

# Warner Center 2035 Plan

## Preliminary Mobility Fee Calculation

**Note:** Prior to the submittal of this application to LADOT, a case description should be approved by Department of City Planning (DCP).

TO BE COMPLETED BY EITHER DOT or DCP			
LADOT Case No:		Paid: <input type="checkbox"/>	Date:
LADCP Case No:		Paid: <input type="checkbox"/>	Date:
LADCP Application Fee:	\$	Paid: <input type="checkbox"/>	Date:
LADOT Application Fee:	\$ 430.00	Paid: <input type="checkbox"/>	Date:
Mobility Fee (DOT):	\$	Paid: <input type="checkbox"/>	Date:
Technical Study Fee (DOT):	\$	Paid: <input type="checkbox"/>	Date:
A Project per WC2035 Plan (DCP):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Subject to Administrative Clearance (DCP):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Subject to Project Permit Compliance (DCP):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Street Dedication Required (DOT):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Project Description Approved by City Planning:			
	Signature		Date

### TO BE COMPLETED BY THE APPLICANT

Project Address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company Name (if different from Applicant Name): \_\_\_\_\_

**Existing Building:** Description, Floor Area\* by Use, Lot Area (before dedication), number of units, stories etc.:


**Proposed Project:** Description, Floor Area\* by Use, Lot area (after dedication), number of units, stories etc.:


Category per Appendix D of WC2035 Plan	Existing Structure		Proposed Structure	
	Floor Area* (SF)	Specific Floor Area Use	Floor Area** (SF)	Specific Floor Area Use
Category A:	[A]		[G]	
Category B:	[B]		[H]	
Category C:	[C]		[I]	
Category D:	[D]		[J]	
Category E:	[E]		[K]	
Category F:	[F]		[L]	
<b>Total (SF)</b>		_____		_____

\* Based on the previous land use, building size, and occupancy of the Project site on January 1, 2008

\*\* The final Floor Area shall be according to Building Code as determined by the Department of Building and Safety (DBS) at time of permit clearance and communicated by the applicant to DCP. Values noted on this form prior to the calculation of the final Floor Area are only an estimate of the Mobility Fee and may be modified at the time of permit clearance.

## TO BE COMPLETED BY DOT and DCP

### 1) Dedication & Street Widening/Improvements (DOT):

Proposed Project Land Area before Dedication: \_\_\_\_\_ (SF) [M]

Proposed Project Land Area after Dedication: \_\_\_\_\_ (SF) [N]

Dedication Required: Yes ☐ No ☐  
 Widening of Project Frontage Required: Yes ☐ No ☐  
 Other Improvements Required: Yes ☐ No ☐

Land Dedication Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Street Improvement Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 2) Transportation Demand Management (DOT)

Subject to TDM: Yes ☐ No ☐  
 TDM Organization Member: Yes ☐ No ☐  
 Project TDM Plan submitted: Yes ☐ No ☐

### 3) Preliminary Mobility Fee Calculation (Per Mobility Fee Table in Appendix D of WC2035 Plan) (DOT and DCP):

Existing Use Mobility Fee Credit Calculation:					
Category per Appendix D of WC2035 Plan	Existing Floor Area* (SF)	Lot Area Before Dedication (SF) [N]	Existing FAR [i/N]	Mobility Fee Rates Based on Existing FAR (Effective rates as of 7/1/18)	Existing Mobility Fee Credit
Category A:	[A]:		[i/N]=	\$ [O]	[A x O]= \$
Category B:	[B]:			\$ [P]	[B x P]= \$
Category C:	[C]:			\$ [Q]	[C x Q]= \$
Category D:	[D]:			\$ [R]	[D x R]= \$
Category E:	[E]:			\$ [S]	[E x S]= \$
Category F:	[F]:			\$ [T]	[F x T]= \$
<b>Total</b>	<b>[i]:</b>	<b>[N]:</b>		—	<b>\$ [AA]</b>

\* Based on the previous land use, building size, and occupancy of the Project site on January 1, 2008

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Proposed Project Gross Mobility Fee Calculation:					
Category per Appendix D of WC2035 Plan	Proposed Floor Area* (SF)	Lot Area after Dedication (SF) [N]	Proposed FAR [M/N]	Mobility Fee Rates Based on Proposed FAR (Effective rates as of 7/1/18)	Proposed Gross Mobility Fee
Category A:	[G]:			\$ [U]	[G x U]= \$
Category B:	[H]:			\$ [V]	[H x V]= \$
Category C:	[I]:			\$ [W]	[I x W]= \$
Category D:	[J]:			\$ [X]	[J x X]= \$
Category E:	[K]:			\$ [Y]	[K x Y]= \$
Category F:	[L]:			\$ [Z]	[L x Z]= \$
<b>Total</b>	<b>[M]:</b>			_____	<b>\$ [BB]</b>

