About the Fee Schedule

The following pages contain the Planning Bureau’s fee schedule. A fee resolution is adopted at the beginning of each fiscal year by the City Council. The fiscal year begins on October 1. A project's fees are based on the fee schedule in effect at the time the application submittal is completed. This fee schedule is for Planning Entitlements and related fees only, and does not include building permits, impact fees, or other assessments.

Types of Fees

A project may be subject to the following fees. Not all of the following fees will apply to every project:

- **Entitlement fees:** These fees are for the entitlement permit(s) for the project. Examples of these include a Conditional Use Permit, Standards Variance, Site Plan Review, or Local Coastal Development Permit. Some fees consist only of a flat base fee; others have a tiered base fee determined by project or site size, and some fees have an additional per sq. ft. or per unit/lot fee that scales with project size.

- **Environmental (CEQA) fees:** For most projects, a fee is required for CEQA compliance documents, such as a Categorical Exemption, Negative Declaration, or EIR Compliance Checklist. Most small projects will need only a Categorical Exemption. For certain no-hearing processes, CEQA fees may not be required.

- **County Recorder fee:** All CEQA fees must be accompanied by the County Recorder fee needed to post the completed CEQA document at the Los Angeles County Registrar-Recorder/County Clerk. There is no surcharge on this fee.

- **Noticing fees:** For entitlements that require a public hearing, public noticing fees are required. There are several tiers to this fee, depending on the noticing radius required by code for the project.

- **Surcharge:** All fees are subject to the Department of Community Development surcharge that supports General Plan updates and the Department’s permitting system. This surcharge is not charged to the County Recorder fee, or other departments’ or agencies’ fees.

- **Public Works fees:** Certain entitlement types are subject to an additional fee charged by the Department of Public Works for their review of the Planning entitlement. These fees are collected by the Planning Bureau on behalf of Public Works.

- **Public Works surcharge:** Public Works fees are subject to a separate surcharge that is different from the Community Development surcharge.

Planning staff can assist customers with fee estimation before project submittal, but fees for a project are not official until staff sends a fee invoice to the applicant. If project information is changed after submittal, the fee amounts due may change and additional fees will be assessed if required. For any questions about these fees, please call the Planning Bureau at (562) 570-6194.
# PLANNING BUREAU FEE SCHEDULE

All fees are subject to an 8.0% surcharge. Base fee and fee with surcharge are shown. Fee with surcharge applies.

