

PLANNING APPLICATION FEE SCHEDULE

ADOPTED MARCH 17, 2009 / EFFECTIVE DATE MAY 18, 2009

CITY COUNCIL RESOLUTION NO. 2009-19

PLANNING APPLICATION	FEE
Affordable Housing Feasibility Analysis	\$2,255
Initiation – General Plan, Local Coastal Plan, Specific Plan, Zoning Map, or Code Language (TD for Project Planner & consultants)**	\$1,813 & Trust Deposit
Amendments – General Plan, Local Coastal Plan, Specific Plan, Zoning Map, or Code Language (TD for Project Planner & consultants)**	\$1,469 & Trust Deposit
Application Appeal	\$2,255
Business License/Home Occupation Permit (Zoning Review)	\$16
Certificate of Compliance (TD for City Engineer)	\$810 & Trust Deposit
Coastal Permit (Appealable / Planning Commission Review)*	\$3,079
Coastal Permit (Non-Appealable / Planning Commission Review)*	\$3,079
Coastal Permit (Appealable / Staff Review)*	\$1,885
Coastal Permit (Non-Appealable / Staff Review)*	\$1,885
Conditional Use Permit (New)	\$7,154
Conditional Use Permit (Revision)	\$4,687
Conditional Use Permit – Commercial Antenna	\$2,597
Covenant Processing / Termination	\$159
Density Bonus Request	\$1,980
Drainage Review (if determined necessary)	\$195
Encroachment Permit	\$1,711
Encroachment Permit – Tract Entry Observation Booths / Guard Shacks**	\$1,711 & \$1,000 Trust Deposit
Environmental Assessment (CEQA Determination for a Conditional Use Permit, Lot Line Adjustment, Division of Land, Zone Change or Code Amendments)	\$138
Environmental Assessment (Initial Study / Negative Declaration)	\$5,540

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Environment Assessment (EIR – TD for Project Planner and other consultants)**		\$5,590 & Trust Deposit
Exotic Animal Permit		\$1,030
Extreme Slope Permit (TD for City Engineer)**		\$1,780 & Trust Deposit
Fence, Wall, and Hedge Permit		\$2,170
Foliage Analysis		\$195
Geologic Investigation Permit**		\$325 & Trust Deposit
Geologic Reviews**	Category 1 (Geologic Site Inspection)**	\$255
	Category 2 (Geologic Report Review)**	\$1,530
	Category 3 (Geologic Planning Review)**	\$1,635
	Category 4 (Resubmitted Geologic Report Review)**	\$340
	Category 5 (Additional Service)**	Trust Deposit
Grading Plan Review (Minor)		\$187
Grading Plan Review (Major / Staff Review)		\$2,323
Grading Plan Review (Major / Planning Commission Review)		\$3,280
Height Variation Permit (Director Review)		\$2,773
Height Variation Permit (Planning Commission Review)		\$4,615
Landscape Plan Check and Inspection (TD for contract Landscape Architect)**		\$275 & Trust Deposit
Landslide Moratorium Exception		\$1,540
Landslide Moratorium Exclusion**		Trust Deposit
Large Family Day Care Permit		\$1,424
Lot Line Adjustment (TD for City Engineer)**		\$1,984 & Trust Deposit
Minor Exception Permit		\$1,690
Miscellaneous Hearing		\$1,913
Neighborhood Compatibility Analysis		\$1,712

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Non-Commercial Amateur Antenna Permit (required only if antenna does not qualify for the Site Plan Review process)		\$1,210
NPDES (Drainage) Consultant Review Fees**	100+ Residential Dwelling Units**	\$1,853
	55-99 Residential Dwelling Units**	\$1,335
	10-49 Residential Dwelling Units**	\$1,008
	1 Acre or more Industrial/Commercial Project**	\$959
	Auto Repair Facility**	\$702
	Retail Gasoline Outlet**	\$645
	Restaurant**	\$609
	Outdoor Animal Care, Confinement or Slaughter**	\$702
	Parking Lots with 25 Spaces of 5,000 ft ² **	\$609
	Hillside Projects:** A) Less than an acre B) One acre or greater	\$445 \$609
	Vehicle/Equipment Maintenance/Wash/Repair/or Fueling Areas & Others Not Classified Above**	\$702
	Commercial or Industrial Waste Handling**	\$959
	Outdoor Handling or Storage of Hazardous Materials**	\$959
	Outdoor Manufacturing Areas**	\$787
	Outdoor Food Handling or Processing**	\$787
	Outdoor Horticulture Activities**	\$638
	Projects over 2,500 ft ² and located in, adjacent to, or discharging directly to an environmentally sensitive area** A) Single Family Home B) All others	\$615 \$694
	Parcel Map – Tentative (TD for City Engineer)**	
Parcel Map – Final (TD for City Engineer)**		\$1,233 & Trust Deposit
Parking Lot Permit (TD for consulting Engineer if required)**		\$715 (& Trust Deposit)
Penalty Fee		Application Fee x 2
Planning Certification Letter		\$528

