

City of Culver City

Development Impact Fees Report Pursuant to the Mitigation Fee Act

Fiscal Year Ended June 30, 2025

Mobility Improvement 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 purpose of this fee is to provide a method for new development projects to pay their fair share towards the funding of the City's identified mobility infrastructure and programs, intended to reduce vehicle miles traveled and needed to support projected jobs and housing growth. The projects funded by this fee assists in creating new and improved mobility alternatives to single-occupancy driving, helps to reduce the amount of transportation-related greenhouse gas emissions, and addresses the need to move more people through and around the City generated by new developments, thereby supporting a balanced community which is beneficial to public health, safety, and welfare of the City.

Culver City Municipal Code #15.06.500 Mobility Improvement Fees. This fee was adopted June 2021 and became effective August 2021. Funds are accounted for in a separate Mobility Improvement Fund #437.

(B) *The amount of the fee.*

Project	Fee
Residential (dwelling unit)	
Single Unit	\$7,636 per dwelling unit
Multi-Unit	\$3,394 per dwelling unit
ADU	\$3,818 per dwelling unit
Non-Residential (sq. ft.)	
Lodging	\$3,618 per hotel room
Retail/Service	\$14.92 per sq. ft.
Office/Institutional	\$13.25 per sq. ft.
Movie Studio (Active Production)	\$9.94 per sq. Ft.
Light Industrial	\$4.44 per sq. ft.
Warehousing, Self Storage	\$1.54 per sq. Ft
Movie Studio (Passive Production)	\$4.44 per square foot
Medial Office	\$21.15 per sq. foot
Private School/College (for Profit)	\$629 per student

(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
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FY 2024-25	\$	2,896,297	424,550	145,693	-	\$	3,466,540
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(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 during this reporting period.

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 Description and Status
PF025 - Bicycle/Pedestrian Action Plan Implementation	Implementation of the bikeways network as recommended by the 2020 Bicycle and Pedestrian Action Plan. Culver Blvd Bike Lane design to be completed in 2026.
PF050 - Ballona Creek Bicycle and Pedestrian	Feasibility Study for new pedestrian bridge across Ballona Creek and bicycle and pedestrian ramp to private property to Ince Boulevard
PL008 - Network-wide Signal System Synchronization	Conduct traffic signal timing update at all of the City's signalized intersections. Install additional limit line detection as necessary using video units at key intersections for traffic detection (vehicle, bicycle and pedestrian). Additional equipment purchases to take place by end of FY 25/26
PL014 - Traffic Signal Battery Backup System	Install battery backup systems at 10 locations each year, beginning with critical and complex intersection that serve a large volume of traffic. Approx 50% complete. Another round of purchase and installation to take place by end of FY 25/26.
PL015 - Traffic Signal Fiber Optic Upgrades	Fiber optic cables will allow for all devices to function properly and without interruption. Phase 1 Washington btw National and La Cienega; National between Washington and Eastham - will be complete in 2026. Phase 2 - West Washington - design to be complete in 2026
PS029 - Overland Playa Pedestrian/Bicycle Improvements	Design of pedestrian improvements, traffic signal at the library, and Class II and Class IV bike lanes on Overland Ave between Venice Blvd and the Transit Center. Phase I improvements to be construction by end of FY 26/27.
PS037 - Ocean Drive Sidewalk - Overland Avenue	Project involves construction of a new sidewalk on the north side of Ocean Drive from Overland Avenue up to the current sidewalk near the pedestrian bridge over Ballona Creek.
PS039 - Caltrans Sustainable Transportation	To develop Complete Streets Implementation Procedures and update the City's Bicycle and Pedestrian Action Plan. Plan to be completed by end FY 26/27.
PZ923 - Fox Hills Parking Supply Augmentation	Implement Class II and Class IV bike lanes on multiple area streets, enhancements to signage and pavement markings, and implementation of traffic calming devices including speed humps, bulb outs and traffic circles. Phase I to be implemented by end of 2026.

(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 this reporting period.

(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 this reporting period.

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For the purpose of compliance with Government Code subsection 66001(d), the following information regarding AB 1600 fees is presented:

Every fifth year the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

(A) Identify the purpose to which the fee is to be put.

N/A; fee adopted June 2021 and became effective August 2021. The first five-year finding will be included in FY 2026-27 report.

(B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

N/A; fee adopted June 2021 and became effective August 2021. The first five-year finding will be included in FY 2026-27 report.

(C) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a); and **(D)** Identify the approximate date on which the funding referred to in item C is expected to be deposited in the appropriate account or fund.

Project Name	Spending Plan - All Funding Sources Combined Total	Mobility Improvement Fee Funds - Fund #437	Funding Source - Miscellaneous Local Funds	Funding Source - Miscellaneous Grants
PF025 - Bicycle/Pedestrian Action Plan Implementation	\$834,595	\$700,000	\$134,595	\$0
PF050 - Ballona Creek Bicycle and Pedestrian	\$200,000	\$200,000	\$0	\$0
PL008 - Network-wide Signal System Synchronization	\$236,112	\$100,000	\$126,835	\$9,277
PL014 - Traffic Signal Battery Backup System	\$301,008	\$150,000	\$151,008	\$0
PL015 - Traffic Signal Fiber Optic Upgrades	\$945,715	\$300,000	\$645,715	\$0
PS029 - Overland Playa Pedestrian/Bicycle Improvements	\$1,367,106	\$1,000,000	\$0	\$367,106
PS037 - Ocean Drive Sidewalk - Overland Avenue	\$383,077	\$175,000	\$208,077	\$0
PS039 - Caltrans Sustainable Transportation	\$639,000	\$73,293	\$0	\$565,707

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PZ923 - Fox Hills Parking Supply Augmentation	<u>\$1,710,931</u>	<u>\$335,512</u>	<u>\$676,389</u>	<u>\$699,030</u>
TOTAL	\$6,617,544	\$3,033,805	\$1,942,619	\$1,641,120