

RESOLUTION NO. 2026-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, SETTING PARK LAND IN-LIEU AND PARK LAND ACQUISITION IMPACT FEE AMOUNTS AND RATES PURSUANT TO CULVER CITY MUNICIPAL CODE (CCMC) SECTIONS 15.06.300 THROUGH 15.06.330 AND 15.10.750 THROUGH 15.10.790 AND ACCEPTING THE PARKS AND RECREATION FACILITIES DEVELOPMENT IMPACT FEE STUDY.

(Code Amendment, P2025-0227-ZCA)

WHEREAS, park land related fees (the “fees”) in Culver City Municipal Code (CCMC), Chapters 15.06 (New Development Fees) and 15.10 (Subdivisions) were added to the CCMC in 1990, with minor updates in 1994 and 1996; and

WHEREAS, changes in State law governing impact fees including Park Land In-Lieu and Park Land Impact fees require updates to the CCMC sections addressing such fees; and

WHEREAS, it is important to periodically review the fees to ensure they are assessed, collected, and spent in a manner consistent with the Quimby Act (Government Code Section 66477) and Mitigation Fee Act (AB 1600 – commencing with Government Code 66000); and

WHEREAS, the City of Culver City 2045 General Plan update includes policy objectives for open space, parks, and recreation, including specific policies included in the Parks, Recreation, and Public Facilities General Plan Element (Parks Element) update; and

WHEREAS, Parks Element Implementation Action, IA.PR-11 requires the City’s Planning and Development Department to Initiate a study to revise the City’s Park Land In-Lieu and Park Land Impact fees; and

1 WHEREAS, the City retained the services of NBS Government Finance Group
2 (the "Consultant") who prepared the Parks and Recreation Facilities Development Impact Fee
3 Study, October 2025 (the "Study"); and

4 WHEREAS, the Study provides a framework and justification for new and revised
5 fees including Park Land In-Lieu Fees for residential projects involving subdivisions, Park Land
6 Acquisition Impact Fees for residential projects not involving subdivisions, Park Improvement
7 Impact Fees which applies to all residential projects, and Community and Recreation Center
8 Fees to be used to mitigate the impact of new development on the need for community and
9 recreation centers and to prevent a reduction in the level of service provided to residents; and
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11 WHEREAS, the Park Improvement Impact Fee and Community and Recreation
12 Center Fee are both supported by the discussions and evidence contained in the study, but
13 due to policy considerations they will not be implemented at this time; and
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15 WHEREAS, the Study recommends updating code language governing existing
16 fees to indicate that parkland dedication or fees in lieu of parkland only apply to residential
17 projects that include subdivisions, impact fees for park land acquisition apply to non-subdivision
18 projects enacted pursuant to the California Mitigation Fee Act, and residential unit size and
19 population per dwelling unit size, instead of assumed density for unit type, is used to determine
20 the fees; and
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22 WHEREAS, the Council has introduced, concurrently with this Resolution, Code
23 Amendment P2025-0227-ZCA, which amends Culver City Municipal Code Sections 15.06.300
24 through 15.06.330 and 15.10.750 through 15.10.790 to update the fees to be consistent with
25 the Quimby Act and Mitigation Fee Act; and
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27 WHEREAS, the terms of the new Code sections, when they become effective,
28 will require that the Council, by resolution, set the Park Land In-Lieu and Park Land Impact fee
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1 amounts and rates for residential projects involving subdivisions or not involving subdivisions,
2 and accept the Study, except for the establishment of a new Park Improvement Impact Fee
3 and a new Community and Recreation Center Impact Fee; and

4 WHEREAS, pursuant to fiscal analysis, from 2016 to the present, the City has
5 collected \$2,454,461 in park land fees and the Study estimates projected revenue based on
6 cost per capita for park land in lieu and park land acquisition impact fees and population
7 increase by 2045, is \$8,933,332 from park land in lieu fees and \$120,680,383 from park land
8 acquisition impact fees; and

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10 WHEREAS, the fees established herein are directly related and roughly
11 proportional to the impacts of new residential development; and

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13 WHEREAS, the establishment of the fees are exempt from further environmental
14 review under the California Environmental Quality Act ("CEQA") pursuant to California Code of
15 Regulations, Title 14, Division 6, Chapter 3, Sections 15060(c)(3), 15061(b)(3), and
16 15378(b)(4) ("CEQA Guidelines") because the fees: (1) will not allow for or encourage any
17 more development than is already anticipated under the City's existing General Plan and as
18 regulated by existing zoning, or otherwise allow for or promote physical changes in the
19 environment; and therefore, it can be seen with certainty that there is no possibility that the
20 Ordinance will have a significant effect on the environment; (2) is not a project under CEQA as
21 it is a governmental fiscal activity that does not involve any commitment to any specific project
22 which may result in a potentially significant physical impact on the environment; and (3) is not
23 intended to apply to specifically identified projects and as such it is speculative to evaluate any
24 such future project now; and

