CITY OF LONG BEACH

Community Development Department
Building and Safety Bureau
411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.PMIT (7648) | longbeach.gov/lbcd

FORM-015

LBUSD School Developer Fee Area Determination

PROJECT INFORMATION	
SITE ADDRESS (include unit addresses):	DATE:
BUILDING PROJECT NUMBER (complete separate form for each project number):	

☐ **Designated Residential Development Project** per GC §66007 – Confirmed by Planning Bureau
Eligible for fee deferral. Confirmed Project Condition: _____ (See back of form for additional information)

AREA DETERMINATION

Project Type (check one or more boxes)		New or Added (sf)	Change of Use (sf)	Demolished (sf)	Total (sf)
☐ Residential New Construction					
☐ Residential Addition (>500 sf)					
☐ Accessory Dwelling Unit(s)					
COMMERCIAL INDUSTRIAL CONSTRUCTION	☐ Bank				
	☐ Hospitality (Lodging, Hotel, Motel)				
	☐ Industrial / Warehouse / Manufacturing				
	☐ Medical Office				
	☐ Office or Industrial Business Park				
	☐ Rental Self-Storage				
	☐ Research and Development				
	☐ Shopping Center (Retail)				

Notes: (sf) = square foot
Accessory Dwelling Unit address(es) shall be assigned prior to completion of this form.
"Change of Use" includes conversion of existing building area to habitable floor area.

For questions concerning the area determination of the *assessable space* or *chargeable covered and enclosed space*, please contact the building plan review staff member listed below.

CITY OF LONG BEACH PLAN REVIEW STAFF	
BUILDING PLAN REVIEW STAFF NAME:	TELEPHONE NUMBER:
SIGNATURE:	E-MAIL ADDRESS:

INSTRUCTIONS AND INFORMATION

Long Beach Unified School District **Facilities Development & Planning Branch** 2425 Webster Avenue Long Beach CA 90810 Telephone: 562.997.7550 www.lbschools.net/developerfees	To obtain information regarding the LBUSD Developer Fee process, please contact the school district by telephone at 562.997.7550 or online at www.lbschools.net/developerfees. Fees are subject to changes. For the most current fees and observed holidays, please contact LBUSD by telephone at 562.997.7550 or online at www.lbschools.net/developerfees.

RELEVANT CALIFORNIA EDUCATION & GOVERNMENT CODE SECTIONS

Education Code Section 17620(a)(1) – Development Fees
The governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities, subject to any limitations set forth in Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code.

Government Code Section 65995(b)(1) – Assessable Space
"*Assessable space*," for this purpose, means all of the square footage within the perimeter of a residential structure, not including any carport, covered or uncovered walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. The amount of the square footage within the perimeter of a residential structure shall be calculated by the building department of the city or county issuing the building permit, in accordance with the standard practice of that city or county in calculating structural perimeters.

Government Code Section 65995(b)(2) – Chargeable Covered and Enclosed Space
"*Chargeable covered and enclosed space*," for this purpose, means the covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage areas incidental to the principal use of the construction, garage, parking structure, unenclosed walkway, or utility or disposal area. The determination of the chargeable covered and enclosed space within the perimeter of a commercial or industrial structure shall be made by the building department of the city or county issuing the building permit, in accordance with the building standards of that city or county.

Government Code Section 65995(d) – Construction Definition and Exclusions
"*Construction*" means new construction and reconstruction of existing buildings for residential, commercial, or industrial (uses). In addition, "*commercial or industrial construction*" includes, but is not limited to, any hotel, inn, motel, tourist home, or other lodging for which the maximum term of occupancy for guests does not exceed 30 days, but does not include any residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code.

"*Residential, commercial, or industrial construction*" does not include any facility used exclusively for religious purposes that is thereby exempt from property taxation under the laws of this state, any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code, or any facility that is owned and occupied by one or more agencies of federal, state, or local government.

Government Code Section 66007(c)(4) – Designated Residential Development Projects
"Designated Residential Development Projects" means a residential development project that meets any of the following conditions:

a. The project dedicates 100 percent of units, exclusive of a manager's unit or units, to lower income households, as defined by Section 50079.5 of the Health and Safety Code.
b. The project is A Low Barrier Navigation Center Development of multifamily uses that meets the requirements described in Section 65662 of the Government Code.
c. The project is lower or mixed income multifamily housing development in or adjacent to commercial zones approved by a local government following a streamlined, ministerial review pursuant to Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) of Chapter 4.1 of the Government Code.
d. The project is a lower or moderate income multifamily housing development of 2 or more units that meets the requirements described in subdivision (a) of Section 65913.4 of the Government Code.
e. The project is lower or moderate income housing units on land owned by a higher education or religious institution that meets the criteria described in subdivision (c) of Section 65913.16 of the Government Code.
f. The project is entitled to a density bonus pursuant to subdivision (b) of Section 65915 of the Government Code.
g. The project includes 10 or fewer units.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.