

City of Culver City

Development Impact Fees Report Pursuant to the Mitigation Fee Act

Fiscal Year Ended June 30, 2023

Art in Public Places Program In-Lieu 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 ensure that development of cultural and artistic assets are financed by those whose development and revitalization diminishes the availability of the community's resources for those opportunities and contributes to community urbanization. Fee shall be 1% of applicable building permits.

Culver City Municipal Code (CCMC) Section #15.06.100 Art in Public Places Program. Fee was established in August 1988. Funds are accounted for in a separate Cultural Trust Fund #413.

(B) The amount of the fee.

Project	Fee
Residential (dwelling unit)	
All applicable building permits of five or more units, with a building valuation of \$500,000 or more, with some exceptions.	1%, see CCMC Section # 15.06.120 for more details
Non-Residential (sq. ft.)	
All applicable building permits of five or more units, with a building valuation of \$500,000 or more, with some exceptions.	1%, see CCMC Section #15.06.120 for more details

(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 2022-23	\$ 3,919,828	\$ 529,314	\$ 40,555	\$ 443,243	\$ 4,046,454

(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.

Project # - Name	Expenditures through FY 2022-23	% Funded by DIF
PO005 - Public Art for Wash/National TOD	\$ 152,685	100%
PZ502 - Art Fund Administration	\$ 283,054	100%
PZ614 - Performing Arts	\$ 1,160,466	100%
PZ634 - Art Maintenance	\$ 399,633	100%
PZ676 - Temporary Art Displays/ Exhibits	\$ 322,453	100%
PZ824 - Art Conservation Program	\$ 556,384	100%
PZ847 - Public Art Brochure	\$ 61,674	100%

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PZ876 - Vet's Memorial Building Refurbish	\$	27,000	100%
PZ959 - Community Cultural Plan Update	\$	52,508	100%
City Program Management Costs	\$	511,951	100%
PZ644 - Downtown Art Repair	\$	2,401	100%
PZ703 - Sony Art Projects	\$	216,246	100%
PZ748 - Paseo Art	\$	15,808	100%
PZ798 - Art for Senior Center	\$	152,500	100%
PZ823 - Zoetrope Enhancement	\$	7,326	100%
PZ848 - Sculpture Walk / Garden	\$	213,786	100%
PZ861 - Median/Entryway Signs	\$	81,065	100%
TOTAL	\$	4,216,940	

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 Progress
PZ644 - Downtown Art Repair	Project completed FY 2003-04.
PZ703 - Sony Art Projects	Project completed FY 2001-02.
PZ748 - Paseo Art	Project completed FY 2001-02. Included the commission of six unique zoetropes in and around the downtown area.
PZ798 - Art for Senior Center	Project completed FY 2002-03. Commission of permanent bronze sculpture (Path of Life) by De L'Esprie for the new Senior Center.
PZ823 - Zoetrope Enhancement	Project completed FY 2005-06.
PZ848 - Sculpture Walk / Garden	Project completed FY 2005-06.
PZ861 - Median/Entryway Signs	Project completed FY 2008-09.
City Program Management Costs	Ongoing arts program staffing and related management costs.
PO005 - Public Art for Wash/National TOD Gateway	Currently Phase II of the project is underway which includes survey and geotech reports, design development and completion of construction drawings. Pending Council approval, there will be a third phase to the project which encompasses construction and installation. Estimated completion is 2025.
PZ502 - Art Fund Administration	Ongoing project. Includes office expenses, contracts for graphic design services for various projects, commissioner stipends, conferences and conventions, and subscriptions.
PZ614 - Performing Arts	Ongoing project and currently focused on performing arts grant awards. Awards for the 2024 calendar year were approved by City Council on 12/11/23. A new grant cycle for 2025 will be implemented in the spring/summer of 2024.
PZ634 - Art Maintenance	Ongoing project. Includes annual or semi-annual cleaning and waxing of various City-owned bronze sculptures, regular maintenance of other forms of artwork owned by the City including fountain infrastructure and minor repairs as needed.
PZ676 - Temporary Art Displays/ Exhibits	Ongoing project. New contract for existing temporary art for City Hall Courtyard (Culver Current) implemented for 2024 that includes a new digital show.
PZ822 - Historic Designation Plaques	Ongoing project. Includes replacement and new plaques as needed.

