

**DEVELOPMENT IMPACT FEE CONTRACT**  
**PARK & LIBRARY MITIGATION AND QUIMBY FEES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE**  
**City of Glendale**

ADDRESS(ES): \_\_\_\_\_

APN: \_\_\_\_\_

**I. TYPE OF FEE (Circle One)**

1) Mitigation Fee

2) Quimby Fee \* (Residential Subdivisions ONLY)

**II. TYPE OF DEVELOPMENT (Circle All that Apply):**

1) Single Family Residential

2) Multi-Family Residential

3) Industrial

4) Office

5) Commercial

**III. Number of New Residential Units:**

AND/OR

**Square Footage (Gross Floor Area) of Construction:**

*"Gross Floor Area" shall mean the total horizontal area of all floors beneath the roof of the building. The computation excludes the columns, permanent interior walls, stair shafts and mechanical equipment rooms that serve the building as a whole (offices only) and that are actually occupied by parking. Computation includes corridors, bathrooms, interior partitions which are not permanent or anything else not excluded above.*

**IV. Number of Existing Residential Units Demolished for this project at this site:**

AND/OR

**Square Footage (Gross Floor Area) Demolished for this Project at this site:**

**Note:** If units/square footage are demolished, (Section IV) attach verification to this form and list type of verification: \_\_\_\_\_

**OWNER'S AFFIDAVIT AND CONTRACT**

I hereby certify that I am the legally authorized owner of all property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, business, etc., as evidenced by separate instrument attached herewith. I hereby grant to the applicant of this form full power to sign all documents related to this application, including any conditions or litigation measures as may be deemed necessary. I hereby certify that all measurements including square footage and number of housing units are true and correct. I hereby agree to pay the balance of any Development Impact fees due and owing as set forth on this application prior to issuance of a Certificate of Occupancy for any building for which this contract is required.

**I declare under penalty of perjury that the foregoing is true and correct.**

Executed on (Date) \_\_\_\_\_ at \_\_\_\_\_, California

Owner's Signature \_\_\_\_\_

Owner's Printed Name \_\_\_\_\_

**APPLICANT'S AFFIDAVIT**

I hereby certify that the statements furnished above and in the attached exhibits represent the data and information required for this initial evaluation and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to the return of this form for appropriate revisions, understanding the City of Glendale cannot process this form until all applicable information is corrected or provided by the applicant. I hereby certify that I have been legally authorized by the owner to present this application and to sign on behalf of all documents related to this application, including any conditions or litigation measures as may be deemed necessary. I hereby certify that all measurements including square footage and number of housing units are true and correct.

**Note:** When the applicant is a corporation, partnership, business, etc., a separate document verifying the authorization to sign for such applicant is required.

**I declare under penalty of perjury that the foregoing is true and correct.**

Executed on (Date) \_\_\_\_\_ at \_\_\_\_\_, California

Applicant's Signature \_\_\_\_\_

Applicant's Printed Name \_\_\_\_\_

**DEVELOPMENT IMPACT FEE CONTRACT - PAGE TWO**  
**PARK & LIBRARY MITIGATION AND QUIMBY FEES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE**  
**City of Glendale**

ADDRESS(ES): \_\_\_\_\_ APN \_\_\_\_\_

**A. Fee Exemption**

Verify for Fee Exemption. If you checked "Yes" in any box, STOP and see the Community Development Dept. to certify the Fee Exemption. If you check "No" in all the boxes below, move to Section B.

Check "Yes" or "No" to determine if project qualifies for Fee Exemption	Yes	No
1. <b>NOMINAL SQUARE FOOTAGE</b> - Addition of non-residential nominal square footage of 1,250 sq ft or less?		
2. <b>AUTO DEALER</b> - Is this an Auto Dealer project?		
3. <b>HOTEL</b> - Is this a Hotel project?		
4. <b>SPECIAL USES</b> - Is this project for a hospital, church, education facility, youth and recreational facility or other community use which serves the public, as determined by the Director of Community Development?		
5. <b>NATURAL DISASTER</b> - Is this project a reconstruction following a natural disaster, as declared by the Governor? Construction should be substantially equivalent to the damaged property.		
6. <b>VALID BUILDING PERMIT</b> - Did you have a valid building permit on the effective date of Ordinance 5575 (9/11/2007)? (This doesn't include those who were required to pay for Development Impact Fees as a condition of approval to build.)		

