

CTC/WLA TIMP SPECIFIC PLANS UPDATE

CASE NOS. CPC-2014-1456-SP (CTCSP) & CPC-2014-1457-SP (WLA TIMP)

Council Districts 5 & 11



FACT SHEET & FREQUENTLY ASKED QUESTIONS

You may be wondering ...

*Why did I receive a hearing notice in the mail for a **Development Impact Fee Program** update?
How does an update to this program affect me, my home, my business or my property?*

The Coastal Transportation Corridor Specific Plan (CTCSP) and the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP) are two existing Specific Plans that established development impact fee programs on the Westside two decades ago. The City of Los Angeles will hold an Open House/Public Hearing on June 23, 2016 to hear public comments on the updates.

Currently, the two existing Specific Plans assess development impact fees on new commercial and new industrial development. The proposed amendments would update the fees and would include a fee for **new** residential development. Existing housing and affordable housing would not be subject to fees. The impact fees are intended to help fund future transportation improvements on the Westside.

The update to the Specific Plan fee programs proposes:

- Updates to an existing program that requires new development within the CTCSP and WLA TIMP plan boundaries to pay a fee to help mitigate transportation impacts.
- Updates to a list of transportation improvements for the Westside that may be funded using the fee
- New Streetscape Plans

The update to the Specific Plan fee programs does NOT do the following:

- does NOT require homeowners, renters, business owners, or tenants to pay a fee
- does NOT propose, approve, entitle, or construct any new development
- does NOT approve, entitle, or construct any new transportation facilities
- does NOT propose or approve any new land uses or zones
- does NOT propose rezoning of any land

ABOUT THE HEARING AND THE HEARING NOTICE

The Departments of City Planning and Transportation prepared the notice for an Open House and Public Hearing on June 23, 2016. The meeting is an opportunity to talk with City staff about the proposed updates, ask any questions you may have, and offer written or oral comments on the proposed updates. Attendance at the meeting is optional! You are not required to attend.

You may also submit written comments on the proposed updates through our website (www.westsidemobilityplan.com); or by emailing staff at Steven.katigbak@lacity.org or Renata.ooms@lacity.org, or by sending mail to the address on the right:

Westside Mobility Plan
Los Angeles City Hall
200 N. Spring St, Rm 667
Los Angeles, CA 90012

FREQUENTLY ASKED QUESTIONS (FAQ)

Q: Why did I get a notice in the mail?

A: If you live or own property within the boundaries of either the CTCSP or WLA TIMP plan areas, you may have received a hearing notice in the mail. If you live within 500 feet of the boundary of either plan area, you also may have also received a hearing notice in the mail.

Q: What are Development Impact Fees and what are the benefits of a fee program?

A: A development impact fee program allows for the assessment of fees on new development. These fees provide the City with a local, dependable funding source for leveraging federal and state monies while mitigating impacts. Additionally, a number of surrounding cities have similar fee programs and the proposed fee update will help equalize developer costs commensurate with surrounding cities.

Q: What transportation improvements have been funded through the current fee program?

A: Recent transportation projects that have received funding support through the CTCSP or WLA TIMP fees include the Marina Fwy Extension (Culver Blvd to Mindanao), Arbor Vitae Street Widening (La Cienega Blvd to Airport Blvd), La Tijera Blvd Bridge widening over I-405 Freeway, I-105 Freeway westbound off-ramp at Sepulveda Blvd, Expo Line grade separation at Sepulveda, Wilshire Bus Rapid Transit, and Overland Avenue Bridge widening over the I-10 Freeway.

Q: How is a development impact fee program established?

A: Under California law (Govt Code Section 66000-66008), "fees," as opposed to "taxes," can be adopted with a study or "nexus" of a development impact fee. The nexus requirements are that (1) an impact fee is directly related to the impacts resulting from the development, and (2) the extent of the fee is roughly proportional to the impacts of the project. Community and stakeholder participation in the evaluation of the fee study is key to development of the fee program. A nexus study was completed for the proposed updates.

Q: Who pays the fee and when?

A: Developers pay the impact fee to the City prior to the issuance of a building permit. A one-time fee is charged to new development based on the number of new trips generated by the new development within the specific plan areas. A project's existing trips would be credited toward the new building/development.

Q: I own a home or a business. Will I have to pay a fee?

A: Owning a home or business within the plan areas does not mean you are required to pay a fee. The fee is only assessed when new residential development results in any additional dwelling units or when new commercial or industrial development results in additional square footage.

Q: I am renovating my single family home. Will I have to pay a fee?

A: No, you will not have to pay a fee for an interior remodel or other renovations, such as adding square footage to your home. The fee is only assessed on residential uses when renovations or additions result in any additional dwelling units.

Q: Why can't state or federal funds be used to pay for local transportation improvements?

A: Local transportation funds, in the form of development impact fees, are valuable as the requisite local match for the federal, state and regional funding grants to implement targeted transportation improvements. Since their inception, approximately \$59M has been generated between the two Specific Plans, allowing the City to secure an additional \$182M in grant funds by leveraging these fees.

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You are encouraged to visit the Westside Mobility Plan website for additional information about the updates.



CONTACT

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www.WestsideMobilityPlan.com

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