<table>
<thead>
<tr>
<th>Fee Name</th>
<th>Base Fee</th>
<th>Fee with Surcharge</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING FEES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative Use Permit (AUP)</td>
<td>$4,600.00</td>
<td>$4,968.00</td>
<td></td>
</tr>
<tr>
<td>Conditional Use Permit (CUP)</td>
<td>$13,660.00</td>
<td>$14,752.80</td>
<td></td>
</tr>
<tr>
<td>Conditional Use Permit (CUP) for Wireless Telecom site</td>
<td>$11,550.00</td>
<td>$12,474.00</td>
<td></td>
</tr>
<tr>
<td>CUP Exemption for alcoholic beverage sales (CUPEx)</td>
<td>$1,335.00</td>
<td>$1,441.80</td>
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</tr>
<tr>
<td>Standards Variance (SV) - first variance</td>
<td>$6,260.00</td>
<td>$6,760.80</td>
<td>Fee for first SV in an application</td>
</tr>
<tr>
<td>Standards Variance (SV) - each additional variance</td>
<td>$1,835.00</td>
<td>$1,981.80</td>
<td>Fee for each additional SV in an application</td>
</tr>
<tr>
<td>Fence Height Exception (AUP or SV)</td>
<td>$1,040.00</td>
<td>$1,123.20</td>
<td></td>
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<tr>
<td>Administrative Adjustment</td>
<td>$2,060.00</td>
<td>$2,224.80</td>
<td>Currently only available through Title 22.</td>
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<tr>
<td>Administrative Land Use Permit (ALUP)</td>
<td>$325.00</td>
<td>$351.00</td>
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<tr>
<td>As-Planned Post-Approval Review (APR) - Major</td>
<td>$10,855.00</td>
<td>$11,723.40</td>
<td>Required for any requested review of plans or substantial conformance determination for an entitled project prior to plan check submittal.</td>
</tr>
<tr>
<td>As-Planned Post-Approval Review (APR) - Minor</td>
<td>$4,270.00</td>
<td>$4,611.60</td>
<td>For each additional round of As-Planned Review.</td>
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<tr>
<td>Additional As-Planned Review</td>
<td>$2,110.00</td>
<td>$2,278.80</td>
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<tr>
<td>Temporary Activating Use Permit</td>
<td>$221.00</td>
<td>$238.68</td>
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<tr>
<td>Entitlement Conditions of Approval Compliance Review</td>
<td>$185.00</td>
<td>$199.80</td>
<td>Per hour fee.</td>
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<tr>
<td>Annual Zoning Compliance (conditions of approval inspection)</td>
<td>$610.00</td>
<td>$658.80</td>
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</tr>
<tr>
<td>Penalty for construction work or land use without a permit</td>
<td></td>
<td></td>
<td>Double the total required permit fee(s).</td>
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<tr>
<td><strong>COASTAL FEES</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Local Coastal Development Permit (LCDP) - With Other Planning Permit Required</td>
<td>$2,100.00</td>
<td>$2,268.00</td>
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</tr>
<tr>
<td>Local Coastal Development Permit (LCDP) - No Other Planning Permit Required</td>
<td>$4,600.00</td>
<td>$4,968.00</td>
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</tr>
<tr>
<td>Local Coastal Development Permit - Administrative Only (for ADUs)</td>
<td>$1,415.00</td>
<td>$1,528.20</td>
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<tr>
<td>Coastal Permit Categorical Exclusion (CPCE)</td>
<td>$95.00</td>
<td>$102.60</td>
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<tr>
<td>Coastal Development Permit (CDP) Submitted to California Coastal Commission</td>
<td>$5,360.00</td>
<td>$5,788.80</td>
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</tr>
<tr>
<td>Coastal Development Permit (CDP) Local Agency Review Appendix B Form Only</td>
<td>$1,240.00</td>
<td>$1,339.20</td>
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<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>CDP Local Agency Review Appendix B Form Only - for Boat Dock</td>
