

## RESOLUTION NO. 2238-22

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE APPROVING A NORTH BUSINESS PARK SPECIFIC PLAN COST RECOVERY FEE STUDY, ESTABLISHING NORTH BUSINESS PARK SPECIFIC PLAN COST RECOVERY FEES, AND MAKING FINDINGS OF EXEMPTION UNDER CEQA

THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DOES RESOLVE AS FOLLOWS:

#### Section 1. Background.

A. On June 24, 2020, the City Council adopted the North Business Park Specific Plan ("NBPSP") by adoption of Resolution No. 2123-20.

B. Government Code Section 65456(a) authorizes municipalities to impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with an adopted specific plan.

C. Stanley R. Hoffman Associates, Inc. has prepared a memorandum entitled "Updated North Business Park Specific Plan Cost Recovery Fee Estimation" (the "Hoffman Fee Study"), attached as Exhibit A and incorporated herein. The Hoffman Fee Study provides an estimation of fees that recover the City's costs involved for plan preparation and ongoing operations and maintenance of the NBPSP.

D. On February 23, 2022, the City Council received a staff report recommending the Council's adoption of proposed NBPSP cost recovery fees, as set forth in Exhibit B attached hereto and incorporated herein, and held a duly noticed public hearing concerning the proposed NBPSP cost recovery fees.

E. The Mitigation Fee Act (Gov. Code § 66000 *et seq.*) authorizes municipalities to adopt fees and charges for municipal services, provided such fees or charges do not exceed the estimated reasonable cost of providing the services for which the fees and charges are imposed. The Hoffman Fee Study provides the documentation, detail, and other information required by the Mitigation Fee Act as the basis for the adoption and imposition of the proposed NBPSP cost recovery fees.

#### Section 2. Findings.

A. Fee Amounts. Based upon a fee estimation detailed in the Hoffman Fee Study, the amount of the proposed NBPSP cost recovery fees set forth in Exhibit B do not exceed and partially recover the City's estimated reasonable cost of processing applications for governmental approvals for consistency with the NBPSP.

B. Prerequisites. All requirements of state law, including, Government Code Section 66016, have been satisfied by: (i) conducting a fee estimation to

determine the estimated reasonable cost of processing applications for governmental approvals for consistency with the NBPSP; (ii) setting the proposed NBPSP cost recovery fees to be below the estimated reasonable cost of processing applications for governmental approvals for consistency with the NBPSP; (iii) at least 10 days prior to the public hearing, making available to the public data indicating the amount of cost, or estimated cost, required to process applications for governmental approvals for consistency with the NBPSP and the revenue sources anticipated to provide these processing services, including General Fund revenues; (iv) providing notice of a public meeting as required by Government Code Section 66016; and (v) holding a public meeting on the proposed NBPSP cost recovery fees at which time the public was permitted to provide input into the setting of the fee amounts.

C. CEQA. The approval of the Hoffman Fee Study and the adoption of the proposed NBPSP cost recovery fees specified in this Resolution, was reviewed in accordance with the criteria contained in the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The City Council finds that approval of the Hoffman Fee Study and the adoption of the proposed NBPSP cost recovery fees specified in this Resolution will not have a significant impact on the environment and is exempt from CEQA pursuant to Section 15061(b)(3) of State CEQA Guidelines because these actions do not authorize any specific development(s). Therefore, the approval of the Hoffman Fee Study and the adoption of the proposed NBPSP cost recovery fee does not have the potential for causing a significant effect on the environment. In addition, the adoption of this Resolution approves and sets forth a procedure for determining fees for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, and is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8) and State CEQA Guidelines Section 15273(a)(1).

Section 3. Approval of Fee Study. The City Council hereby approves the Hoffman Fee Study and the findings contained therein, and adopts the methodology set forth in the Hoffman Fee Study for calculating and collecting the NBPSP cost recovery fees.

Section 4. Establishment of the NBPSP Cost Recovery Fees. The City Council hereby establishes the NBPSP cost recovery fees in the amounts set forth in Exhibit B.

