



CITY *of* CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: OCTOBER 29, 2024

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CURTIS CASTLE, PE, PUBLIC WORKS DIRECTOR/CITY ENGINEER

**SUBJECT: ADOPTION OF RESOLUTION NO. 2024-1937 APPROVING AND
SETTING UPDATED FEES FOR THE CITYWIDE TRAFFIC MITIGATION
FEE DISTRICT**

**MEETING NOVEMBER 13, 2024
DATE:**

SUMMARY RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2024-1937 approving and setting updated fees for the Citywide Traffic Mitigation Fee District.

BACKGROUND:

The City of Calabasas established a traffic mitigation fee program in 1999 to help fund traffic improvements needed to address traffic volume growth in the community due to future land development or redevelopment. The fee from this program allows for development to proportionally and fairly share this financial burden and allows the City to construct some of the transportation improvements identified in the General Plan Circulation element. Funds collected are often used to augment other funding sources secured by the City, such as Measures R and M or state and local grants.

In 2023, the City Council approved an update to the General Plan and Circulation Element. With this update, the traffic mitigation fee program was also updated to

reflect changes to the list of transportation projects and programs identified in the Circulation Element.

DISCUSSION/ANALYSIS:

Existing Traffic Mitigation Fee Program

Uncodified Ordinance No. 99-148 established the Citywide Traffic Mitigation Fee Program on November 17, 1999. Establishment of the fee program included the following components:

- Identifying potential development projects that would be completed within the program’s horizon year
- Determining the impacts that the development projects would have on the City's existing roadways
- Recommending a list of system improvements that would help mitigate these impacts
- Developing cost estimates for constructing the improvements
- Establishing the fair share and proportional responsibility to complete the improvement project

The following table shows the status of the improvements programmed in the original 1999 Traffic Mitigation Fee Program.

Table 1. Existing Traffic Mitigation Fee Project List

Project #	Location	Status
1	Intersection Improvements – Mureau Road at Calabasas Road	Roundabout in design
2	Roadway Improvements – Calabasas Road (Parkway Calabasas to Mureau Rd)	Not completed
3	Traffic Signal – Mulholland Hwy at Paul Revere	Completed
4	Signal Upgrade – Mulholland Hwy at Mulholland Drive (in City of LA)	Completed
5	Traffic Signal – Mulholland Hwy at Freedom Drive	Not completed
6	Roundabout – Mulholland Hwy at Old Topanga Canyon Rd	Completed, signal upgraded
7	Roadway Improvements – Old Topanga Canyon Road	Completed

The existing Traffic Mitigation Fees are as follows:

Residential	\$1,325 per dwelling unit
Retail	\$3.00 per gross square foot
Office	\$2.00 per gross square foot
Institutional	\$2.00 per gross square foot

In addition to the Traffic Mitigation Fee, the City also has a Bridge and Major Thoroughfare (B & T) District that was originally adopted by the Los Angeles County Board of Supervisors in 1997 and subsequently updated and adopted by the City of Calabasas in 2004. This program funded U.S. 101 interchange improvements at Lost Hills Road and Las Virgenes Road, including improvements at adjacent intersections and the Agoura Road extension and bridge.

The B & T fees are:

Single-family residential	\$2,057 per dwelling unit
Townhouse Residential	\$1,283 per dwelling unit
Apartment Residential	\$1,120 per dwelling unit
Retail	\$5.00 per gross square foot
Research and Development	\$3.10 per gross square foot
Light Industrial	\$2.00 per gross square foot
Institutional	\$3.95 per gross square foot

Staff will bring the B & T fee program to the City Council at a later time to consider revisions if the proposed Traffic Mitigation Fees are adopted because some of the projects are reflected in the proposed fee update.

Proposed Traffic Mitigation Fee Program Update

Attachment A is a full version of the Nexus Study for the Transportation Impact Fee Update. The following is a brief summary.

The projects to be funded through the proposed updated fee program were identified in the recently updated Circulation Element and needed to accommodate anticipated growth. The project list contains specific roadway and intersection and programmatic improvements that would improve transportation facilities and enhance safety. The following types of projects are contained in the transportation project list:

- General CIP/Roadway Circulation Projects: These improvements include roadway widening to accommodate turn lanes, wider shoulders, bike lanes,

and sidewalks to improve operational efficiency and safety at specific locations in the City.

