

RESOLUTION NO. 2024-1937

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING AND SETTING UPDATED FEES FOR THE CITYWIDE TRAFFIC MITIGATION FEE DISTRICT

WHEREAS, the City of Calabasas ("City") adopted Ordinance No. 99-148 on November 17, 1999, approving and establishing the area of benefit for the Citywide Traffic Mitigation Fee program district and approving and setting the Citywide Traffic Mitigation Fee for the district; and

WHEREAS, there is an identified need for highway improvement projects to serve the circulation needs of new developments expected to be constructed in the City; and

WHEREAS, the General Plan Circulation Element for the City identifies transportation improvements and programs to address future transportation needs and improve safety; and

WHEREAS, a report entitled City of Calabasas Transportation Impact Fee Update – Nexus Study, dated October 2024 (the "Report"), Attachment A to the November 13, 2024 Agenda Report, has been prepared by the City; and

WHEREAS, the Report concludes that new development in the City will cause a burden on the City's circulation system and negatively impact traffic congestion and safety; and

WHEREAS, in the absence of the proposed updated District Fee, existing and future sources of revenue will be inadequate to fully fund the proposed transportation improvements and programs necessary to improve efficiency and safety; and

WHEREAS, all types of development within the City will directly benefit from the proposed transportation improvements; and

WHEREAS, it is necessary to impose an updated District Fee on all types of new development within the City in an amount equal to the new development's share of needed traffic improvements, as calculated in the Report; and

WHEREAS, the Report concludes the updated District Fee calculated in the Report will require an annual adjustment upon evaluation of building and construction costs; and

WHEREAS, the proposed improvements and programs, detailed in the Report, Table 1 and Figure 1, are proposed to be funded for by the updated District Fee; and

WHEREAS, future development projects within the Citywide Traffic Mitigation Fee Program District ("Citywide District") will impact the circulation system and benefit from the proposed improvements and programs; and

WHEREAS, the City, as lead agency for the improvements will prepare separate environmental documents in compliance with the California Environmental Quality Act ("CEQA") for the proposed improvements; and

WHEREAS, it has been determined that the proposed updated District Fees are categorically exempt from CEQA in that they are intended only to provide full funding for the Thoroughfare improvements within the Citywide District; and

WHEREAS, the General Plan of the City contains specific policies and land use implementation procedures that require developers to finance the costs of public service facility extensions needed as a result of the impacts caused by their projects; and

WHEREAS, the City's Traffic/Transportation Commission on October 24, 2023 and on April 23, 2024 considered the projects and programs as well as the draft updated District Fees and has recommended Council approval of the updated District Fees; and

WHEREAS, the City Council has received and considered the General Plan Circulation Element for the City, the staff report, oral and written testimony submitted prior to the hearing, the Report, the recommendation of the Transportation and Traffic Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALABASAS AS FOLLOWS:

SECTION 1. The City Council hereby maintains the Area of Benefit for the Citywide Traffic Mitigation Fee Program District pursuant to uncodified Ordinance No. 99-148.

SECTION 2. The City Council hereby find that:

- (1) all types of new development in the City will cause a burden on the City's circulation system and negatively impact traffic efficiency and safety;

- (2) failure to improve the circulation system and provide transportation programs will cause reduced operational efficiency and safety to unacceptable levels;
- (3) in the absence of the proposed updated District Fee, existing and future sources of revenue will be inadequate to fully fund the identified improvements and programs necessary to avoid a reduction traffic efficiency and safety;
- (4) all types of development within the City will directly benefit from the improvements and programs;
- (5) it is necessary to impose the proposed updated District Fee on all types of new development within the City in an amount equal to the new development's share of needed traffic improvements, as calculated in the Report; and
- (6) the proposed updated Citywide Fee calculated in the Report may require annual adjustment upon evaluation of building and construction costs.

SECTION 3. The City Council approves the proposed updated District Fees to be imposed on future development calculated in the Report, 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
			< 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

SECTION 4. Building permits for new construction within the adopted boundaries of the Citywide District will be subject to the District Fees established herein.

SECTION 5. If for any reason any portion of this Resolution is found to be invalid, or if the District Fees are found inapplicable to any particular parcel within the District, by a court of competent jurisdiction, the balance of this Resolution and the application of the District Fees to the remaining parcels within the District shall not be affected.

SECTION 6. The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED November 13, 2024.

Alicia Weintraub, Mayor

ATTEST:

Lisa Pope, City Clerk

APPROVED AS TO FORM:

Pam Lee, City Attorney