Section 5. Methodology for Calculation, Adjustment, and Collection of NBPSP Cost Recovery Fees. The NBPSP cost recovery fees established in Exhibit B shall be calculated, adjusted, and collected in accordance with this Resolution, City ordinances and the Hoffman Fee Study. The amount of the NBPSP cost recovery fees shall be adjusted for inflation on July 1st of each year by 2%.

Section 6. Imposition of NBPSP Cost Recovery Fees. The NBPSP cost recovery fees shall be due and payable prior to issuance of a building permit. The NBPSP cost recovery fee amounts due and payable shall be those in effect at the time that the building permit is issued.

Section 7. Effective Date of NBPSP Cost Recovery Fees. The NBPSP cost recovery fees shall be effective on the 60<sup>th</sup> day following the adoption of this Resolution.

Section 8. Scope of Resolution. The City Council is taking action only on those fees that have been established as set forth in Exhibit B. All City fees and charges not modified herein shall continue and remain in effect unless and until modified by resolution or other action of the City Council.

Section 9. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Resolution or any part hereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more section, subdivision, paragraph, sentence, clause, or phrase be declared invalid or unconstitutional.

Section 10. Certification. The City Clerk shall certify the adoption of this Resolution and shall cause this Resolution and the Clerk's certification to be entered into the Book of Resolutions of the Council of this City.

**PASSED, APPROVED AND ADOPTED this 23<sup>rd</sup> day of February, 2022.**

  
Brad Halpern, Mayor

ATTEST:

  
Antoinette Mann, City Clerk

**Exhibit A**  
**“Updated North Business Park Specific Plan Cost Recovery Fee Estimation”**  
**Memorandum**  
**(Attached)**

## Memorandum #1

**To:** Rob de Geus, Manager, City of Westlake Village  
**CC:** Michael Forbes, Planning Director, City of Westlake Village  
**From:** Bravish Mallavarapu, Director, Stanley R. Hoffman Associates, Inc.  
**Date:** February 16, 2022  
**Project:** Updated North Business Park Specific Plan Cost Recovery Fee Estimation

### 1. Overview and Summary Findings

In this memorandum, we provide an update to the estimation of fees that recover costs, including plan preparation costs and ongoing recovery fee program administration costs, for the **North Business Park Specific Plan (NBSP)**. Per California law, the NBSP cost recovery fees, as a form of impact fee, can only be assigned to anticipated new growth, including new construction, additions or major alterations within the planning area. This supports the nexus between benefits accruing to developers, consequent to the adoption of development provisions of the CEQA-approved specific plan that reduces developer costs to comply with regulatory approval processes. Fees are developed for residential uses on a per dwelling unit (d.u.) basis and for non-residential uses on a per 1,000 square feet (sq.ft.) basis for a target projection period of **20 years** coinciding with the specific plan environmental impact report (EIR) planning horizon. The NBSP cost recovery fees will only be charged to new market rate development. The recommended fee per residential unit as calculated represents the cost allocated to projected market rate units and does not include costs associated with affordable units.

The recovery fee methodology involves estimating the total costs involved in plan preparation and fee program administration of NBSP, followed by a projection of new uses within the plan area, and finally, a fair share allocation of total costs to residential and non-residential development, normalized on a per d.u. and per sq.ft. basis, respectively. The fair share allocation of costs was developed and tested using two approaches – project size (square feet allocation) and project valuation. Both approaches were considered, resulting in similar recovery fee levels, and the valuation-based methodology was determined to be the better approach for the current analysis. The summary findings are as follows:

- Our analysis projects **total net costs of \$1.37 million** in constant 2021 dollars to be recovered from new development within the NBSP. This includes \$1.31 million already incurred by the City toward plan preparation activities since the inception of the project in 2010, and about \$221,000 for the administration of the NBSP fee recovery program over the 20-year projection period and the netting out of \$160,000 received by the City in grants for plan preparation.
- Projected levels of new development over this period include 536 units of residential uses and 571,448 sq.ft. of non-residential uses. This represents 88 percent share of residential buildout unit capacity and 35 percent share of non-residential buildout square feet capacity, respectively.
- Employing the valuation-based fair-share allocation method, costs distributed to the above uses result in about \$793,998 allocated to the residential uses, and \$575,647 to non-residential uses. When

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normalized, these result in **one-time SP cost recovery fees of \$1,480.03 per residential D.U. and \$1,007.35 per 1,000 sq.ft. of non-residential use.**

- The above analysis does not assume development phasing or net present value calculation. **To this end, an annual 2 percent inflation factor could be included in the proposed fee ordinance to adjust these fees automatically on an annual basis.** Additionally, a monitoring program would be instituted to track fees collected to ensure that the revenues collected do not exceed the net costs incurred.

