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08/01/2022

(R-2023-17)
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RESOLUTION NUMBER R- 314272

DATE OF FINAL PASSAGE AUG 09 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING A NEW CITYWIDE LIBRARY DEVELOPMENT IMPACT FEE AND AUTHORIZING EXPENDITURE OF UP TO \$500,000 IN CITYWIDE LIBRARY DEVELOPMENT IMPACT FEES WHERE NEEDED TO LEVERAGE EXISTING COMMUNITY-SPECIFIC FUNDS TO DELIVER INFRASTRUCTURE TO COMMUNITIES.

WHEREAS, the San Diego City Council (Council) has reviewed and considered the methodology set forth in the Citywide Library Development Impact Fee Nexus Study included, on file in the Office of the City Clerk as Document No. RR-314272 (Nexus Study); and

WHEREAS, fees within the City of San Diego (City) vary greatly between communities, and a new Citywide Library Development Impact Fee (DIF) would provide a simplified fee to fund the City's library system to meet the demand for library improvements resulting from new development; and

WHEREAS, the Citywide Library DIF will be used solely to fund library improvements needed to accommodate growth throughout the City; and

WHEREAS, a Citywide Library DIF will allow the City to deliver library facilities to more people throughout the City much sooner, with investments that improve the entire network of the City's library system; and

WHEREAS, development across the City of San Diego is not distributed equally across communities and historically, some communities have been afforded greater access to library improvements than others over years of growth and development; and

WHEREAS, funding must be prioritized in the areas of the City with the greatest needs to begin to address the inequities in the City's library system; and

WHEREAS, the City desires to continue to engage the community through continued public involvement and feedback to determine how funds received through the imposition of this fee should be expended; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the Citywide Library DIF, which includes up to a 5 percent administrative fee, for a single dwelling unit project is approved as follows:

Dwelling Unit Size (sf)	Fee
2,501 or greater	\$3,076
2450 – 2500	\$3,049
2,401 – 2,450	\$3,012
2,351 – 2,400	\$2,985
2,301 – 2,350	\$2,949
2,251 – 2,300	\$2,895
2,201 – 2,250	\$2,859
2,151 – 2,200	\$2,832
2,101 – 2,150	\$2,795
2,051 – 2,100	\$2,768
2,001 – 2,050	\$2,705
1,951 – 2,000	\$2,678
1,901 – 1,950	\$2,642
1,851 – 1,900	\$2,614
1,801 – 1,850	\$2,551
1,751 – 1,800	\$2,524
1,701 – 1,750	\$2,488
1,651 – 1,700	\$2,461
1,601 – 1,650	\$2,434
1,551 – 1,600	\$2,370
1,501 – 1,550	\$2,334
1,451 – 1,500	\$2,307
1,401 – 1,450	\$2,280

Dwelling Unit Size (sf)	Fee
1,351 – 1,400	\$2,216
1,301 – 1,350	\$2,180
1,251 – 1,300	\$2,153
1,201 – 1,250	\$2,126
1,151 – 1,200	\$2,063
1,101 – 1,150	\$2,026
1,051 – 1,100	\$1,999
1,001 – 1,050	\$1,972
1,000 or less	\$1,936

2. That the Citywide Library DIF, which includes up to a 5 percent administrative fee, for a multiple dwelling unit project is approved as follows:

Dwelling Unit Size (sf)	Fee
1,301 or greater	\$2,388
1,251 – 1,300	\$2,361
1,201 – 1,250	\$2,316
1,151 – 1,200	\$2,244
1,101 – 1,150	\$2,198
1,051 – 1,100	\$2,153
1,001 – 1,050	\$2,081
951 – 1,000	\$2,026
901 – 950	\$1,981
851 – 900	\$1,909
801 – 850	\$1,864
751 – 800	\$1,818
701 – 750	\$1,746
651 – 700	\$1,692
601 – 650	\$1,646
551 – 600	\$1,574
501 – 550	\$1,529
500 or less	\$1,502

3. That the Citywide Library DIF, for a multiple-dwelling unit with three or more bedrooms, greater than 900 square feet and less than 1500 square feet, shall pay the fee applicable to a 900 square foot multiple-dwelling unit as identified in Section 2.

