

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Child Care Linkage Fee**

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

*For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:*

(A) A brief description of the type of fee in the account or fund.

Child Care Linkage Fee - The purpose of the Child Care Linkage Fee (CCLF) imposed and collected on development of commercial projects adding floor area of at least 7,500 square feet or multi-family residential projects development within the City since fiscal year 2011-2012 is to fund property acquisition, development, and construction of child care facilities in order to create new child care spaces.

(B) The amount of the fee.

Project	Fee
Residential	\$156.54 per unit
Hotel	\$3.73 per square foot
Retail	\$5.31 per square foot
Office	\$7.43 per square foot

(C) The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.

FISCAL YEAR	BEGINNING FUND BALANCE	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2019-20	\$ 3,435,115	247,375	56,336	2,220,532	\$ 1,518,294

(E) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.

\$2,220,532 in CCLF was expended in December 2019 on the second construction payment for the Santa Monica Early Childhood Lab School (Santa Monica Lab), marking 50% completion. Per budget adjustments approved on May 5, 2020, an additional \$686,808 in CCLF fund balance was appropriated to the Santa Monica Lab CIP for construction. The fund balance reported above is reduced by actual expenditures only. However inclusive of all current appropriations of CCLF, the actual remaining CCLF fund balance available to program is \$39,136 as of June 30, 2020.

F) An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Construction of the Santa Monica Early Childhood Lab School began in Spring 2018 and is expected to be completed late 2020.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year from this fund.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Affordable Housing Commercial Linkage Fee**

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

*For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:*

(A) *A brief description of the type of fee in the account or fund.*

Affordable Housing Commercial Linkage Fee - A fee paid to the City by an applicant for approval of certain development projects to contribute to the creation of affordable housing production or preservation to offset additional need for affordable housing generated by new commercial development.

(B) *The amount of the fee.*

Project	Fee
Retail	\$11.14 per square foot
Office	\$12.81 per square foot
Hotel/Lodging	\$3.51 per square foot
Hospital	\$7.02 per square foot
Industrial	\$8.61 per square foot
Creative Office	\$10.96 per square foot
Medical Office	\$7.88 per square foot
Institutional	\$11.69 per square foot

(C) *The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.*

FISCAL YEAR	BEGINNING FUND BALANCE	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2019-20	\$ 766,099	544,798	13,204	1,042,152	\$ 281,949

(E) *Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.*

\$1,042,152 was disbursed to assist in the financing of the acquisition and predevelopment loan for 40 affordable housing units at 2033-2101 Virginia Avenue.

(F) *An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

Sufficient funds were available to assist in the financing of the acquisition and predevelopment loan beginning December 2019.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year from this fund.

(H) *The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Parks and Recreation Development Impact Fee**

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

*For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:*

(A) *A brief description of the type of fee in the account or fund.*

Parks and Recreation Development Impact Fee - The purpose of the fee is to provide a direct funding source from new residential and commercial development to be used solely for the acquisition and development of open space, parkland, and recreation facilities to meet demand generated by occupants and users of the new development.

(B) *The amount of the fee.*

Project	Fee
Single Family Residential	\$8,584.88 per unit
Multi-Family Residential - Studio/1 Bedroom	\$4,652.20 per unit
Multi-Family Residential - 2+ Bedrooms	\$7,493.22 per unit
Retail	\$1.68 per square foot
Office	\$2.60 per square foot
Medical Office	\$1.43 per square foot
Lodging	\$3.50 per square foot
Industrial	\$1.46 per square foot

(C) *The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.*

FISCAL YEAR	BEGINNING FUND BALANCE AS RESTATED (see Note 1)	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2019-20	\$ 2,373,265	726,408	94,030	259,436	\$ 2,934,267

Note 1> The beginning balance has been restated to exclude revenues improperly recorded to the Parks and Rec Impact Fee balance in FY 2017-18. \$745,000 in funds associated with the 1560 Lincoln Boulevard Development Agreement have been transferred out of this account and are now being tracked separately.

