

RESOLUTION NO. 05-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO IDENTIFY AND DETERMINE A METHODOLOGY FOR THE CALCULATION OF PARKLAND IMPACT FEES AND TO ADOPT NEW PARK IMPACT FEES FOR NEW SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN COSTA MESA.**

THE CITY COUNCIL OF THE CITY OF COSTA MESA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, California Government Code Section 66477 authorizes the legislative body of a City to require the payment of fees in-lieu of the dedication of land for park and recreation purposes;

WHEREAS, Objective OSR-1A.1 of the Costa Mesa 2000 General Plan establishes the park land-to-population ratio of 4.26 acres for every 1,000 residents;

WHEREAS, Chapter IX, Subdivisions, of Title 13 of the Costa Mesa Municipal Code sets forth provisions relating to the dedication of land and collection of park impact fees for park and recreation purposes;

WHEREAS, Article 5, Section 13-256, Amount of fee in lieu of land dedication, of Title 13 of the Costa Mesa establishes the methodology for calculating parkland in-lieu fees. Based on this methodology, parkland in-lieu fees would be in excess of \$30,000 per unit for single-family and multi-family residential development for specified residential subdivisions;

WHEREAS, State Law allows Council to adopt reduced parkland impact fees;

WHEREAS, the City Council reviewed the methodology related to calculating the park impact fees, including a review of historic parkland expenditures, review of historic housing trends, and consideration of population density standards;

WHEREAS, a duly noticed public hearing was held by the City Council on June 2, 2015 where public testimony was received for and against the fee methodology and amended park impact fees;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Costa Mesa hereby finds and determines that the park impact fees shall be calculated based on the methodology described in Exhibit A. This methodology also includes the calculation of park impact fees for apartment projects in the City which do not require a residential subdivision (i.e. multi-family residences; renter);

BE IT FURTHER RESOLVED that the City Council also hereby adopts new parkland impact fees as described in Exhibit B.

BE IT FURTHER RESOLVED that the new park impact fees shall apply to any live/work or residential development project which meets any of the following criteria on or before the effective date of this resolution: (1) any pending and future live/work or residential development project which has not received final and effective entitlement approvals; and/or (2) any previously approved live/work or residential development project which is currently in plancheck where building permit(s) are still pending and have not been issued; and/or (3) any previously-approved live/work or residential development project which has expired on or before the effective date of this resolution. Unless the park fees are reduced, the new fees do not apply to projects under previously-approved and valid vesting tentative tract maps.

BE IT FURTHER RESOLVED that the park impact fees shall be automatically adjusted on an annual basis on the Consumer Price Index;

BE IT FURTHER RESOLVED that pursuant to State Law the above-fees shall go into effect no sooner than **60 days** after the Council action is final.

**PASSED AND ADOPTED this 2nd day of June 2015.**

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Mayor of the City of Costa Mesa