- **Traffic Signal System Upgrades:** These improvements include Intelligent Transportation System (ITS) improvements such as upgraded traffic signal controllers, an upgraded traffic signal system, and updated traffic signal coordination timing to effectively manage and improve traffic efficiency of the City’s transportation network.
- **Bikeway Improvement Projects:** These improvements include new bicycle facilities, including wayfinding signage and bicycle detection at signalized intersections to improve safety and accessibility for bicycle travel citywide.
- **Pedestrian Improvement Projects:** These improvements include flashing beacons, enhanced signage, speed feedback signs, and other pedestrian safety enhancements to improve pedestrian safety and accessibility citywide.
- **School Safety Improvement Projects:** These improvements are focused on enhancing safe travel options to schools in Calabasas, including walking and biking to school, safety, and operational improvements and programs.

Table 2. Proposed Traffic Mitigation Fee Update Project List

Project #	Location	Description
1	Las Virgenes Rd – Thousand Oaks Boulevard	Roundabout, traffic signal, or intersection efficiency enhancements
2	Mulholland Hwy – Dry Canyon Cold Creek Rd to City Limits	Shoulder widening, turn lanes, guardrail, retaining walls and drainage improvements
3	Calabasas Road – Parkway Calabasas to Mureau Road	Widen roadway, center turn lane, bike lanes, sidewalk, and parking
4	Mulholland Hwy – Eddingham Ave	Traffic Signal
5	Lost Hills Rd – Cold Springs St	Traffic Signal
6	Park Sienna – Park Capri	Roundabout
7	Mulholland Hwy at Freedom Drive	Traffic Signal
8	Citywide – Traffic Signal System Upgrades	Upgrades and improvements to traffic signals and traffic signal system including coordination

		timing
9	Citywide – Bicycle Facilities	Bicycling facilities, signage, and signal detection
10	Citywide – Pedestrian Facilities	Flashing beacons, signage, speed feedback signs, etc.
11	Citywide – School Safety Enhancements	School area walking and biking safety programs and improvements

The total estimated cost of the projects on the list is approximately \$37.9 million. The new trips generated by anticipated development in the City were applied to each project in the list above to determine the fair share cost allocation to new development. New development would be responsible for funding approximately 11% of the City’s planned transportation improvements contained in the project list. This equates to approximately \$4.2 million, with the remaining \$33.7 million being funded through City and grant funds.

The analysis then estimated new vehicle trips in the City based on the General Plan land uses to determine what the proposed fees would be. Residential fees are required by state law to be based on the square footage of the unit; the remaining land uses have fees are based on gross square footage. The recommended fees are shown in Table 3 below.

Table 3. Proposed Traffic Mitigation Fees by Land Use Type

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
			< 1,500 - 1,999 SF	83%	\$3,763 - \$4,086⁶
			2,000 – 2,999 SF	97%	\$4,150 - \$4,528⁶
			3,000 – 3,999 SF	100%	\$4,542 - \$4,722⁶
			4,000 - >7,000 SF	106%	\$4,750 - \$5,580⁶
Multi-Family	DU	221	4.54		\$2,220 per DU
			< 500 - 999 SF	80%	\$1,732 - \$1,954⁶
			1,000 – 1,999 SF	100%	\$1,998 - \$2,291⁶
			2,000 - >3,500 SF	108%	\$2,309 - \$2,575⁶
ADU ≥ 750 SF	DU	Proportional to single family unit⁷			
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

Note: See Table 8 in the Nexus Study

These fees would be updated yearly based on the California Construction Cost Index; the existing fee program does not include a price index, so the fees have remained near their original amount.

Other Local Agency Traffic Mitigation Fees

As a comparison, Table 4 below shows a summary list of traffic mitigation fees for other nearby agencies. This is not an exhaustive list, but selected fees for comparison.

Table 4. Local Agency Traffic Mitigation Fees

Agency	Fee Type	Fee
Westlake Village	Traffic Signalization Fee	\$7.50 per new net daily trip
Westlake Village	Traffic Impact Fee	\$2,878 per new net PM peak hour trip
Agoura Hills	Residential Single Family	\$3,094 per unit
Agoura Hills	Residential Multi-Family	\$3,094 per unit
Agoura Hills	Retail	\$6,682 per 1000 sf
Thousand Oaks	Residential Single Family	\$6,834 per unit
Thousand Oaks	Residential Multi-Family	\$4,210 per unit
Thousand Oaks	Commercial	\$9.34 per square foot
Malibu	No traffic mitigation fee program	

FISCAL IMPACT/SOURCE OF FUNDING:

Updating the Traffic Mitigation Fee Program will allow for local funding of transportation projects and programs identified in the City’s General Plan Circulation Element.

REQUESTED ACTION:

Staff recommends the City Council approve the Traffic Mitigation Fee program update and adopt Resolution No. 2024-1937 approving and setting updated fees for the Citywide Traffic Mitigation Fee District.

ATTACHMENTS:

- A. Fehr & Peers Traffic Mitigation Fee Update Nexus Study
- B. Resolution No. 2024-1937