<td>$230.00</td>
<td>$248.40</td>
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</tr>
<tr>
<td>Local Coastal Program Amendment (LCPA) - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Local Coastal Program Amendment (LCPA) - prepared by City staff</td>
<td>$16,070.00</td>
<td>$17,355.60</td>
<td></td>
</tr>
<tr>
<td><strong>SITE PLAN REVIEW FEES</strong></td>
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<td></td>
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</tr>
<tr>
<td><strong>Pre-Application</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-Application - no new building area proposed (land use question)</td>
<td>$1,805.00</td>
<td>$1,949.40</td>
<td>For land use issues, such as a CUP, where no new building area is proposed.</td>
</tr>
<tr>
<td>Pre-Application - less than 1/2 acre</td>
<td>$1,840.00</td>
<td>$1,987.20</td>
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<tr>
<td>Pre-Application - 1/2 to 1 acre</td>
<td>$2,310.00</td>
<td>$2,494.80</td>
<td>By acre(s) of site area.</td>
</tr>
<tr>
<td>Pre-Application - 1 to 5 acres</td>
<td>$3,090.00</td>
<td>$3,337.20</td>
<td></td>
</tr>
<tr>
<td>Pre-Application - 5 or more acres</td>
<td>$3,900.00</td>
<td>$4,212.00</td>
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<tr>
<td><strong>Conceptual Site Plan Review (CSPR)</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>CSPR - Voluntary</td>
<td>$2,905.00</td>
<td>$3,137.40</td>
<td>Only for applications where CSPR is not required. Fee is credited toward future SPR application if voluntary.</td>
</tr>
<tr>
<td>CSPR - up to 50,000 sq. ft. of building area</td>
<td>$7,370.00</td>
<td>$7,959.60</td>
<td>In cases where CSPR may be required when project is otherwise under thresholds.</td>
</tr>
<tr>
<td>CSPR - 50,001 to 100,000 sq. ft. of building area</td>
<td>$7,300.00</td>
<td>$7,884.00</td>
<td></td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 50,000 sq. ft.</td>
<td>$45.00</td>
<td>$48.60</td>
<td></td>
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<tr>
<td>CSPR - 100,001 to 300,000 sq. ft. of building area</td>
<td>$9,740.00</td>
<td>$10,519.20</td>
<td>CSPR is required for nonresidential projects &gt;50,000 sq. ft. and residential projects &gt;50 dwelling units, prior to SPR application.</td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 100,000 sq. ft.</td>
<td>$23.00</td>
<td>$24.84</td>
<td></td>
</tr>
<tr>
<td>CSPR - 300,001 to 500,000 sq. ft. of building area</td>
<td>$14,585.00</td>
<td>$15,751.80</td>
<td></td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 300,000 sq. ft.</td>
<td>$50.00</td>
<td>$54.00</td>
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</tr>
<tr>
<td>CSPR - 500,001 or more sq. ft. of building area</td>
<td>$24,480.00</td>
<td>$26,438.40</td>
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</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 500,000 sq. ft.</td>
<td>$27.00</td>
<td>$29.16</td>
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</tr>
<tr>
<td><strong>Staff Site Plan Review Committee (SSPRC) approval</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPR - SSPRC approval - 5 to 12 dwelling units or up to 5,000 sq. ft. of building area</td>
<td>$8,135.00</td>
<td>$8,785.80</td>
<td>SPR is required for the following project types: 1) Nonresidential projects ≤50,000 sq. ft., 2) Residential projects ≤50 dwelling units,</td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
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<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>SPR - SSPRC approval - 13 to 25 dwelling units or 5,001 to 25,000 sq. ft. of building area</td>
<td>$11,170.00</td>
<td>$12,063.60</td>
