



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 1, 2015

ITEM NUMBER: OB-1

SUBJECT: 2015 UPDATE TO THE PARK IN-LIEU FEES AND IMPACT FEES (PARK FEES)

DATE: AUGUST 19, 2015

PRESENTATION BY: DANIEL INLOES, AICP, ASSOCIATE PLANNER

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Proposed 2015 Park In-Lieu Fees and Impact Fees

Development Type	Approved Fees
Single-Family Residence	\$13,572
Condominiums - <i>Multi-Family Residence, Owner</i>	\$13,829
Apartments – <i>Multi-Family Residence, Renter</i>	\$5,000

The updated fee program is intended to account for all types of new residential development, including apartments. Projects subject to the fees and exempt from them are shown below.

Residential Development Subject to Park Fees

Residential Projects subject To Park Impact Fees	Residential Projects exempt from Park Impact Fees
<ul style="list-style-type: none"> • New common-interest condominium • New single-family “detached” subdivisions • New townhouse “attached” subdivisions • New condominiums in mixed-use developments • New condo conversions increasing units • <u>New apartments</u> 	<ul style="list-style-type: none"> • Conversion of apartments to condominiums without changing the unit count.** • Granny units and accessory apartments • Single-family home remodels or additions • Multi-family remodels or additions

**Note: Additional units will be subject to a fee for new apartment conversions resulting in an increase in units.

Automatic Adjustment of Park Fee based on Consumer Price Index Every Year

The park fees will be increased on July 1st of each year, starting July 1, 2016, based on the change to the Los Angeles – Riverside-Orange County Consumer Price Index in comparison to the previous calendar year. This would adjust for escalation and allow for the City to update the park fees in 4 years as opposed to biennially as stated in the code.

New Park Fees Implementation

State law requires that the new fees shall not go into effect until **after 60 days** of Council adoption of the resolution. Park fees may be applied to all pending projects, including rental projects. The new park impact fees shall apply to any live/work or residential development project which meets any of the following criteria:

- (1) Any discretionary application for a live/work or residential development project which was approved by the final decision making body after the effective date of the resolution; OR
- (2) Any pending ministerial application for a residential development project which was not subject to discretionary review and which was submitted into plan check after the effective date of the resolution; OR
- (3) Any previously-approved live/work or residential development project which has expired after the effective date of this resolution.

DANIEL INLOES, AICP
Associate Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services
Director / Deputy CEO

- Attachments: 1. [Draft Council Ordinance](#)
2. [Council Resolution No.15-27](#)

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