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Radius Map Fee	\$115
Reversion to Acreage	\$715
Revision / Amendment Fee**	½ the Application Fee or ½ the Trust Deposit Fee
Sign Permit (Temporary – one or more)	\$103
Sign Permit (Permanent – TD for Traffic Engineer, if required)**	\$337 (& Trust Deposit)
Sign Permit (Master Sign Program / Planning Commission Review)	\$1,913
Site Plan Review – Minor	\$135
Site Plan Review – Major	\$324
Site Plan Review – PC Review (Intersection Visibility Triangle – TD for Traffic Engineer, if required)**	\$324 (& Trust Deposit of \$245)
Site Plan Review (Antenna)	\$375
Special Animal Permit (Large Domestic Animal)	\$2,657
Special Construction Permit	\$79
Special Use Permit	\$2,015
Temporary Vendor Permit	\$70
Time Extensions	\$320
Tract Map (Tentative – TD for Project Planner)**	\$6,187 & Trust Deposit
Tract Map (Final – TD for Project Planner)**	\$1,444 & Trust Deposit
Use / Interpretation Procedure	\$1,429
Variance	\$4,170
VIEW RESTORATION APPLICATION FEES	
City Tree Review Permit	\$682
View Restoration Permit Processing Fee	\$5,055
View Restoration Permit Follow-up Fee	\$647
Site Visit Fee (View Owners)	\$449

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Noncompliance Fine (Foliage Owners)	\$352
Extra Mediation Meeting Fee	\$259
MISCELLANEOUS PLANNING RELATED FEES	
Data Entry (Per Application and/or Permit)	\$4
Historical Data Entry (One Time Fee Per Property)	\$18
Document Printing Service (Per Page Copied)	\$0.23

SUBSIDIZED APPLICATIONS FEES	
GREEN IMPROVEMENTS	
Lot Coverage	Major Site Plan Review fee will be subsidized by 50% for a proposal to eliminate existing non-conforming impermeable hardscape to meet the required open space standards.
Mechanical Units	Minor Site Plan Review fee will be subsidized by 50% for the installation and/or replacement of existing mechanical units with new energy star units.
Tankless Water Heaters	Minor Site Plan Review fee will be subsidized by 50% for the installation of tankless water heaters, rather than standard water heaters.
Pool/Spa Pumps	Minor Site Plan Review fee will be subsidized by 50% for the installation of pool/spa pumps with high efficient motors.
Solar Panels	Minor Site Plan Review fee will be subsidized by 50% for the installation of solar panels.
Skylights	Minor Site Plan Review fee will be subsidized by 50% for the installation of skylights.
AFFORDABLE HOUSING	
New Affordable Housing and/or "Conversion of Existing Units	All applicable planning application fees (i.e. Conditional Use Permit, etc.) will be subsidized by 50% for the voluntary construction of new affordable housing and/or the "conversion" of existing units to affordable units.
New Second Dwelling Units	All applicable planning application fees (i.e. Site Plan Review, etc.) will be subsidized by 50% for the construction of second dwelling units as defined in the Municipal Code.
AFTER-THE-FACT CONSTRUCTION INVOLVING PREVIOUS PROPERTY OWNERS	
If a property owner can demonstrate to the satisfaction of the Planning Director that an unpermitted structure which is the subject of an after-the-fact application was constructed prior to the current property owner taking title to the property and was not disclosed by the previous property owners, then only the penalty fees may be waived.	

Footnotes:

* If an appealable / nonappealable Coastal Permit is filed in conjunction with other applications for concurrent review by the Planning Commission, the Coastal Permit Fee shall be ½ the established fee adopted by City Council Resolution.

** The fees for services performed by the City's Consultants are based on the associated contract amount and a Project Planner's time is based on staff's fully burdened rate.

ADDITIONAL SERVICES FOR WHICH A FEE HAS NOT BEEN ESTABLISHED SHALL BE CHARGED AT THE CITY'S FULLY BURDENED RATE THROUGH THE ESTABLISHMENT OF A TRUST DEPOSIT ACCOUNT.