## **2. Legal Basis**

The recovery fees find basis in the following government codes:

**Government Code section 65456**, recognizes that the legislative body of a jurisdiction may establish fees to support work of the planning agency, by providing funds, equipment, and necessary or appropriate accommodations. According to the code, *"fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan"* (See **Appendix A** for complete text).

**Government Code Section 66016**, additionally, lays down procedures for imposing new fees in a jurisdiction. This includes public outreach and comments requirements, adoption through ordinance and resolution procedures, exclusive jurisdictional authority to impose fees, recoverability of additional costs incurred by the local agency such as meetings, and a framework for dispute resolution.

## **3. Fee Estimation Methodology**

The NBPSP cost recovery fees are calculated as follows:

- Based on information provided by the city staff, costs incurred by Westlake Village for technical and managerial consulting services procured toward plan preparation since the inception of the project in 2010 are estimated at about \$977,000 in current year dollars.
- City staff time for coordinating these planning activities are estimated for an additional \$195,000 over this 10-year time-period at a 20 percent overhead to consultant time, resulting in plan preparation costs of \$1.17 million in current year dollars.
- As shown in **Table 1**, the above costs incurred by the City toward plan preparation over the past decade have been adjusted to 2021 constant dollars at a 2 percent inflation rate, resulting in a total of plan preparation cost of \$1.31 million for the 10-year planning period.
- Additionally, it is projected that the City will incur ongoing expenses toward the administration of the NBPSP plan recovery fee program over the 20-year projection period amounting to about \$221,000 in 2021 dollars.
- Taken together, the plan preparation and specific plan recovery program total costs incurred over the 20-year projection period are estimated at about \$1.53 million in constant 2021 dollars. These costs are reduced by a grant amount of \$160,000 received by the city toward plan preparation for net total costs of \$1.37 million to be recouped through the NBPSP recovery fees.
- It is noted that the proposed annual fee adjustment is only based on the 2 percent inflation factor, and it is not suggested to consider any financial opportunity costs related to the City's alternative use of money, for example invested in the City municipal bond, which typically has a 4-5 percent rate of return. This is because the recovery fees are designed to only recoup the actual costs incurred by the City for the NBPSP plan per state law.

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**Table 1**  
**NBPSP Plan and Operations and Maintenance Costs**  
**Constant 2021 Dollars**

<b>Cost Categories</b>	<b>Cost</b>
<b>Specific Plan Preparation</b>	
Consultant Time	\$1,090,715
Staff Time <sup>1</sup>	<u>\$218,143</u>
<i>Subtotal</i>	<b>\$1,308,858</b>
<b>Specific Plan Maintenance and Operations (20 Years)</b>	
Staff Time <sup>2</sup>	\$220,776
<i>Subtotal</i>	<b>\$220,776</b>
<b>TOTAL SP PLAN COST INCURRED</b>	<b>\$1,529,634</b>
Grants Received for Plan Preparation (Minus)	<b>\$160,000</b>
<b>NET SP PLAN COST TO BE RECOVERED</b>	<b>\$1,369,634</b>

1. Staff time estimated at 20% of consultant costs.  
2. Estimated at 10% FTE at \$110,388 per annum over 20 years.

Source: City of Westlake Village  
Stanley R. Hoffman Associates, Inc.