(E) *Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.*

In FY 2019-20, \$236,268 in fees were expended on the Clover Park Restroom Project and \$23,168 was spent on emergency repairs to playground safety surfaces at various locations.

(F) *An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.*

The Clover Park Restroom Project, including replacement of two restroom buildings, was completed in March of 2020. The Repurposing of the Palisades Park Petanque Courts project will be completed June 2021.

(G) *A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.*

No interfund transfers or loans were made during the fiscal year from this fund.

(H) *The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

No refunds were made during the fiscal year.

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Transportation Impact Fee**

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

*For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:*

*(A) A brief description of the type of fee in the account or fund.*

Transportation Impact Fee - The City Council adopted an ordinance on February 26, 2013 that established a Transportation Impact Fee for new development and intensified land uses that will fund transportation network improvements such as new sidewalks, crosswalks, traffic signal upgrades, bus stops, transportation demand management, and bicycle facilities that are necessitated by the new trips associated with the land use change. The fees are based on a nexus study and calculated using residential units or commercial square footage. The fee is charged prior to issuance of building permits, unless state law requires the City to accept later fee payment. The Transportation Impact Fee reflects the costs associated with transportation network improvements and the amount of new auto trips that can be attributed to land use changes.

*(B) The amount of the fee.*

Project	Fee
<b>Residential (dwelling unit)</b>	
Single Family, Area 1	\$8,901.19 per unit
Single Family, Area 2	\$9,135.43 per unit
Multi-Family, Area 1	\$3,045.14 per unit
Multi-Family, Area 2	\$3,864.99 per unit
Multi-Family, Area 3	\$3,045.60 per unit
<b>Non-Residential (sq. ft.)</b>	
Retail, Area 1	\$24.60 per square foot
Retail, Area 2	\$35.25 per square foot
Office, Area 1	\$11.36 per square foot
Office, Area 2	\$12.65 per square foot
Medical Office, Area 1	\$32.91 per square foot
Medical Office, Area 2	\$34.90 per square foot
Hospital, Area 1	N/A
Hospital, Area 2	\$17.22 per square foot
Lodging, Area 1	\$4.21 per square foot
Lodging, Area 2	\$4.21 per square foot
Industrial, Area 1	\$1.40 per square foot
Industrial, Area 2	\$1.53 per square foot
Auto Sales and Display Areas, Area 1	\$1.40 per square foot
Auto Sales and Display Areas, Area 2	\$1.53 per square foot

*(C) The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.*

FISCAL YEAR	BEGINNING FUND BALANCE	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2019-20	\$ 8,695,968	2,811,459	104,853	389,468	\$ 11,222,812

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Transportation Impact Fee**

(E) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.

- \* \$19,731 was expended on the Pedestrian Improvements at Four Schools project. Expenditures included finalizing design for construction, utility coordination, and permitting costs.
- \* \$165,732 was expended on the Lincoln Neighborhood Corridor (Phase I) project. Expenditures included finalizing design for construction.
- \* \$37,718 was expended on the Wilshire Boulevard Corridor Safety Enhancement Study project. Expenditures included condition assessment and community engagement.
- \* \$24,106 was expended on the Pico Boulevard/SMC Pedestrian Safety Improvements. Expenditures included design, right-of-way, utility coordination and construction document preparation.
- \* \$142,181 was expended on Vision Zero Project Delivery that included expenditure on tools to analyze crash reports to determine safety countermeasures, and project design, right of way, required studies and construction documents to implement vision zero improvements on Wilshire Boulevard, 20th Street/Michigan Avenue, and Pico Boulevard.

