



Council Agenda Report

To: Mayor Farrer and the Honorable Members of the City Council

Prepared by: Elizabeth Shavelson, Assistant to the City Manager

Approved by: Reva Feldman, City Manager

Date prepared: June 9, 2020 Meeting date: June 22, 2020

Subject: Extending the Waiving of Fees Related to the Rebuilding of Structures Damaged or Destroyed by the Woolsey Fire

RECOMMENDED ACTION: Adopt Resolution No. 20-32 superseding and replacing Resolution No. 20-10; directing the City Manager to waive certain fees related to the rebuilding of structures that were damaged or destroyed by the Woolsey Fire on a property used as a primary residence; and finding the action to be exempt from the California Environmental Quality Act.

FISCAL IMPACT: To date, the City has waived or refunded approximately \$2.22 million in fees associated with the Woolsey Fire. The average amount of fees currently being waived is approximately \$18,000 per property, however, this amount does not include fees for auxiliary structures that are also being waived. To date the City has issued 240 planning verifications and 106 building permits for single family residences.

There are approximately 382 single family residences that have yet to submit an application. It is unknown how many more eligible planning and building permit applications will be submitted, and of those, how many building permits will be issued in Fiscal Year 2020-2021. Assuming the City approves 200 building permits for eligible rebuild projects in Fiscal Year 2020-2021, the total amount of fees to be waived in Fiscal Year 2020-2021 under the terms of the proposed resolution could exceed \$3.6 million for a total waived over multiple years of \$5.8 million. The \$5.8 million exceeds the prior estimate of \$4.2 million of total fees that will be waived due to the high number of auxiliary structures and other related fees that are also being waived.

WORK PLAN: This item was included as item 2a in the Adopted Work Plan for Fiscal Year 2019-2020.

DISCUSSION: On June 24, 2019, the Council adopted Resolution No.19-30 waiving permit fees in Fiscal Year 2019-2020 for like-for-like and like-for-like plus 10% Woolsey Fire primary residence rebuilding. The Council also approved the refunding of any of these permit fees paid in Fiscal Year 2018-2019.

On February 24, 2020, the Council adopted Resolution No. 20-10 to clarify and extend the fee waiver program. Resolution No. 20-10 established that all fees for the rebuilding of like-for-like and like-for-like plus 10% Woolsey Fire primary residence would be waived so long as the homeowner was in compliance with certain requirements namely that the application for fee waiver is received by June 30, 2020, all required Planning Department applications for the project are deemed complete by June 30, 2020, and all required building permits are pulled by December 30, 2020.

On June 8, 2020, in response to concerns raised from homeowners whose efforts to rebuild and meet the fee waiver deadlines have been negatively impacted by ongoing insurance claims, the COVID-19 pandemic and other circumstances beyond their control, Council directed staff to bring back a resolution to extend the fee waiver deadlines by six months.

Resolution No. 20-32 (attached) extends the fee waiver deadlines for eligible rebuild projects as follows:

- The application for waiver must be received by December 30, 2020.
- All required Planning Department applications for the project must be deemed complete by December 30, 2020.
- All required building permits must be pulled by June 30, 2021.

In addition, the resolution clarifies that all fees associated with post-approval revisions to the project's Planning Department approval or building permit issuance will be charged in accordance the City's Adopted Fee Schedule.

ATTACHMENTS: Resolution No. 20-32

RESOLUTION NO. 20-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU SUPERSEDING AND REPLACING RESOLUTION NO. 20-10; DIRECTING THE CITY MANAGER TO WAIVE CERTAIN FEES RELATED TO THE REBUILDING OF STRUCTURES THAT WERE DAMAGED OR DESTROYED BY THE WOOLSEY FIRE ON A PROPERTY USED AS A PRIMARY RESIDENCE; AND FINDING THE ACTION TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

- A. The 2018 Woolsey Fire destroyed at least 488 single-family homes in Malibu.
- B. In the public interest of encouraging the rebuilding of homes in the City that were lost in the Woolsey Fire, the City desires to waive certain planning and building permit fees related to the rebuilding structures that were damaged or destroyed by the Woolsey Fire.
- C. The waiving of fees will only be applicable to owners of properties that are being rebuilt as a like-for-like or like-for-like plus 10% rebuild and were used as a primary residence by such owners as of November 8, 2018.
- D. Property owners requesting a waiver of fees must demonstrate primary residency with an active voter registration, a valid driver's license or other government-issued identification card with the address of the property that was destroyed by the Woolsey Fire acceptable to the City Manager and file an affidavit with the City on the form specified by the City Manager.
- E. Building permits eligible for fee waiver shall include grading, foundation, building, plumbing, mechanical, electrical and Onsite Wastewater Treatment System (OWTS) permits.
- F. The City cannot waive permit fees required by other agencies including, but not limited to, the County of Los Angeles and the State of California.
- G. On June 24, 2019, the City Council adopted Resolution No. 19-30 authorizing the waiving of fees from November 8, 2018 through June 30, 2020.
- H. On February 24, 2020, the City Council adopted Resolution No. 20-10 authorizing the waiving of certain fees related to the rebuilding of structures that were damaged or destroyed by the Woolsey Fire on a property used as a primary residence. The City Council now desires to modify and replace Resolution No. 20-10 as herein described.

SECTION 2. Action.

The recitals above are adopted and, based thereon, the City Council directs the City Manager to waive the necessary planning and building permit fees for projects rebuilding a like-for-like or like-for-like plus 10% structures that were damaged or destroyed by the Woolsey Fire where the property owner demonstrates to the satisfaction of the City Manager that the property was used as the primary residence by the property owner on November 8, 2018, subject to the following

requirements and limitations:

- (1) an application for waiver is received by December 30, 2020,
- (2) all required Planning Department applications for the project are deemed complete by December 30, 2020,
- (3) all required building permits are pulled by June 30, 2021 (fees will have to be paid for any building permit pulled after June 30, 2021, before it will be issued),
- (4) all fees associated with post-approval revisions to the project's Planning Department approval or building permit issuance will be charged in accordance the City's Adopted Fee Schedule.
- (5) in no case shall any fees be waived after June 30, 2021, and
- (6) fee waivers are not transferable. If a waiver is obtained, a Certificate of Occupancy will only be issued to the property owner who filed the affidavit establishing primary residence at the time of the Woolsey Fire with the City. All fees that were waived must be paid to the City before a Certificate of Occupancy will be issued to an owner other than the one listed on the fee waiver.

This resolution supersedes and replaces Resolution 20-10.

SECTION 3. Environmental Review.

The Council finds that the adoption and implementation of this resolution is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment, section 15064(e) which exempts purely economic regulations, and Public Resources Code Section 21080(b)(4) regarding actions to mitigate or prevent an emergency.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 22nd day of June 2020.

KAREN FARRER, Mayor

ATTEST:

HEATHER GLASER, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

CHRISTI HOGIN, City Attorney