SIGNATURE OF DIRECTOR OF COMMUNITY DEVELOPMENT (ONLY REQUIRED IF "YES" IS CHECKED) \_\_\_\_\_ DATE: \_\_\_\_\_

**B. Fee Reduction**

Check "Yes" or "No" to determine if project qualifies for Fee Reduction.	Yes	No
1. Is this an Affordable Housing Project approved by Community Development?(Go to Section D)		
2. Is this project subject to an agreement between the City and Developer to reduce fees (If "yes", attach executed agreement) (Go to Section E)		
3. Is this a "Pipeline Project?" A Pipeline Project means any development project for which the Department of Community Development or its predecessor has issued a written determination that a Stage I design review or equivalent design review application has been deemed complete or where a project has received a Stage I or final design review approval or a building permit prior to March 29, 2014. Pipeline development project status is not indefinite and shall expire if not acted upon within the time frames established in Chapter 4.10 of Title 4 or Title 30 of the Glendale Municipal Code. (Go to Section F)		

If you check "Yes", skip to Fee Reduction Application Section D, E or F.  
 If you checked "No", proceed to Section C. Complete Section C and STOP.

**C. Development Impact Fee**

1. **Development Impact Fee** means a monetary exaction imposed as a condition of or in connection with the issuance of an approval of a development project for the purpose of defraying all or a portion of the cost of certain capital improvements related to the development project. **"Net New"** - means construction of new Units/Sq.Ft. above and beyond existing Units/Sq.Ft. being demolished. (i.e. Sq.Ft./# of Units for New Construction - Sq.Ft./# of Units Demolished on Site = Net New Sq.Ft./# of Units)

CALCULATOR	NET New Sq. Ft./ # Units	X	Fee Per Sq. Ft./ Unit (See Schedule #1)	=	Park/Library Fee Amount
Library Fee		X		=	
Park Fee		X		=	

Subtotal Fee Amount (a) \_\_\_\_\_

Continue to next page...

**DEVELOPMENT IMPACT FEE CONTRACT - PAGE THREE**  
**PARK & LIBRARY MITIGATION AND QUIMBY FEES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE**  
 City of Glendale

ADDRESS(ES): \_\_\_\_\_ APN \_\_\_\_\_

**C. Development Impact Fee - Continued...**

**2. Use this Section for MIXED USE Development or to Calculate CREDIT for Demolished property IF different from NEW development:** Use this additional section as an extra section to calculate the fee amount if the NEW development is a MIXED USE development (i.e. residential/office) or to apply credit for demolished property if the demolished property is different from the NEW development (i.e. NEW development is Residential, but demolishing Non-Residential property). If additional space is needed, use the "Additional Worksheet" on page 6 attached.

CALCULATOR	NET New Sq. Ft./ # Units <u>OR</u> Sq. Ft./# Units Demolished	X	Fee (Credit) Per Sq. Ft./ Unit (See Schedule #1)	=	Park/Library Fee Amount/ (Credit) for Demolished Units/Sq. Ft.
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	

**Subtotal Fee Amount/(Credit) Amount for Demolished Units/Sq. Ft. (b)**  
 (If using "Additional Worksheet" on page 6, please carryover the Subtotal from that page if applicable)

**3. Total Fee Amount (c):** For Mixed Use Projects **(a+b=c)** and/or Credit for Demolished Property, IF different from NEW development **(a-b=c)**

**DO NOT WRITE BELOW THIS LINE - CITY STAFF ONLY**

The Fee is based on the amount in effect at the time of payment, unless it is a Pipeline Project. Full fee amount is due at permit issuance unless it meets requirements under GMC 4.10.050 (Exemptions).

Payment *			
Fee Type	Date	Receipt #	Amount
Library Fee			
Park Fee			

DEVELOPMENT IMPACT FEE SCHEDULE #1				
Effective March 29, 2014				
Land Use		Library Component	Park Component	Total Mitigation/ * Quimby Fees
<b>MITIGATION - RESIDENTIAL</b>				
Single Family	Per Unit	\$1,945	\$19,883	\$21,828
Multi-family	Per Unit	\$1,671	\$17,080	\$18,751
<b>MITIGATION - NON-RESIDENTIAL</b>				
Commercial	Per SqFt	\$0.46	\$6.04	\$6.50
Office	Per SqFt	\$0.56	\$7.36	\$7.92
Industrial	Per SqFt	\$0.23	\$3.01	\$3.24
<b>* QUIMBY - RESIDENTIAL ONLY</b>				
Single Family	Per Unit	\$1,945	\$17,850	\$19,795
Multi-family	Per Unit	\$1,671	\$15,335	\$17,006

\* **Quimby Fees** are applied to Residential subdivision projects ONLY and are imposed as a condition of approval of a tentative tract map or tentative parcel map on a subdivision of land. The Full payment of the Quimby fee (100%) is due and will be collected prior to final tract or parcel map approval for residential subdivisions.