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26 WHEREAS, the City Council, with approval of this resolution accepts the
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28 Consultant's Parks and Recreation Facilities Development Impact Fee Study, October 2025,
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that establishes the legal and policy basis, or nexus, for the imposition of updated park land related fees on new residential developments within the City, except the establishment of new Park Improvement Impact Fees and new Community and Recreation Center Impact Fees which will be phased in over the next 5 years; and

WHEREAS, on January 12, 2026, at a duly noticed public hearing, the City Council considered setting of park land in lieu and park land acquisition impact fee amounts and rates related to residential developments; and

WHEREAS, after giving the public an opportunity to be heard and considering all information before it, the City Council approved the setting of park land in lieu fee amounts and rates for residential developments that include subdivisions, the fees being:

Park Land In-Lieu Fees (Subdivisions)

Dwelling Unit Size in Sq Ft (DU Area)		Units ¹	Cost per Capita ²	Population per DU	In-Lieu Fee per Unit ³	Total Fee
A	<500 Sq. Ft.	DU	\$7,986.89	1.00	\$ 7,986.89	Fee x Total Units
B	500 - 850 Sq. Ft.	DU	\$7,986.89	1.20	\$ 9,584.26	Fee x Total Units
C	>850 - 1,200 Sq. Ft.	DU	\$7,986.89	2.20	\$ 17,571.15	Fee x Total Units
D	>1,200 - 2,500 Sq. Ft.	DU	\$7,986.89	3.00	\$ 23,960.66	Fee x Total Units
E	>2,500 Sq. Ft.	DU	\$7,986.89	3.40	\$ 27,155.41	Fee x Total Units
Grand Total						A+B+C+D+E = Grand Total

¹ Units of Development: DU = dwelling unit

² Cost per capita for park land in-lieu fees

³ In-lieu fee per unit = cost per capita x population per unit

wherein the In-Lieu Fee per Unit shall be multiplied by the total number of units within each unit size range and each subtotal shall be added together to determine the total fee; and

WHEREAS the Cost per capita for park land in-lieu fees shall be reviewed annually and adjusted as needed using local cost data or an index such as the Engineering News Record Construction Cost Index (CCI) and the City Council shall adopt new fees

reflecting this increase as part of the adoption of each biennial budget, until a new Study is performed or the maximum fee per the current Study is reached; and

WHEREAS, after giving the public an opportunity to be heard and considering all information before it, the City Council approved the setting of park land acquisition impact fee amounts and rates for residential developments that do not include subdivisions, the fees being:

Park Land Acquisition Impact Fees (Non-Subdivisions)

Dwelling Unit Size in Sq Ft (DU Area)		Units ¹	Cost per Capita ²	Population per DU	Impact Fee per Unit ³	Total Fee
A	<500 Sq. Ft.	DU	\$7,986.89	1.00	\$ 7,986.89	Fee x Total Units
B	500 - 850 Sq. Ft.	DU	\$7,986.89	1.20	\$ 9,584.26	Fee x Total Units
C	>850 - 1,200 Sq. Ft.	DU	\$7,986.89	2.20	\$ 17,571.15	Fee x Total Units
D	>1,200 - 2,500 Sq. Ft.	DU	\$7,986.89	3.00	\$ 23,960.66	Fee x Total Units
E	>2,500 Sq. Ft.	DU	\$7,986.89	3.40	\$ 27,155.41	Fee x Total Units
Grand Total						A+B+C+D+E = Grand Total

¹ Units of Development: DU = dwelling unit

² Cost per capita for park land impact fees

³ Impact fee per unit = cost per capita x population per unit

wherein the Impact Fee per Unit shall be multiplied by the total number of units within each unit size range and each subtotal shall be added together to determine the total fee; and

WHEREAS the Cost per capita for park land impact fees shall be reviewed annually and adjusted as needed using local cost data or an index such as the Engineering News Record Construction Cost Index (CCI) and the City Council shall adopt new fees reflecting this increase as part of the adoption of each biennial budget, until a new Study is performed or the maximum fee per the current Study is reached.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

1. The fees set above are hereby adopted and shall be paid in accordance with the provisions of this Resolution and CCMC Chapters 15.06 (New Development Fees) and 15.10 (Subdivisions), Sections 15.06.300 through 15.06.330 and 15.10.750 through 15.10.790.

2. This Resolution shall take effect concurrently with the effective date of Ordinance No. 2026-____ adopted on January ____, 2026.

APPROVED and ADOPTED this 12th day of January 2026.

FREDDY PUZA, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

Walter S. Baker

JEREMY BOCCHINO, City Clerk

HEATHER BAKER, City Attorney