<td>3) Any 100%-affordable housing project (excluding manager's units), regardless of number of units, and 4) Interim housing, regardless of number of units, including but not limited to emergency shelters, transitional housing, and supportive housing.</td>
</tr>
<tr>
<td>SPR - SSPRC approval - 25 to 49 dwelling units or 25,001 to 50,000 sq. ft. of building area</td>
<td>$14,315.00</td>
<td>$15,460.20</td>
<td></td>
</tr>
<tr>
<td>SPR Ministerial Review for ADU</td>
<td>$1,040.00</td>
<td>$1,123.20</td>
<td>For sites with 5+ existing dwelling units.</td>
</tr>
<tr>
<td>SPR for Wing Walls, Façade Remodel, Narrow Lots, and similar</td>
<td>$965.00</td>
<td>$1,042.20</td>
<td></td>
</tr>
<tr>
<td>SPR for 1 to 4 dwelling units or 1,000 sq. ft. of less of building area</td>
<td>$3,455.00</td>
<td>$3,731.40</td>
<td>When required by PDs, SPs, and similar code sections.</td>
</tr>
<tr>
<td>Site Plan Review - Planning Commission Hearing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Review (SPR) - Planning Commission hearing - 0 to 50,000 sq. ft. of building area</td>
<td>$10,270.00</td>
<td>$11,091.60</td>
<td>Required if building area is 50,000 or less but related permits require Planning Commission hearing.</td>
</tr>
<tr>
<td>SPR Planning Commission hearing - 50,001 to 100,000 sq. ft. of building area</td>
<td>$10,270.00</td>
<td>$11,091.60</td>
<td></td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 50,000 sq. ft.</td>
<td>$70.00</td>
<td>$75.60</td>
<td></td>
</tr>
<tr>
<td>SPR Planning Commission hearing - 100,001 to 300,000 sq. ft. of building area</td>
<td>$13,745.00</td>
<td>$14,844.60</td>
<td>Required for nonresidential projects &gt;50,000 sq. ft. and residential projects &gt;50 dwelling units, following CSPR, with the exceptions listed for Staff Site Plan Review Committee approval.</td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 100,000 sq. ft.</td>
<td>$35.00</td>
<td>$37.80</td>
<td></td>
</tr>
<tr>
<td>SPR Planning Commission hearing - 301,000 to 500,000 sq. ft. of building area</td>
<td>$20,695.00</td>
<td>$22,350.60</td>
<td></td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 300,000 sq. ft.</td>
<td>$55.00</td>
<td>$59.40</td>
<td></td>
</tr>
<tr>
<td>SPR Planning Commission hearing - 500,001 or more sq. ft. of building area</td>
<td>$31,645.00</td>
<td>$34,176.60</td>
<td></td>
</tr>
<tr>
<td>Additional fee for each 1,000 sq. ft. over 500,000 sq. ft.</td>
<td>$60.00</td>
<td>$64.80</td>
<td></td>
</tr>
<tr>
<td><strong>SIGN FEES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign Permit - first sign</td>
<td>$95.00</td>
<td>$102.60</td>
<td></td>
</tr>
<tr>
<td>Sign Permit - each additional sign</td>
<td>$45.00</td>
<td>$48.60</td>
<td></td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------------------------------------------------</td>
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<td>--------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Promotional Activity Sign (Banner) Permit - first sign</td>
<td>$30.00</td>
<td>$32.40</td>
<td></td>
</tr>
<tr>
<td>Promotional Activity Sign (Banner) Permit - each additional sign</td>
<td>$15.00</td>
<td>$16.20</td>
<td></td>
</tr>
<tr>
<td>Creative Sign Permit</td>
<td>$2,230.00</td>
<td>$2,408.40</td>
<td>SSPRC approval. Does not include sign permit fees.</td>
</tr>
<tr>
<td>Sign Standards Waiver</td>
<td>$1,565.00</td>
<td>$1,690.20</td>
<td>Does not include sign permit fees.</td>
</tr>
<tr>
<td>Sign Program - 5 to 12 signs</td>
<td>$3,020.00</td>
<td>$3,261.60</td>
<td></td>
</tr>
<tr>
<td>Sign Program - 13 to 25 signs</td>
<td>$4,850.00</td>
<td>$5,238.00</td>
<td></td>
</tr>
<tr>
<td>Sign Program - 26 to 100 signs</td>
<td>$7,840.00</td>
<td>$8,467.20</td>
<td></td>
</tr>
<tr>
<td>Sign Program - 101 or more signs</td>
<td>$11,940.00</td>
<td>$12,895.20</td>
<td></td>
</tr>
<tr>
<td>Sign Program Amendment</td>
<td>$2,140.00</td>
<td>$2,311.20</td>
<td>Modification to existing Sign Program</td>
</tr>
</tbody>
</table>

