fees and Building Permit Fees for Rebuilding of Homes Destroyed in the Shekell Fire

**DISCUSSION**

After the 2003 fire, the City Council directed staff to provide a report and recommendation on the waiver of building permit fees to rebuild the destroyed homes. In that instance there were three home destroyed. Four homes were destroyed in the recent fire, two homes and two mobilehomes. The mobilehomes were located on a homesite in anticipation of construction of a new home that has yet to begin construction. The two homes were located on the La Perch property on the west side of Spring Road adjacent to the Moorpark Highlands development. The two (2) homes on the La Perch property could be replaced with a standard "stick" built home or a mobile or modular home on a permanent foundation. City Code allows for a mobilehome or a modular home to be used for this purpose when it is placed on a permanent foundation. Replacement of the homes in the same location would require the removal and replacement of the existing foundation. The normal process for this kind of development would involve the approval of an Administrative Permit (\$600.00) for the home and, if security on the site were desired through the location of a temporary trailer recreation vehicle or mobile home, a Temporary Use Permit (\$135.00) would be required.

For purposes of this report the following assumptions are made:

1. No fees, other than building permit fees, will be assessed.
2. Other agency fees are not covered by any waiver of City fees.
3. Any fees that were not paid at the time of construction of the original structure will not be assessed for the fire rebuild.
4. Building permit fees that are waived include any required grading permit fees necessary for the rebuild.
5. Fee waivers are only for replacement of up to the square footage of the structure prior to the fire.

6. Fee waiver does not include the replacement of accessory structures.
7. All replacement structures shall meet the current building and grading requirements adopted by the City.

The homes which were lost are shown in the table below:

<b>Assessor Property Number</b>	<b>Address</b>	<b>Property Owner</b>	<b>Type of Home and Square Footage</b>	<b>Estimated Building Permit Fee</b>
500-027-011	7200 Walnut Canyon	William-Mildred La Perch Trust	Mobilehomes on permanent foundations, one doublewide and one at singlewide	\$1,373.86
500-240-255	1055 Marine View Lane	DeeWayne and Shirley Jones	Two mobilehomes not on permanent foundation – 1,600 to 2000 without garage on a permanent foundation	\$273.95 each

The estimated cost for building permits is based upon the building permits on record at the City for the subject properties. Should the City Council wish to waive the cost of building permits for the above-listed fire-rebuilds, the total cost is estimated to be \$1,925.00. Staff would suggest that if the City Council were to grant such a waiver of building permit fees that the waiver would expire on December 31, 2007; it would apply only to the current owner. It should be noted that the building permit waiver includes the waiver of the normal development fees such as police, library, parks, and landscaping. If Council approves any fee waivers, staff would return with a request for an appropriation of funds at a later date.

**STAFF RECOMMENDATION (Roll Call Vote)**

1. Authorize staff to implement the fee waiver for temporary use permits and building permits consistent with the report