4. That the Citywide Library DIF, which includes up to a 5 percent administrative fee, for a senior housing unit is approved as follows:

Dwelling Unit Size (sf)	Fee
701 or greater	\$1,809
651 – 700	\$1,746
601 – 650	\$1,692
551 – 600	\$1,637
501 – 550	\$1,574
500 or less	\$1,520

5. That the Citywide Library DIF, which includes up to a 5 percent administrative fee, for non-residential development is approved as follows:

Type	Land Use	Cost Per 1,000 SF
Housing and Care Facilities	Dormitory	\$1,809
	Monastery	\$534
	Correctional Alternative Facility	\$1,809
	Other Group Quarters Facility	\$1,004
	Retirement/Senior Citizen Housing	\$859
	Congregate Care Facility	\$2,587
Lodging	Hotel (Low-Rise) (Motel)	\$489
	Hotel (High-Rise)	\$669
	Resort	\$1,646
	Extended Stay Hotel	\$489
Industrial	Heavy Industry	\$3,619
	Industrial Park	\$859
	Light Industry - General	\$751
	Warehousing	\$588
	Public Storage	\$63

	Scientific Research and Development	\$950
	Extractive Industry	\$6,034
Transportation	Rail Station/Transit Center	\$2,008
	Communications and Utilities	\$1,294
	Other Transportation	\$2,008
	Marine Terminal	\$2,262
	Wholesale Trade	\$1,131
Commercial	Regional Shopping Center (300,000 SF or more)	\$1,203
	Community Shopping Center (100,000 SF or more)	\$1,809
	Neighborhood Shopping Center (30,000 SF or more)	\$1,646
	Specialty Commercial (Seaport Village - Tourist)	\$1,809
	Arterial Commercial	\$1,294
	Service Station	\$3,012
	Restaurant (Fast Food with or without drive-through)	\$6,034
	Restaurant (High Turnover sit-down)	\$3,619
	Restaurant (Quality)	\$3,619
	Supermarket (Stand-alone)	\$3,619
	Convenience Market Chain (Open Up to 16 Hours Per Day)	\$1,393
	Convenience Market Chain (Open 24 Hours)	\$3,012
	Drugstore (Stand-alone)	\$2,008
	Discount Store/Discount Club	\$1,809
	Home Improvement Super Store	\$2,008
	Furniture Store	\$669
	Nursery	\$3,619
	Financial Institution (without a drive-through)	\$3,012
	Financial Institution (with a drive-through)	\$1,646
	Service Station (with food mart)	\$3,012

	Service Station (with automated carwash)	\$2,008
	Service Station (with food mart and automated carwash)	\$6,034
	Automobile Parts Sale	\$1,004
	Automobile Repair Shop	\$1,004
	Automobile Tire Store	\$1,809
	Money Exchange	\$1,809
	Mex Insurance - Auto Insurance	\$9,047
	Automobile Rental Service	\$1,809
	Drinking Place/Bar Entertainment (Night Only)	\$6,034
	Drinking Place/Bar Entertainment (Night and Day)	\$3,012
	Building Material and lumber store (less or equal to 30,000 SF)	\$1,809
Office	Office (High-Rise - greater than 100,000 SF)	\$3,012
	Office (Low-Rise -less than 100,000 SF)	\$4,523
	CC Office - High Rise (greater than 100,000 SF)	\$2,262
	CC Office - Low Rise (less than 100,000 SF)	\$3,619
	Government Office/Civic Center	\$4,523
	CC Government Office/Civic Center	\$4,523
	Corporate Headquarters/Single Tenant Office	\$4,523
	CC Corporate Headquarters/Single Tenant Office	\$3,619
	Medical Office	\$2,262
	CC Medical Office	\$2,262
Institutional	Religious Facility (without day care)	\$335
	Library	\$1,646
	Fire/Police Station	\$4,523