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- The above NBPSP planning costs are distributed to the estimated levels of new residential and non-residential development over the 20-year projection period, as calculated in Table 3.
- New development is estimated as a percent share capture of the total buildout capacity shown in the Adopted North Business Park Specific Plan for residential and non-residential uses. These shares have been developed by planning areas following a detailed review of land use redevelopment capacity at the parcel level, as shown in **Appendix B**.
- Parcels have been examined using a variety of factors, including current activities, current land value utilization rates (as a ratio of the building value to the total valuation), current uses (office, manufacturing and miscellaneous), parcel ownership patterns (single owner versus condo), and year built, to identify parcels likely to recycle/redevelop over the 20-year projection period.
- The capture share of buildout capacity is then developed as the proportion of parcel acres likely to develop compared to the total parcel acreage by planning areas.

**Table 2  
 Residential and Non-Residential Development  
 20-yr Projection Period**

	Non-Residential Square Feet	Residential Units	Residential Square Feet
<b>Buildout Capacity <sup>1</sup></b>			
Mixed Use Corsa	86,780	145	261,000
Mixed Use Lindero	115,790	462	554,400
Office District	230,000	0	
La Baya District (North)	363,440	0	
La Baya District (South)	174,815	0	
Mixed Use Cedarvalley	288,961	0	
Business Park (West)	242,047	0	
Business Park (East)	<u>129,559</u>	<u>0</u>	
	<b>1,631,392</b>	<b>607</b>	<b>815,400</b>
<b>Share Capture of Build Out Capacity Over 20 Year Projection Period <sup>2</sup></b>			
Mixed Use Corsa	51%	51%	51%
Mixed Use Lindero	0%	100%	100%
Office District	66%		
La Baya District (North)	55%		
La Baya District (South)	4%		
Mixed Use Cedarvalley	32%		
Business Park (West)	0%		
Business Park (East)	59%		
<b>Estimated New Development <sup>1</sup></b>			
Mixed Use Corsa	44,567	74	134,041
Mixed Use Lindero	0	462	554,400
Office District	150,734		
La Baya District (North)	198,422		
La Baya District (South)	7,311		
Mixed Use Cedarvalley	93,807		
Business Park (West)	0		
Business Park (East)	<u>76,607</u>		
<b>TOTAL PROJECTED DEVELOPMENT</b>	<b>571,448</b>	<b>536</b>	<b>688,441</b>
Estimated Share of Buildout Capacity	<b>35%</b>	<b>88%</b>	<b>84%</b>
<b>Estimated Additions and Alterations <sup>2</sup></b>			
	0		
<b>TOTAL PROJECTED DEVELOPMENT</b>	<b>571,448</b>	<b>536</b>	<b>688,441</b>

1. Obtained from the Adopted North Business Park Specific Plan, June 2020.

2. Based on an analysis of land development potential of parcels likely to redevelop over the projected 25 year period.

1. Calculated by applying the capture share to the buildout capacity.

2. Additions and alterations are benchmarked to new development at 10 percent change factor.



**Stanley R. Hoffman Associates**

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- Applying these shares results in estimated level of projected new development within NBPSP including 536 residential units and about 571,000 sq.ft. of non-residential uses.
- As shown in **Table 3**, following the valuation-based allocation approach for the NBPSP costs, the share of new residential uses of total projected NBPSP valuation is estimated at 58 percent, while non-residential uses constitute the balance 42 percent share.
- Next, as shown in **Table 4**, the total NBPSP net planning costs of \$1.37 million are allocated to residential and non-residential uses based on the above valuation shares, resulting in about \$794,000 of costs allocated to residential uses and about \$576,000 to non-residential uses.

**Table 3**  
**Estimated Valuation of New Development**  
**Constant 2021 Dollars**

	Units	Valuation/Unit	Total Valuatopm	Percent Share of Total Valuation
<b>Residential <sup>1</sup></b>				
Mixed Lindero	462	\$489,000	\$225,918,000	
Mixed Corsa	74	<u>\$1,200,000</u>	\$89,360,848	
<b>Residential Subtotal</b>	<b>536</b>		<b>\$315,278,848</b>	<b>58%</b>
<b>Non-Residential <sup>2</sup></b>	Square Feet	Valuation/sf	Total Valuation	
<b>Non-Residential Subtotal</b>	<b>571,448</b>	<b>\$400</b>	<b>\$228,579,337</b>	<b>42%</b>
<b>TOTAL PROJECTED VALUATION</b>			<b>\$543,858,185</b>	<b>100%</b>

1. Residential valuation per unit assumptions based on proformas prepared for the North Business Park Specific Plan (NBPSP) plan development process.  
 2. Non-residential valuation assumption based on price indications in the West Lake Village market area for new office development anticipated within the NBPSP area.