**MODIFICATION FEES**

- Modification to Approved Permit - Director's Administrative Approval: $1,055.00, $1,139.40
  - For modification per authority granted in conditions of approval.
- Modification to Approved Permit - Staff Site Plan Review Committee approval: $3,205.00, $3,461.40
  - For modification per Section 21.21.405.
- Modification to Approved Permit - Minor/Administrative Approval by Zoning Administrator: $970.00, $1,047.60
  - Only may be used for modification under Section 21.10.047, or equivalent sections in PDs, SPs, or Title 22.
- Modification to Approved Permit - Zoning Administrator (ZA) hearing: $3,835.00, $4,141.80
  - For modification per Section 21.21.405.
- Modification to Approved Permit - Planning Commission (PC) hearing: $9,400.00, $10,152.00
  - This fee or 100% of original fee, whichever is less. For modification per Section 21.21.405.

**SUBDIVISION FEES**

- Lot Merger (LM) - Administrative: $1,800.00, $1,944.00
  - Not yet implemented in code. Includes Certificate of Compliance.
- Lot Merger (LM) - Zoning Administrator hearing: $2,145.00, $2,316.60
  - Includes Certificate of Compliance.
- Lot Line Adjustment (LLA): $5,315.00, $5,740.20
  - Includes Certificate of Compliance.
- Certificate of Compliance (CoC) - standalone: $1,800.00, $1,944.00
  - Fee only required for standalone CoC. CoC is included in LM and LLA fees. County Recorder fee charged separately.
- Condominium Conversion Permit: $13,340.00, $14,407.20
  - Required for each condominium conversion project in addition to Tentative Map fees.
- Additional fee for each condominium unit: $370.00, $399.60
- Tentative Parcel Map - Zoning Administrator hearing: $4,650.00, $5,022.00
  - Not yet implemented in code.
- Tentative Parcel Map - Planning Commission hearing: $13,655.00, $14,747.40
- Parcel Map Waiver: $1,360.00, $1,468.80
- Tentative Tract Map - 5 to 20 lots: $16,765.00, $18,106.20
- Tentative Tract Map - 21 to 40 lots: $17,655.00, $19,067.40
<table>
<thead>
<tr>
<th>Fee Name</th>
<th>Base Fee</th>
<th>Fee with Surcharge</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional fee for each lot over 20 lots</td>
<td>$105.00</td>
<td>$113.40</td>
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</tr>
<tr>
<td>Tentative Tract Map - 41 to 80 lots</td>
<td>$19,800.00</td>
<td>$21,384.00</td>
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<tr>
<td>Additional fee for each lot over 40 lots</td>
<td>$105.00</td>
<td>$113.40</td>
<td></td>
</tr>
<tr>
<td>Tentative Tract Map - 81 to 120 lots</td>
<td>$23,970.00</td>
<td>$25,887.60</td>
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<tr>
<td>Additional fee for each lot over 80 lots</td>
<td>$190.00</td>
<td>$205.20</td>
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</tr>
<tr>
<td>Tentative Tract Map - 121 lots or more</td>
<td>$31,595.00</td>
<td>$34,122.60</td>
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</tr>
<tr>
<td>Additional fee for each lot over 120 lots</td>
<td>$130.00</td>
<td>$140.40</td>
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<tr>
<td>Condominium Tentative Map - 2 to 12 units</td>
<td>$16,050.00</td>
<td>$17,334.00</td>
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<tr>
<td>Condominium Tentative Map - 13 to 25 units</td>
<td>$18,625.00</td>
<td>$20,115.00</td>
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</tr>
<tr>
<td>Condominium Tentative Map - 26 units or more</td>
<td>$18,625.00</td>
<td>$20,115.00</td>
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</tr>
<tr>
<td>Additional fee for each condominium unit over 25 units</td>
<td>$115.00</td>
<td>$124.20</td>
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<tr>
<td>Vesting Tentative Map</td>
<td>$1,060.00</td>
<td>$1,144.80</td>
<td>Fee in addition to other Tentative Map fees</td>
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<tr>
<td>Final Map review</td>
<td>$1,830.00</td>
<td>$1,976.40</td>
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<tr>
<td>Additional fee for each lot or unit</td>
<td>$30.00</td>
<td>$32.40</td>
<td></td>
</tr>
<tr>
<td>Condominium Conversion Certificate of Exclusion (CCCE)</td>
<td>$2,045.00</td>
<td>$2,208.60</td>
<td>Only for conversion of Community Apartments or Stock Cooperatives to condominiums.</td>
</tr>
</tbody>
</table>

**ENVIRONMENTAL FEES - CEQA**

<table>
<thead>
<tr>
<th>Fee Name</th>
<th>Base Fee</th>
<th>Fee with Surcharge</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Categorical Exemption (CE) or Statutory Exemption (SE) - standalone</td>
<td>$790.00</td>
<td>$853.20</td>
<td></td>
</tr>
<tr>
<td>Categorical Exemption (CE) or Statutory Exemption (SE) - with other application</td>
<td>$435.00</td>
<td>$469.80</td>
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</tr>
<tr>
<td>Categorical Exemption - Infill Class 32</td>
<td>$2,211.00</td>
<td>$2,387.88</td>
<td></td>
</tr>
<tr>
<td>County Recorder fee</td>
<td>$75.00</td>
<td>-</td>
<td>Required for CE and ND. No surcharge.</td>
</tr>
<tr>
<td>Negative Declaration (ND) - prepared by City</td>
<td>$18,775.00</td>
<td>$20,277.00</td>
<td></td>
</tr>
<tr>
<td>Mitigated Negative Declaration (MND) - prepared by City</td>
<td>$27,250.00</td>
<td>$29,430.00</td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Negative Declaration (ND) or Mitigated Negative Declaration (MND) - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Environmental Impact Report (EIR) - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Environmental Impact Report (EIR) Addendum - prepared by City staff</td>
<td>$21,855.00</td>
<td>$23,603.40</td>
<td></td>
</tr>
<tr>
<td>EIR Addendum to a Certified EIR - prepared by consultant to City</td>
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<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Modification of mitigation measure - prepared by City staff</td>
<td>$12,315.00</td>
<td>$13,300.20</td>
<td>Required to modify any mitigation measure of a completed environmental document.</td>
</tr>
<tr>
<td>Modification of mitigation measure - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Program EIR Compliance Checklist - prepared by City staff</td>
<td>$7,165.00</td>
<td>$7,738.20</td>
<td></td>
</tr>
<tr>
<td>Program EIR Compliance Checklist - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Environmental Document Peer Review</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Ongoing mitigation monitoring by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
</tbody>
</table>