F) An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

Project Name	Project Progress & TIF Commitment
Michigan Avenue Greenway 20th Street Connection	Final Construction Plans and CTC funding approval in June 2021 (\$500,000)
17th Street Safe Streets - Bikeway, Sidewalk and Lighting	Beginning construction bid phase; PW targets construction start in Summer 2021 (\$200,000)
Safe Routes to School - Pedestrian Improvements at Four Schools	Construction to start in Nov/Dec 2020 (\$1,600,000)
Wilshire Blvd Corridor Safety Enhancements Phase 2	Submitted ATP5 grant request in September 2020 (\$1,100,000)
Pico Boulevard / Santa Monica College Pedestrian Safety Improvements	Final Construction Plans and CTC funding approval in June 2021 (\$600,000)
Vision Zero and Mobility Project Delivery	Design and contracting phases vary by project (\$2,100,000)
4th Street Expo Connection - Sidewalk Upgrades	Final Construction Plans and CTC funding approval in June 2021 (\$500,000)
Pico Boulevard / Dorchester Safety Crossing Plan	Scheduled to begin in 2021 (\$300,000)
Pearl Street Preliminary Design	Scheduled to begin in 2021 (\$250,000)
Bergamot Connectivity - Olympic Sidewalks Construction	Beginning construction bid phase; PW targets construction start in mid 2021 (\$850,000)
Bergamot Connectivity - Stewart Bikeway & Pennsylvania Sidewalks	Submitted ATP5 grant request in September 2020 (\$1,000,000)

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year from this fund.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.

**City of Santa Monica**  
**Development Impact Fees Report Pursuant to the Mitigation Fee Act**  
**Fiscal Year Ended June 30, 2020**

**Water Demand Mitigation Fee**

For the purpose of compliance with Government Code subsection 66006(b)(1), the following information regarding AB 1600 fees is presented:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

(A) A brief description of the type of fee in the account or fund.

The Water Demand Mitigation Fee - A one-time fee the City charges new development to mitigate the total daily water consumption rate projected for the development. The total daily water demand for the project is calculated using standard water demand factors which have been developed by City staff. The water demand mitigation fee is set at \$3.00 for each gallon of daily water demand which must be mitigated. Effective, July 1, 2017, the Water Demand Mitigation Fee was replaced with the Water Neutrality Fee. The City will continue to collect Water Demand Mitigation revenues for permit applications submitted prior to July 1, 2017 with the following exception: Any new development applications for a building permit filed on or before November 27, 2018, that only results in a change of use of less than 6,000 square feet and/or an addition of less than 1,500 square feet, will be required to pay the water demand mitigation fee in effect as of November 27, 2018.

This fee is required when:

- Single-Family Residence -- for construction of a new residence or whenever adding 50% or greater to the square footage.
- Multi-Family -- for construction of a new building or whenever new units are added.
- Non-Residential -- for construction of a new building or whenever there is a change of use, changing or adding plumbing fixtures, or adding restaurant seats or square footage.

(B) The amount of the fee.

Project	Fee
Single-Family	\$990.00
Multi-Family (condominium fees same as	
Studio/Single Apartment:	\$315.00
1 Bedroom Apartment:	\$375.00
2 Bedroom Apartment:	\$570.00
3 Bedroom Apartment:	\$750.00
Duplex (2 Apartments):	\$900.00
Non-Residential:	To be determined by the Civil Engineering Plan Checker

(C) The beginning and ending balance of the account or fund and (D) The amount of the fees collected and the interest earned.

FISCAL YEAR	BEGINNING FUND BALANCE	FEES COLLECTED	INTEREST EARNED	EXPENDITURES	ENDING FUND BALANCE
FY 2019-20	\$ 1,370,734	5,522	0	0	\$ 1,376,256

(E) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees. Note: The percentage will be reported upon completion of the project/s.

No expenditures were incurred in FY 2019-20.

F) An approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.

- \* As part of the FY2020-21 Exception Based Capital Improvement Program Budget Process, funding will be set aside for the Sustainable Water Infrastructure Project (SWIP) injection well (SM-10i) with work to begin in February 2021.
- \* As part of the FY2020-21 Exception Based Capital Improvement Program Budget Process, funding will be appropriated for Recycled Water Main Expansion Project with work to begin in December 2020.

(G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.

No interfund transfers or loans were made during the fiscal year from this fund.

(H) The amount of refunds made pursuant to subdivision (e) of Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.

No refunds were made during the fiscal year.