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Rod Gould
City Manager
City of Santa Monica
1685 Main Street, Room 209
Santa Monica, CA 90401

David Martin
Director of Planning and Community Development
City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

November 14th, 2012

Dear Mr. Gould and Mr. Martin,

We are writing on behalf of the Santa Monica Chamber of Commerce's Transportation Impact Fee ("TIF") Subcommittee to provide you with the enclosed report prepared by David Shender of Linscott, Law & Greenspan, Engineers. Mr. Shender's report focuses on the City's proposed TIF as it relates to residential uses, neighborhood/local-serving retail uses, credits for existing uses to be removed, changes of use, auto dealers, and vacant buildings.

In addition to the focused points and recommendations made in Mr. Shender's report, the Santa Monica Chamber of Commerce's TIF Subcommittee believes that overall the TIF rates currently proposed by City Staff are excessive. This is especially true when comparing the proposed TIF rates with the transportation fees charged by neighboring jurisdictions and when considering the cumulative effect of the proposed TIF and the City's other development fees. The Chamber believes the proposed TIF rates should be reduced substantially to be more in line with other jurisdictions.


We look forward to discussing our comments and Mr. Shender's recommendations with you.

Sincerely,



Ellis O'Connor
Chairman

Sincerely,



Laurel Rosen
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