**ENVIRONMENTAL FEES - NEPA**

<table>
<thead>
<tr>
<th>Fee Name</th>
<th>Base Fee</th>
<th>Fee with Surcharge</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Environmental Protection Act (NEPA) Application</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>NEPA Exclusion with Worksheet - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>NEPA Exclusion without Worksheet - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>NEPA Exclusion with Worksheet - prepared by City staff</td>
<td>$3,305.00</td>
<td>$3,569.40</td>
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<tr>
<td>NEPA Exclusion without Worksheet - prepared by City staff</td>
<td>$830.00</td>
<td>$896.40</td>
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</tr>
<tr>
<td>NEPA Environmental Assessment (EA) and FONSI - prepared by City staff</td>
<td>$18,775.00</td>
<td>$20,277.00</td>
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</tr>
<tr>
<td>NEPA Environmental Assessment (EA) and Mitigated FONSI - prepared by City staff</td>
<td>$37,310.00</td>
<td>$40,294.80</td>
<td></td>
</tr>
<tr>
<td>NEPA Environmental Assessment (EA) and FONSI - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>NEPA Environmental Assessment (EA) and Mitigated FONSI - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>NEPA Environmental Impact Statement (EIS) - prepared by consultant to City</td>
<td></td>
<td></td>
<td>115% of billed consultant costs paid by City</td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-----------</td>
<td>--------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Appeal to Planning Commission by Applicant</td>
<td>$6,995.00</td>
<td>$7,554.60</td>
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</tr>
<tr>
<td>Appeal to Planning Commission by Third Party</td>
<td>$700.00</td>
<td>$756.00</td>
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</tr>
<tr>
<td>Appeal to Planning Commission of 100% Affordable Housing Project by Any Party</td>
<td>$5,907.00</td>
<td>$6,379.56</td>
<td></td>
</tr>
<tr>
<td>Appeal to City Council by Applicant</td>
<td>$6,825.00</td>
<td>$7,371.00</td>
<td></td>
</tr>
<tr>
<td>Appeal to City Council by Third Party</td>
<td>$700.00</td>
<td>$756.00</td>
<td></td>
</tr>
<tr>
<td>Appeal to City Council of 100% Affordable Housing Project by Any Party</td>
<td>$6,825.00</td>
<td>$7,371.00</td>
<td>Required only for first billboard CUP Application by each billboard owner</td>
</tr>
<tr>
<td>Billboard Inventory Review - base fee</td>
<td>$4,490.00</td>
<td>$4,849.20</td>
<td>Required only for first billboard CUP Application by each billboard owner</td>
</tr>
<tr>
<td>Billboard Inventory Review - additional signs fee</td>
<td>$95.00</td>
<td>$102.60</td>
<td>Fee per each additional sign after first 10 signs</td>
</tr>
<tr>
<td>Business License Zoning Review</td>
<td>$90.00</td>
<td>$97.20</td>
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</tr>
<tr>
<td>Business License Zoning Review - Home Occupation</td>
<td>$15.00</td>
<td>$16.20</td>
<td>For home occupations in a residence only.</td>
</tr>
<tr>
<td>Cannabis Business Zoning Consultation</td>
<td>$455.00</td>
<td>$491.40</td>
<td></td>
</tr>
<tr>
<td>Classification of Use</td>
<td>$10,490.00</td>
<td>$11,329.20</td>
<td>Required when a continuance is requested by applicant, or the need for a continuance results from applicant's actions. Separate noticing fees also apply.</td>
</tr>
<tr>
<td>Continuance - Zoning Administrator</td>
<td>$410.00</td>
<td>$442.80</td>
<td>Required when a continuance is requested by applicant, or the need for a continuance results from applicant's actions. Separate noticing fees also apply.</td>
</tr>
<tr>