**DEVELOPMENT IMPACT FEE CONTRACT - PAGE FOUR**

ATTACHMENT TO APPLICATION FOR FEE REDUCTION

City of Glendale \*\*\*\* To be certified by City Staff \*\*\*\*

ADDRESS(ES): \_\_\_\_\_

APN \_\_\_\_\_

\*\*\*\*\*FEE REDUCTION APPLICATION\*\*\*\*\*

Sections D, E and F are for applicants requesting a reduction. This application must be certified by the applicable Department prior to obtaining a fee reduction. Submit this completed and signed form when applying for a fee reduction.

**D. Covenanted Affordable Housing Fee Reduction - Sliding Scale**

**1. PERCENTAGE PROJECT AFFORDABLE** - Formula is net number of units ÷ Number of Affordable Units = Percentage Affordable

Number Affordable Units:	<input type="text"/>	÷	Total Number of Units:	<input type="text"/>	=	<input type="text"/>	(Percentage Affordable Units)
--------------------------	----------------------	---	------------------------	----------------------	---	----------------------	-------------------------------

**2. REDUCED RATE PER UNIT - SLIDING SCALE-** Formula is % of Reduction From Sliding Scale X Full Fee = Reduced Unit Fee

SLIDING SCALE	Percentage of Actual Fee	LIBRARY Mitigation Reduced Fee Per Unit	PARK Mitigation Reduced Fee Per Unit
At least <b>20%</b> Affordable (Fees are 100% Exempt) Multiply Full Fee by:	0%	\$0.00	\$0.00
At least <b>15%</b> Affordable (Fees 75% Exempt), Multiply Full Fee by:	25%	\$417.75	\$4,270
At least <b>10%</b> Affordable (Fees 50% Exempt), Multiply Full Fee by:	50%	\$835.50	\$8,540
At least <b>5%</b> Affordable (Fees 25% Exempt), Multiply Full Fee by:	75%	\$1,253.25	\$12,810

Fees by Type	NET New Units	X	Reduced Fee Per Unit from Sliding Scale (Chart D.2.)	=	Park/Library Reduced Fee Amount
Library Mitigation		X		=	
Parks Mitigation		X		=	

**Subtotal Reduced Fee Amount (a)**

**3. Use this section to help calculate the fee for MIXED USE Development or to Calculate CREDIT for Non-Residential Demolished property:** Use this additional section to calculate the fee amount for the Non-Residential portion of the NEW development if it is a MIXED USE development (i.e. Affordable Housing/Non-Residential development) or to apply a credit for demolishing a Non-Residential property (i.e. NEW development is Affordable Housing, but demolishing Commercial property). If additional space is needed, use the "Additional Worksheet" on page 6 attached.

CALCULATOR	NET New/Demolished Sq. Ft.	X	Fee (Credit) Per Sq. Ft. (See Schedule #1)	=	Park/Library Fee Amount/ (Credit) Amount for Demolished/Sq. Ft. (b)
Library Fee		X		=	
Park Fee		X		=	

**Subtotal Fee Amount/(Credit) Amount for Demolished Units/Sq. Ft. (b)**   
(If using "Additional Worksheet" on page 6, please carryover the Subtotal from that page if applicable)

**3. Total Fee Amount (c):** For Mixed Use Projects (a+b=c) and/or Credit for Demolished Property, IF different from NEW development (a-b=c)

**DO NOT WRITE BELOW THIS LINE - CITY STAFF ONLY**

The Fee is based on the amount in effect at the time of payment, unless it is a Pipeline Project. Full fee amount is due at permit issuance unless it meets requirements under GMC 4.10.050 (Exemptions).

Payment			
Fee Type	Date	Receipt #	Amount
Library Fee			
Park Fee			

**SIGNATURE OF DIRECTOR OF COMMUNITY DEVELOPMENT (REQUIRED IF "SECTION D" IS COMPLETED)** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**DEVELOPMENT IMPACT FEE CONTRACT - PAGE FIVE**

ATTACHMENT TO APPLICATION FOR FEE REDUCTION

City of Glendale \*\*\*\* To be certified by City Staff \*\*\*\*

ADDRESS(ES): \_\_\_\_\_

APN: \_\_\_\_\_

**E. Fee Reductions for Projects Subject to Agreement with the City**

Please attach a copy of the executed agreement with the City and Developer (Applicant) referencing the fee agreed upon.