**Net Mobility Fee Estimate = Proposed Gross Mobility Fee [BB] - Existing/Previous Use Mobility Fee Credit [AA]**

**= \$ \_\_\_\_\_ [BB] - \$ \_\_\_\_\_ [AA] = \$ \_\_\_\_\_**

In-Lieu Credit Calculation: Any Mobility Improvements Assigned To The Project? YES <u>    </u> NO <u>    </u>					
Category per Appendix D of WC2035 Plan	% Share of Total Mobility Fee	Selective Improvement	ROW Cost Paid by Outside Sources	Construction Cost Paid by Outside Sources	Cost Paid by Outside Sources
Roadway Improvements	40%		(60%)	(40%)	
		1.			
		2.			
		3.			
			% Cost Paid by Outside Sources		Cost Paid by Outside Sources
New Orange Line Station Terminus	1%		(20%)		
Bus Purchase	2%		(20%)		
Bus Operating Expenses	32%		(100%)		
Streetscape Improvements	7%		(100%)		
Total					\$

**FINAL ESTIMATED MOBILITY FEE = NET MOBILITY FEE - IN LIEU CREDIT FOR IMPROVEMENTS**

**= \$ \_\_\_\_\_ - \$ \_\_\_\_\_ = \$**

**PRELIMINARILY ESTIMATE REVIEWED BY:**

**LADCP:** \_\_\_\_\_ Date: \_\_\_\_\_  
 (Name) (Signature)

**LADOT** \_\_\_\_\_ Date: \_\_\_\_\_  
 (Name) (Signature)

\* Based on the previous land use, building size, and occupancy of the Project site on January 1, 2008

\*\* The final Floor Area shall be according to Building Code as determined by the Department of Building and Safety (DBS) at time of permit clearance and communicated by the applicant to DCP. Values noted on this form prior to the calculation of the final Floor Area are only an estimate of the Mobility Fee and may be modified at the time of permit clearance.

<b>Warner Center 2035 - MOBILITY FEE RATE TABLE</b>							
<b>Effective July 1, 2023 (Ordinance No. 186,498)<sup>1</sup></b>							
<b>Adjusted FAR Rates increased by 5.9%* for Year 2023</b>							
<b>Land Use Category</b>	<b>FAR RATES (Dollars per Square Foot Floor Area)</b>						
	>3.75	3.26-3.75	2.76-3.25	2.26-2.75	1.76-2.25	1.26-1.75	<1.25
Category A - Residential	\$2.23						
Category B - Institutional	\$5.88						
Category C - Industrial	\$12.14						
Category D - General Office	\$12.14						
Category E - Commercial/Retail	\$23.18						
Category F - Exempt	\$0.00						

<b>Warner Center 2035 - MOBILITY FEE RATE TABLE</b>							
<b>Effective July 1, 2023 (Ordinance No. 182,766)<sup>2</sup></b>							
<b>Adjusted FAR Rates increased by 5.9%* for Year 2023</b>							
<b>Land Use Category</b>	<b>FAR RATES (Dollars per Square Foot Floor Area)</b>						
	>3.75	3.26-3.75	2.76-3.25	2.26-2.75	1.76-2.25	1.26-1.75	<1.25
Category A - Residential	\$ 1.73	\$ 1.84	\$ 2.00	\$ 2.23	\$ 3.36	\$ 5.54	\$ 10.39
Category B - Institutional	\$ 4.52	\$ 4.82	\$ 5.26	\$ 5.88	\$ 6.23	\$ 6.86	\$ 8.76
Category C - Industrial	\$ 9.35	\$ 9.95	\$ 10.87	\$ 12.14	\$ 12.87	\$ 14.20	\$ 18.09
Category D - General Office	\$ 9.35	\$ 9.95	\$ 10.87	\$ 12.14	\$ 12.87	\$ 14.20	\$ 18.09
Category E - Commercial/Retail	\$ 17.84	\$ 19.02	\$ 20.75	\$ 23.18	\$ 24.57	\$ 27.13	\$ 34.54
Category F - Exempt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

\*Floor Area Ratio (FAR) rates increased by 5.9% for Year 2023 based on City Building Cost Index values.

- 1 Ordinance 186,498 mobility fee rates should be used for projects for which an application for discretionary approval has been submitted to the Department of City Planning and deemed complete on or after March 10, 2020.
- 2 Ordinance 182,766 mobility fee rates should be used for projects for which an application for discretionary approval has been submitted to the Department of City Planning and deemed complete prior to March 10, 2020.