



CITY *of* CALABASAS

TRAFFIC AND TRANSPORTATION COMMISSION AGENDA REPORT

DATE: APRIL 18, 2024

TO: TRAFFIC AND TRANSPORTATION COMMISSION

FROM: CURTIS CASTLE, PE, PUBLIC WORKS DIRECTOR

BY: THOMAS MERICLE, PE, TE, TRAFFIC ENGINEERING SERVICES

SUBJECT: UPDATE TO CITYWIDE TRAFFIC IMPACT FEE PROGRAM

MEETING

DATE: APRIL 23, 2024

BACKGROUND:

The City implemented a Citywide Traffic Mitigation Fee (TMF) program in 1999 to require new development to fund their proportionate share of long-term improvements identified in the City's original General Plan Circulation Element. The City recently adopted an updated General Plan Circulation Element with an updated list of transportation system improvements. The City is currently working on updating the TMF program to reflect the revised Circulation Element.

At the October 2023 meeting, the Commission met and provided feedback on priorities for projects listed in the new Circulation Element as "High," "Medium," or "Low." This ranking assisted staff and their consultant team in prioritizing the list of projects in the updated TMF list. Because the fee charged to a developer must remain reasonable, not all projects are included. Based on this revised list, a draft Transportation Impact Mitigation Fee Update and Nexus Study (Study) has been prepared and is attached for your review (Attachment A)

DISCUSSION/ANALYSIS:

The draft Study establishes the relationship between anticipated development and the need for new and/or expanded transportation enhancement projects. This relationship is called Nexus and is required by law to establish the fee program. After establishing the nexus, the transportation fees for various land use types are calculated based on the proportionate share of the total facility use.

Development is expected in the City of Calabasas with or without improvements to the transportation system, and fees collected by a fee program do not generally change the amount of anticipated growth. The program funded projects will increase operational and safety enhancements in the City. The Study determines the amount of fees based on where the projects are in relation to the development. It recommends allocating costs in two areas: the west side (Lost Hills-Las Virgenes corridor areas) and the east side (everything else). While a fair share allocation of project costs for new development on the west side of the City will primarily fund improvements on the west side, and new development on the east side of the City will primarily fund improvements on the east side, a portion of fees collected will fund citywide improvements.

The recommended fees are shown in Table 8 from the study as follows:

Land Use Category	Unit ¹	ITE Code ²	Daily Trip Rate ²	EDU ³ / % New Trips ⁴	Fee per Unit ⁵
Residential					
Single Family	DU	210	9.4	100%	\$4,611 per DU
			< 2,000 SF	83%	\$3,827 per DU
			2,000 – 2,999 SF	97%	\$4,473 per DU
			3,000 – 3,999 SF	100%	\$4,611 per DU
			≥ 4,000 SF	106%	\$4,888 per DU
Multi-Family	DU	221	4.54		\$2,220 per DU
			< 1,000 SF	80%	\$1,776 per DU
			1,000 – 1,999 SF	100%	\$2,220 per DU
			≥ 2,000 SF	108%	\$2,398 per DU
ADU [≥ 750 SF]	DU	Proportional to single family unit			
Non-Residential					
Lodging	Room	310	7.99	100%	\$3,907 per Room
Retail/Service	SF	820	37.01	70%	\$12.67 per SF
Office/Institutional	SF	710	10.84	100%	\$5.30 per SF
Light Industrial	SF	110	4.87	100%	\$2.38 per SF
Medical Office	SF	720	36.0	100%	\$17.60 per SF

The footnotes are shown below the table on page 12 of the Study.

Staff and the consultant (Fehr & Peers) will provide a presentation to the Commission on the details of the Study and how the proposed fees are being developed.

FISCAL IMPACT/SOURCE OF FUNDING:

The update to the Citywide Traffic Mitigation Fee program will allow additional projects to be funded by existing and future fees collected through the program.

REQUESTED ACTION:

Staff recommends that the Traffic and Transportation Commission provide feedback and make a recommendation to the City Council.

ATTACHMENTS:

Attachment A: Draft Transportation Impact Mitigation Fee Update and Nexus Study