Source: City of Westlake Village  
 Stanley R. Hoffman Associates, Inc.

**Table 4**  
**Estimated Valuation of New Development**  
**Constant 2021 Dollars**

		Allocation
<b>NBPSP NET COST TO BE RECOVERED</b>	<b>\$1,369,634</b>	
<b>ALLOCATION SHARE (Valuation Basis)</b>		
Projected Residential Valuation	\$315,278,848	58%
Projected Non-Residential Valuation	<u>\$228,579,337</u>	<u>42%</u>
<b>TOTAL</b>	<b>\$543,858,185</b>	<b>100%</b>
<b>ALLOCATED COSTS TO USES</b>		
Allocated Cost to Residential	\$793,988	58%
Allocated Cost to Non-Residential	<u>\$575,647</u>	<u>42%</u>
	<b>\$1,369,634</b>	<b>100%</b>

Source: Stanley R. Hoffman Associates, Inc.  
 City of Westlake Village

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**Table 5**  
**Estimation of One-Time Recovery Fee**  
**20-yr Projection Period**  
**Constant 2020 Dollars**

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<b>FEE ESTIMATION</b>	
<b>RESIDENTIAL</b>	
Allocated Cost to Residential	<b>\$793,988</b>
Projected Dwelling Units	536
<b>One Time Fee per Dwelling Unit</b>	<b>\$1,480.03</b>
<b>NON-RESIDENTIAL</b>	
Allocated Cost to Non-Residential	<b>\$575,647</b>
Projected Square Feet	571,448
<b>One Time Cost per Square Foot</b>	<b>\$1.007</b>
<b>One Time Cost per 1,000 Square Foot</b>	<b>\$1,007.35</b>

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Source: Stanley R. Hoffman Associates, Inc.  
City of Westlake Village

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- As shown in **Table 5**, These allocated costs are then normalized to arrive at the SP cost recovery fees of **\$1,480.03 per d.u. for residential uses** (over the projected 536 units) and **\$1,007.35 per 1,000 square feet for non-residential uses** (over the projected 571,448 square feet).
- These fees are not shown in net present value over the 20-year period because the assumption is made that the NBPSP Recovery Fee ordinance could be automatically adjusted on an annual basis for inflation.

#### **Credits and Reimbursements**

Additionally, since the fees are collected over the life-cycle of the specific plan, the City has an oversight responsibility to maintain the starting and ending balances for the accounting year and determine the amount of the NBPSP plan preparation costs that remain unrecovered. Over this auditing process, the recovery fees must cease when the City has recouped all its costs. The City additionally must reimburse any revenues collected in excess of the actual total costs incurred toward the NBPSP Plan Preparation and Recovery Fee Program.