CALCULATOR	NET Sq. Ft./ # Units	X	Reduced Fee Per Sq. Ft./ Unit (Per Attached Agreement)	=	Park/Library Fee Amount
Library Fee		X		=	
Park Fee		X		=	
<b>Total Reduced Fee Amount</b>					

**DO NOT WRITE BELOW THIS LINE - CITY STAFF ONLY**

Payment			
Fee Type	Date	Receipt #	Amount
Library Fee			
Park Fee			

SIGNATURE OF DIRECTOR OF COMMUNITY DEVELOPMENT (REQUIRED IF "SECTION E" IS COMPLETED)

DATE: \_\_\_\_\_

**F. Fee Reductions for Pipeline Projects**

1. PIPELINE PROJECT - Is this a "Pipeline Project?" Pipeline Project as defined in GMC 4.10.040 Section D.

CALCULATOR	NET Sq. Ft./ # Units	X	Pipeline Fee Per Sq. Ft./ Unit (See Schedule #2)	=	Park/Library Pipeline Fee Amount
Library Fee		X		=	
Park Fee		X		=	
<b>Subtotal Pipeline Fee Amount (a)</b>					

2. Use this Section for MIXED USE Development or to Calculate CREDIT for Demolished property IF different from NEW development: Use this additional section as an extra section to calculate the fee amount if the NEW development is a MIXED USE development (i.e. residential/office) or to apply credit for demolished property if the demolished property is different from the NEW development (i.e. NEW development is Residential, but demolishing Non-Residential property). If additional space is needed, use the "Additional Worksheet" on page 6 attached.

CALCULATOR	NET New Sq. Ft./ # Units OR Sq. Ft./# Units Demolished	X	Pipeline Fee (Credit) Per Sq. Ft./ Unit (See Schedule #2)	=	Park/Library Pipeline Fee Amount/(Credit) Amount for Demolished Units/Sq. Ft.
Library Fee		X		=	
Park Fee		X		=	
<b>Subtotal Pipeline Fee Amount/(Credit) Amount for Demolished Units/Sq. Ft. (b)</b> (If using "Additional Worksheet" on page 6, please carryover the Subtotal from that page if applicable)					

3. Total Pipeline Fee Amount (c): For Mixed Use Projects (a+b=c) and/or Credit for Demolished Property, IF different from NEW development (a-b=c)

**DO NOT WRITE BELOW THIS LINE - CITY STAFF ONLY**

The Fee is based on the amount in effect at the time of payment, unless it is a Pipeline Project.

\* Quimby Fee: 100% Due prior to final tract or parcel map approval

Payment *			
Fee Type	Date	Receipt #	Amount
Library Fee			
Park Fee			

SIGNATURE OF DIRECTOR OF COMMUNITY DEVELOPMENT (REQUIRED IF "SECTION F" IS COMPLETED)

DATE: \_\_\_\_\_

DEVELOPMENT IMPACT FEE SCHEDULE #2 FOR PIPELINE PROJECTS Effective March 29, 2014				
Land Use		Library Component	Park Component	Total Mitigation/Quimby * Fee
RESIDENTIAL	Per Unit	\$630	\$6,370	\$7,000
NON-RESIDENTIAL				
Commercial	Per SqFt	\$0.19	\$2.48	\$2.67
Office	Per SqFt	\$0.23	\$3.03	\$3.26
Industrial	Per SqFt	\$0.09	\$1.24	\$1.33
QUIMBY - Residential	Per Unit	\$630	\$6,370	\$7,000

**DEVELOPMENT IMPACT FEE CONTRACT - PAGE SIX**  
**PARK & LIBRARY MITIGATION AND QIMBY FEES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE**  
 City of Glendale

ADDRESS(ES): \_\_\_\_\_ APN \_\_\_\_\_

**Additional Worksheet (If Necessary)**

**Use this Section for MIXED USE Development or to Calculate CREDIT for Demolished property IF different from NEW development:** Use this additional section as an extra section to calculate the fee amount if the NEW development is a MIXED USE development (i.e. residential/office) or to apply credit for demolished property if the demolished property is different from the NEW development (i.e. NEW development is Residential, but demolishing Non-Residential property).

CALCULATOR	NET New Sq. Ft./ # Units <u>OR</u> Sq. Ft./# Units Demolished	X	Fee (Credit) Per Sq. Ft./ Unit (See Schedule #1) (See Schedule #2 if Pipeline Project)	=	Park/Library Fee Amount/(Credit)for Demolished Units/Sq. Ft.
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	
Library Fee		X		=	
Park Fee		X		=	

**Subtotal Fee Amount/(Credit) Amount for Demolished Units/Sq. Ft. (b)**  
 (Transfer this Subtotal to appropriate Section (C, D or F) as applicable )