

Division 19.8: The Centre City Planned District

§103.1954 Establishment of the Centre City Transit and Parking Improvement Fund

- (a) There is hereby established a fund to be known and denominated as the Centre City Transit and Parking Improvement Fund. The fund shall consist of funds derived from the fees to be paid to the City pursuant to provisions of Sections 103.1951 through 103.1958 and any other appropriations as determined from time to time by legislative action of the City Council. This fund shall be administered by the City pursuant to the provisions of Sections 103.1951 through 103.1958, and in conjunction with the Centre City Community Plan, the Three-Year Program Plan identified in Section 103.1956, the appropriation ordinances and Council policies applicable thereto.
- (b) Fees shall be calculated by multiplying the new Net Floor Area of the project by the amount of the Transit and Parking Improvement Fee identified in Table 1 of Section 103.1954.
- (c) Residential and Single Room Occupancy (SRO) hotel projects are exempt from the requirements of this Section.
- (d) Fees shall be calculated at the level in effect when the building permit is issued.
- (e) Fees shall be paid at issuance of the Certificate of Occupancy.
- (f) Fees shall be valid for not more than two years after the issuance of the building permit. After two years, the level of fees will be calculated at the current level in effect at that time.
- (g) The payment of fees shall be credited to any citywide or regional transportation fees applied to downtown.

(Added 5-11-1992 by O-17766 N.S.)

§103.1955 Purpose and Use of Centre City Transit and Parking Improvement Fund

- (a) Funds in the fund shall be used solely for programs and administrative support approved by the City Council to meet the transit and parking needs of the Centre City Community Plan. These programs shall include those providing transit and parking facilities and improvements through redevelopment of land within Centre City.

- (b) It is the intent of the City Council to coordinate with the Metropolitan Transit Development Board (MTDB) to implement the programs and projects contemplated herein.
- (c) The provisions of Sections 103.1951 through 103.1058 shall apply to any non-residential construction, erection, conversion, establishment, alteration, enlargement, or change in use in any area of Centre City identified in Section 103.1953 that results in an increase in the Net Floor Area of a building by greater than twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

(Amended 4-7-1998 by O-18480 N.S.; effective 1-1-2000.)

§103.1956 Criteria For Expenditure

While the existing street and transportation system is at capacity in many locations, it is adequate to meet current transportation needs. The redevelopment of the Centre City Community Planning area and the construction of new non-residential development will place unmitigatable demands on the existing street and transportation system.

Funds in the fund shall be used solely for the provision of transit and parking facilities and improvements that benefit the Centre City Community Planning area by increasing the peak period work-related transit mode split with an ultimate goal of forty percent (40%).

This is necessitated by the increased transportation demand generated by new non-residential development anticipated to occur in the Centre City Community Planning area and as further provided for in the Centre City Community Plan, Centre City Planned District Ordinance, Centre City Parking Ordinance and the Centre City Redevelopment Plan.

To this end, a Three Year Program Plan shall be established that will provide for the timely expenditure of the funds. Projects may include but are not limited to the purchase of transit vehicles, bus shelters, implementation of the Park Boulevard light rail transit line and other guideway improvements.

(Added 5-11-1992 by O-17766 N.S.)

§103.1957 Three-year Program Plan

Prior to the commencement of the fiscal year and annually thereafter, Centre City Development Corporation (CCDC) shall adopt a Three-Year Program Plan and present it to Council for action. This document shall plan for the following three (3) years. The Program Plan shall set forth with respect to the three-year period a description of all programs to be funded with funds from the Transit and Parking Improvement Fund specifying the intended beneficiaries of the program. All disbursements from the fund shall be consistent with the Program Plan. The Program Plan shall comply with all of the applicable requirements of California State law.
(Added 5-11-1992 by O-17766 N.S.)

§103.1958 Reserve Fund

The City may establish and maintain a reserve fund account adequate to preserve the ability of the fund to take maximum advantage of unforeseen opportunities in assisting transit and parking facilities and to ensure prudently against unforeseen expenses. The amount to be maintained in this reserve fund shall be determined by CCDC. CCDC shall establish procedures for maintaining such a fund.

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	TRANSIT AND PARKING IMPROVEMENT FEE
A. RESIDENTIAL	
Group Residential	-
Live/Work Quarters (loft)	-
Living Units	-
Multifamily Units	-
Senior Citizen Housing	-
B. COMMERCIAL/PROFESSIONAL OFFICE	
Professional and Business Office	\$3.75 per square foot
Governmental Offices	\$3.75 per square foot
C. COMMERCIAL RETAIL	
Food/Grocery Sales	\$1.50 per square foot

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	TRANSIT AND PARKING IMPROVEMENT FEE
Retail Sales	\$1.50 per square foot
Wholesale/Retail Sales	\$0.75 per square foot
D. COMMERCIAL SERVICES	
Ambulance Services	\$1.50 per square foot
Animal Hospitals	\$1.50 per square foot
Artist' Studios	\$1.50 per square foot
Banks, Credit Unions, and Savings and Loan Associations	\$1.50 per square foot
Banquet Facilities, Clubs & Lodges	\$1.50 per square foot
Building materials & Services	\$1.50 per square foot
Business & Home Services	\$1.50 per square foot
Catering Services	\$1.50 per square foot
Commercial Recreation & Entertainment	\$1.50 per square foot
Commercial Communication Facilities	\$1.50 per square foot
Eating & Drinking Establishments	\$1.50 per square foot
Laboratories-	\$1.50 per square foot
Mortuaries	\$1.50 per square foot
Nurseries, Plant	\$1.50 per square foot
Personal Improvement Services	\$1.50 per square foot
Personal & Convenience Services	\$1.50 per square foot
Research & Development Services	\$1.50 per square foot
Visitor Accommodations	
Bed & Breakfast	\$1500 per room

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	TRANSIT AND PARKING IMPROVEMENT FEE
Hotels & Motels	\$1500 per room
Single Room Occupancy	-
E. PUBLIC AND SIMIPUBLIC	
Colleges & Universities	\$750 per faculty & staff
Community & Human Care Facilities	\$1.50 per square feet
Correctional Placement Center	\$1.50 per square feet
Cultural Institutions	\$1.50 per square feet
Hospitals/Clinics	\$1.50 per square feet
Park & Recreation Facilities	\$1.50 per square feet
Performing Arts/Theatres	\$1.50 per square feet
Religious Assembly	\$1.50 per square feet
Schools, Public or Private	\$750 per faculty & staff
Transportation Facilities	
Major	\$1.50 per square feet
Limited	\$1.50 per square feet
F. VEHICLE/EQUIPMENT SALES AND SERVICES	
Automobile Rentals	\$0.75 per square foot
Automobile Washing & Detailing	\$0.75 per square foot
Service Stations	\$0.75 per square foot
Vehicle/Equipment Sale & Rental	\$0.75 per square foot
Vehicle/Equipment Repair, Limited	\$0.75 per square foot

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	TRANSIT AND PARKING IMPROVEMENT FEE
G. INDUSTRIAL	
Industry	
General	\$0.75 per square foot
Limited	\$0.75 per square foot
Maintenance & Service Facilities	\$0.75 per square foot
Marine Industry	\$0.75 per square foot
Trucking Terminals	\$0.75 per square foot
Utilities	
Major	\$0.75 per square foot
Limited	\$0.75 per square foot
Wholesaling, Distribution and Storage	\$0.75 per square foot
- = exempt from fees	

(Added 5-11-1992 by O-17766 N.S.)