	Other Public Services	\$697
	Post Office Distribution (central/walk-in only)	\$2,587
	Post Office Community (without mail drop lane)	\$2,008
	Post Office (with mail drop lane)	\$4,523
	Religious Facility (with day care)	\$344
	Public/Community Meeting Room Facility (Other Public Services)	\$208
Medical Facility	Hospital - General	\$2,008
	Other Health Care	\$2,262
	Convalescent/Nursing Facility	\$2,262
	Clinic	\$2,262
Education	Senior High School	\$1,393
	Junior High School or Middle School	\$1,294
	Elementary School	\$1,294
	School District Office	\$4,523
	Other School	\$1,393
Recreation	Golf Course Clubhouse	\$3,619
	Movie Theater	\$1,393
	Racquetball/Tennis/Health Club	\$905

6. That for non-residential use categories not mentioned in the table in Section 5, the fee rate of \$903.57 as identified in the Library Nexus study shall apply per service population in accordance with Appendix U of the Land Development Manual, which includes up to a 5 percent administrative fee.

7. That the Chief Financial Officer is authorized to establish an interest-bearing fund for funds received from payment of the Citywide Library DIF, to be used solely to fund library improvements.

8. That the Citywide Library DIF identified in this Resolution shall replace the library component of any Development Impact Fee adopted by any other City Council Resolutions for residential and non-residential development and shall serve as the new updated fee applicable to the development.

9. That the Chief Financial Officer is authorized to distribute funds from the Citywide Library DIF in accordance with this Resolution and San Diego Municipal Code Chapter 14, Article 2, Division 6.

10. That the Nexus Study is incorporated by reference into this Resolution as support and justification for the satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66001, for the imposition of development impact fees. Specifically, it is determined and found that the Nexus Study:

- a. Identifies the purpose of the development impact fee, which is to fund library improvements that result from new development in the City.
- b. Identifies the use to which the development impact fee is to be put, which is to fund library improvements throughout the City.
- c. Demonstrates how there is a reasonable relationship between the development impact fee use and the type of development on which the development impact fee is imposed. Future development will require additional investments in library facilities. The fees would be used solely for this purpose; and
- d. Demonstrates how there is a reasonable relationship between the need for the public facility type and the type of development for which the development impact fee is imposed. Future development will require additional investments in library facilities. As new development will necessitate the need for library investments, the burdens posed are reasonably related to the use of the fee.

- e. Reasonable Apportionment. The reasonable relationship between the fee for a specific project and the cost of improvements attributable to the project is described in this Nexus Study.

11. That this Resolution shall be effective 60 days after the date of final passage of this Resolution, or on the effective date of San Diego Ordinance O-2023-6, adopting amendments to the San Diego Municipal Code, to implement Build Better SD, whichever occurs later, and shall be in effect at the time of application submission, in accordance with San Diego Municipal Code Chapter 14, Article 2, Division 6, plus automatic annual increase in accordance with San Diego Municipal Code section 142.0640(b), except that where the Citywide Library DIF would result in an increase from any other applicable library component of a DIF from July 1, 2022, such increases shall go into effect beginning July 1, 2023.

12. That a community specific Development Impact Fund shall be prioritized prior to appropriating or expending Citywide Library Development Impact Fund in each community.

13. That the Mayor or their designee is authorized to appropriate and expend up to \$500,000 of Citywide Library Development Impact Funds when needed to leverage existing community-based funds to ensure faster delivery of identified Council-approved projects.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Shannon C. Eckmeyer
Shannon C. Eckmeyer
Deputy City Attorney

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Or.Dept: Planning
Doc. No.: 3011679_2

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of AUG 01 2022.

ELIZABETH S. MALAND
City Clerk

By Connie Patterson
Deputy City Clerk
for Matthew Hilario

Approved: 8/01/22
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on AUG 01 2022, by the following vote:

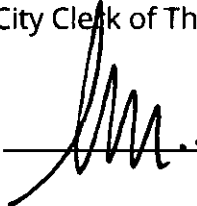
Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 09 2022.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY: TODD GLORIA
Mayor of The City of San Diego, California.

(Seal) ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 314272