

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]	
Total (SF)		_____		_____

* 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]:			\$ [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]= \$
Total	[i]:			[N]:	[i/N]=

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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]= \$
Total	[M]:			_____	\$ [BB]

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 ___ NO ___					
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: _____ (Name) _____ (Signature) Date: _____

LADOT _____ (Name) _____ (Signature) Date: _____

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WARNER CENTER 2035 - MOBILITY FEE RATE TABLE**Effective July 1, 2019 (Ordinance No. 182766)****Adjusted FAR rates increased by 4.2% for Year 2019**

Land Use Category	FAR RATES (Dollars per Square Foot of Floor Area)						
	>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	\$1.18	\$1.25	\$1.38	\$1.51	\$2.28	\$3.77	\$7.08
Category B Institutional	\$3.06	\$3.28	\$3.57	\$4.00	\$4.23	\$4.67	\$5.97
Category C Industrial	\$6.28	\$6.73	\$7.35	\$8.20	\$8.67	\$9.57	\$12.25
Category D General Office	\$6.28	\$6.73	\$7.35	\$8.20	\$8.67	\$9.57	\$12.25
Category E Commercial - Retail	\$12.12	\$12.97	\$14.14	\$15.81	\$16.69	\$18.41	\$23.59
Category F Exempt	-	-	-	-	-	-	-

Note: Floor Area Ratio (FAR) rates increased by 4.2% for Year 2019 based on City Building Cost Index values.