<td>Continuance - Planning Commission, Cultural Heritage Commission, or City Council</td>
<td>$2,425.00</td>
<td>$2,619.00</td>
<td>Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.</td>
</tr>
<tr>
<td>Development Agreement</td>
<td>$36,000.00</td>
<td>$38,880.00</td>
<td>Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.</td>
</tr>
<tr>
<td>Development Agreement - Additional per hour fee</td>
<td>$519.00</td>
<td>$560.52</td>
<td>Per hour fee after initial deposit is drawn down.</td>
</tr>
<tr>
<td>Development Agreement Annual Review</td>
<td>$5,450.00</td>
<td>$5,886.00</td>
<td>Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.</td>
</tr>
<tr>
<td>Development Agreement Amendment</td>
<td>$20,000.00</td>
<td>$21,600.00</td>
<td>Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.</td>
</tr>
<tr>
<td>Downtown Dining and Entertainment District (DDED) Noise Study Exemption Request</td>
<td>$125.00</td>
<td>$135.00</td>
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<tr>
<td>Appeal of DDED Noise Study Exemption</td>
<td>$3,360.00</td>
<td>$3,628.80</td>
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<tr>
<td>Fence Permit</td>
<td>$60.00</td>
<td>$64.80</td>
<td></td>
</tr>
<tr>
<td>General Plan Map Amendment (GPMA)</td>
<td>$16,070.00</td>
<td>$17,355.60</td>
<td></td>
</tr>
<tr>
<td>General Plan Text Amendment (GPTA)</td>
<td>$20,875.00</td>
<td>$22,545.00</td>
<td></td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-----------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>General Plan Conformity Certification - Alley Vacation</td>
<td>$5,075.00</td>
<td>$5,481.00</td>
<td></td>
</tr>
<tr>
<td>General Plan Conformity Certification - Other</td>
<td>$11,130.00</td>
<td>$12,020.40</td>
<td></td>
</tr>
<tr>
<td>Housing Project Covenant Recordation</td>
<td>$500.00</td>
<td>$540.00</td>
<td>Fee is to prepare and record covenants. Cost of recordation charged separately.</td>
</tr>
<tr>
<td>Housing Project Title Report</td>
<td>$200.00</td>
<td>$216.00</td>
<td>Fee is to obtain and review title report. Cost of each report is charged separately.</td>
</tr>
<tr>
<td>Park Use Permit/Interim Park Use Permit</td>
<td>$9,625.00</td>
<td>$10,395.00</td>
<td>Per Division XII of Ch. 21.25.</td>
</tr>
<tr>
<td>Noticing Fee - Tier 1 (300 ft.)</td>
<td>$430.00</td>
<td>$464.40</td>
<td></td>
</tr>
<tr>
<td>Noticing Fee - Tier 2 (500 ft.)</td>
<td>$680.00</td>
<td>$734.40</td>
<td></td>
</tr>
<tr>
<td>Noticing Fee - Tier 3 (750+ ft.)</td>
<td>$1,000.00</td>
<td>$1,080.00</td>
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<tr>
<td>Planned Development District In-Lieu Fee</td>
<td></td>
<td></td>
<td>Construction value of required public improvements</td>
</tr>
<tr>
<td>Publicly-Accessible Telephone (PAT) Review - First</td>
<td>$160.00</td>
<td>$172.80</td>
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</tr>
<tr>
<td>Publicly-Accessible Telephone (PAT) Review - Additional</td>
<td>$55.00</td>
<td>$59.40</td>
<td>For each additional pay phone submitted at the same time.</td>
</tr>
<tr>
<td>Street Name Change</td>
<td>$3,110.00</td>
<td>$3,358.80</td>
<td>Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.</td>
</tr>
<tr>
<td>Water Efficiency Landscape Review (MWELO) - Performance Checklist for Residential/Commercial</td>
<td>$1,160.00</td>
<td>$1,252.80</td>
<td></td>
</tr>
<tr>
<td>Water Efficiency Landscape Review (MWELO) - Prescriptive Checklist for 1 to 4 residential units</td>
<td>$100.00</td>
<td>$108.00</td>
<td></td>
</tr>
<tr>
<td>Water Efficiency Landscape Review (MWELO) - Prescriptive Checklist for Commercial</td>
<td>$415.00</td>
<td>$448.20</td>
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<tr>
<td>Time Extension - First Request</td>