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PZ824 - Art Conservation Program	Ongoing project. Includes retrofitting of Tree of Life sculpture with customized protective fencing; restoration of Hanging Gardens and La Ballona (fountains, spillways and lighting); on-going work for Truth or Fiction; repairs/replacement of fountain parts, lights and new bollards for The Lion's Fountain.
PZ847 - Public Art Brochure	Project to be completed in FY 2023-24.
PZ876 - Vet's Memorial Building Refurbish	Ongoing project.
PZ954 - Historic Preservation	To update the Culver City Municipal Code as pertains to the Historic Preservation Program. Project involves development of an RFP for a consultant to lead the project. Project will require approximately one year to complete; current estimate is summer/fall 2025.
PZ959 - Community Cultural Plan Update	RFQ/RFP for consultant to develop a new Cultural Plan and Public Art Master Plan. Estimated completion is end of 2024 / early 2025.
PZ9XA - Art for Farragut Passageway	RFQ/RFP for an artist/artist team to be issued in early 2024; fabrication and installation of artwork to be completed in early 2025.
PZ9XB - 2028 Olympics and Paralympics	Includes a potential festival or festivals and permanent or temporary artworks. Estimated completion is summer 2028.
PZ9XC - Permanent Art Replacement for Police Department Fountain	Project to commence in 2024 and be completed by end of 2025 or early 2026. Will involve an RFQ/RFP process for an artist or artist team to design, fabricate and install a new artwork to replace the existing fountain art at the front of the building.

(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 loans made during the fiscal year.

(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.

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.

The purpose of this fee is to ensure that development of cultural and artistic assets are financed by those whose development and revitalization diminishes the availability of the community's resources for those opportunities and contributes to community urbanization. All new residential development projects of five or more units, and all commercial, industrial, and public building development projects, with a building valuation of \$500,000 or more shall be subject to the development impact fee.

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

The City and other governmental agencies have conducted numerous studies which indicate the nature and cost of the burden and impact placed on City facilities by new development. In addition, in Ehrlich v. City of Culver City (1996) 12 Cal. 4th 859, the California Supreme Court evaluated the Art in Public Places Program and the in lieu contribution and determined that the fee and its amount are permissible land-use regulations. These studies and other information show a certainty that as new development and revitalization of real property within the City continues, the opportunity for creation of cultural and artistic resources are diminished. As these opportunities are diminished and urbanization occurs, the need to develop alternative sources for cultural and artistic outlets to improve the environment, image and character of the community is increased. The fee is 1% on all applicable building permits for all new residential development projects of five or more units, and all commercial, industrial, and public building development projects, with a building valuation of \$500,000 or more, with some exceptions per CCMC Section #15.06.120. The fee is used so that development of cultural and artistic assets are financed by those whose development and revitalization diminishes the availability of the community's resources for those opportunities and contributes to community urbanization. Public art benefits the City by introducing cultural identity, improving vitality, community well-being and aesthetic beautification. The increase in development generates additional residents and non resident workers who increase the need for public art to maintain the City's existing standards. Each new development pays its fair share of the fee based on the applicable building permit valuation, excluding land acquisition costs.

(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	Funding Source - Impact Fee	Funding Source - Local Funds	Funding Source - Misc. Grants
City Program Management Costs	77,882	Funds Available	N/A	N/A
PO005 - Public Art for Wash/National TOD Gateway	\$1,093,670	Funds Available	N/A	N/A
PZ502 - Art Fund Administration	\$125,191	Funds Available	N/A	N/A
PZ614 - Performing Arts	\$564,439	Funds Available	N/A	N/A
PZ634 - Art Maintenance	\$160,788	Funds Available	N/A	N/A
PZ676 - Temporary Art Displays/ Exhibits	\$22,000	Funds Available	420 Fund \$5,693	N/A
PZ822 - Historic Designation Plaques	\$10,000	Funds Available	N/A	N/A
PZ824 - Art Conservation Program	\$912,232	Funds Available	N/A	N/A
PZ847 - Public Art Brochure	\$22,500	Funds Available	N/A	N/A
PZ876 - Vet's Memorial Building Refurbish	\$97,330	Funds Available	419 Fund \$67,461 \$420 Fund \$17,537	N/A
PZ954 - Historic Preservation	\$140,000	Funds Available	N/A	N/A
PZ959 - Community Cultural Plan Update	\$162,192	Funds Available	N/A	N/A
PZ9XA - Art for Farragut Passageway	\$75,000	Funds Available	N/A	N/A
PZ9XB - 2028 Olympics and Paralympics	\$500,000	Funds Available	N/A	N/A
PZ9XC - Permanent Art Replacement for Police Department Fountain	\$80,000	Funds Available	N/A	N/A
TOTAL	4,043,224			