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## **Appendix A**

### **GOVERNMENT CODE - GOV**

#### **TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]**

*( Heading of Title 7 amended by Stats. 1974, Ch. 1536. )*

#### **DIVISION 1. PLANNING AND ZONING [65000 - 66301]**

*( Heading of Division 1 added by Stats. 1974, Ch. 1536. )*

#### **CHAPTER 3. Local Planning [65100 - 65763]**

*( Chapter 3 repealed and added by Stats. 1965, Ch. 1880. )*

#### **ARTICLE 8. Specific Plans [65450 - 65457]**

*( Article 8 repealed and added by Stats. 1984, Ch. 1009, Sec. 18. )*

#### **65456.**

(a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

(b) Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

*(Amended by Stats. 1990, Ch. 1572, Sec. 10.)*



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AIN	Use Code	Year_Built	LU42020	Improvement to Total Value Ratio	PRIORITY AREA	Parcel Sq.Ft.	Acres	CONDO	Current Use Description	Likely to Change in 20 Years	Acres of Change Uses
2054029054	3100		0 OFFICE	0.50	Priority Area 3	368,110	1.0	NO	Offic	Yes	7.0
2054029058	1702		0 OFFICE	0.85	Priority Area 3	161,228	4.2	NO	Offic	No	0.0
						487,848	18.7				7.0
											61.5%
2054028081	1700		1977 BUSINESS PARK (PART)	0.40	Priority Area 4	47,698	1.1	NO	Office	Yes	1.1
2054028086	1700		0 BUSINESS PARK (EAST)	0.41	Priority Area 4	191,251	4.4	NO	Office	Yes	4.6
2054028088	3100		1977 BUSINESS PARK (EAST)	0.70	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028089	3100		1977 BUSINESS PARK (EAST)	0.71	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028090	3100		1977 BUSINESS PARK (EAST)	0.70	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028091	3100		1977 BUSINESS PARK (EAST)	0.48	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028092	3100		1977 BUSINESS PARK (EAST)	0.53	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028093	3100		1977 BUSINESS PARK (EAST)	0.53	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028094	3100		1977 BUSINESS PARK (EAST)	0.81	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028095	3100		1977 BUSINESS PARK (EAST)	0.65	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
2054028096	1700		1977 BUSINESS PARK (EAST)	0.84	Priority Area 4	18,966	0.4	YES	Office Condo	No	0.0
						417,643	9.8				5.7
											59%
2054031021	3100		0 BUSINESS PARK (WEST)	0.89	Priority Area 4	244,680	17.1	NO	Office	No	0.0
						244,680	17.1				0.0
											0%
<b>NOT IN POLICY AREA</b>											
2054021075	300V		0 BUSINESS PARK	0.67	Priority Area 5	38,144					
2054021076	300V		0 BUSINESS PARK	0.67	Priority Area 5	3,671					
2054021077	7100		0 BUSINESS PARK	0.41	Priority Area 5	141,110					
2054021078	7170		0 PUBLIC INSTITUTIONAL	0.51	Priority Area 5	722,637					
2054021080	7200		0 PUBLIC INSTITUTIONAL	0.48	Priority Area 5	291,615					
2054021081	1703		1991 BUSINESS PARK	0.74	Priority Area 5	441,774					
2054021082	1816		0 COMMERCIAL PLANNED DEV.	0.73	Priority Area 5	258,821					

Source: Stanley R. Hoffman Associates, Inc.  
City of Westlake Village

Source: Stanley R. Hoffman Associates, Inc.  
Los Angeles County Assessor's Parcel Data

**Exhibit B**  
**North Business Park Specific Plan (NBPSP) Cost Recovery Fee Schedule**

Development Type	NBPSP Cost Recovery Fee Amounts
Residential	<p>\$1,480.03 per dwelling unit</p> <ul style="list-style-type: none"> <li>a. Fee is not applicable to deed-restricted affordable units</li> <li>b. No credits will be given for previous development on the site</li> <li>c. Fee is increased by 2% on July 1 of each year</li> </ul>
Non-Residential	<p>\$1,007.35 per 1,000 gross square feet of new building area</p> <ul style="list-style-type: none"> <li>a. Fee is prorated when the square footage of the new building area or portion thereof is less than 1,000 square feet</li> <li>b. The calculation of the new building area does not include additions to existing buildings</li> <li>c. No credits will be given for previous development on the site</li> <li>d. Fee is increased by 2% on July 1 of each year</li> </ul>


CERTIFICATION

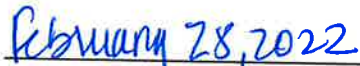
STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )  
CITY OF WESTLAKE VILLAGE            )        ss.

I, ANTOINETTE M. MANN, City Clerk of the City of Westlake Village, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 2238-22 which was duly and regularly passed and adopted by the City Council of the City of Westlake Village at a regular meeting held on February 9, 2022, by the following vote:

AYES:            Mayor Halpern, Mayor Pro Tem Pearl, Councilmember Davis,  
                    Councilmember Honig, Councilmember McSweeney.  
NOES:            None  
ABSENT:         None  
ABSTAIN:        None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Westlake Village, California.

  
\_\_\_\_\_  
Antoinette M. Mann, City Clerk  
City of Westlake Village, California

  
\_\_\_\_\_  
Date Attested