<td>$630.00</td>
<td>$680.40</td>
<td></td>
</tr>
<tr>
<td>Time Extension - Each Subsequent Request</td>
<td>$1,525.00</td>
<td>$1,647.00</td>
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</tr>
<tr>
<td>Zoning Administrator Interpretation</td>
<td>$1,085.00</td>
<td>$1,171.80</td>
<td>Per Section 21.10.045</td>
</tr>
<tr>
<td>Zoning Amendment/Map Change</td>
<td>$16,075.00</td>
<td>$17,361.00</td>
<td></td>
</tr>
<tr>
<td>Zoning Text Amendment</td>
<td>$20,875.00</td>
<td>$22,545.00</td>
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</tr>
<tr>
<td>Zoning Confirmation Letter - Basic</td>
<td>$295.00</td>
<td>$318.60</td>
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</tr>
<tr>
<td>Zoning Confirmation Letter - With Additional Research</td>
<td>$900.00</td>
<td>$972.00</td>
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<tr>
<td><strong>HISTORIC PRESERVATION FEES</strong></td>
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<tr>
<td>Certificates of Appropriateness (CoA)</td>
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<tr>
<td>CoA Pre-Application Review Fee</td>
<td>$525.00</td>
<td>$567.00</td>
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</tr>
<tr>
<td>CoA (Minor) for Signs, Utilities, and Other Minor Exterior Features</td>
<td>$82.00</td>
<td>$88.56</td>
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</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
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<td>-----------------------------------------------------------------------</td>
</tr>
<tr>
<td>CoA (Minor) for Windows, Doors and Other Exterior Materials or Features - Single-Family Dwelling and up to 4 Residential Units</td>
<td>$525.00</td>
<td>$567.00</td>
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<tr>
<td>CoA (Minor) for Accessory Buildings/Structures</td>
<td>$965.00</td>
<td>$1,042.20</td>
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<tr>
<td>CoA (Minor) for Windows, Doors and Other Exterior Materials or Features - 5 or more Residential Units, and Non-Residential Properties</td>
<td>$925.00</td>
<td>$999.00</td>
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</tr>
<tr>
<td>CoA (Major) for Staff Review</td>
<td>$1,305.00</td>
<td>$1,409.40</td>
<td></td>
</tr>
<tr>
<td>CHC Hearing for CoA for addition of 250 sq. ft. or more, or visible changes - ADU/JADU</td>
<td>$1,305.00</td>
<td>$1,409.40</td>
<td></td>
</tr>
<tr>
<td>CHC Hearing for CoA for addition of 250 sq. ft. or more, or visible changes - all other projects</td>
<td>$4,575.00</td>
<td>$4,941.00</td>
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</tr>
<tr>
<td>CoA for Demolition</td>
<td>$7,445.00</td>
<td>$8,040.60</td>
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</tr>
<tr>
<td><strong>Other Historic Preservation Fees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appeal of a Staff Decision to CHC by Applicant</td>
<td>$3,000.00</td>
<td>$3,240.00</td>
<td></td>
</tr>
<tr>
<td>Appeal of Staff Decision to CHC by Third Party</td>
<td>$1,050.00</td>
<td>$1,134.00</td>
<td></td>
</tr>
<tr>
<td>Appeal of Staff Decision on a 100% affordable Housing Project by Any Party</td>
<td>$3,000.00</td>
<td>$3,240.00</td>
<td></td>
</tr>
<tr>
<td>Appeal of CHC Decision to Planning Commission by Applicant</td>
<td>$5,975.00</td>
<td>$6,453.00</td>
<td></td>
</tr>
<tr>
<td>Appeal of CHC Decision to Planning Commission by Third Party</td>
<td>$1,050.00</td>
<td>$1,134.00</td>
<td></td>
</tr>
<tr>
<td>Appeal of CHC Decision on a 100% Affordable Housing Project by Any Party</td>
<td>$5,975.00</td>
<td>$6,453.00</td>
<td></td>
</tr>
<tr>
<td>CoA Revision - CHC Review</td>
<td>$95.00</td>
<td>$102.60</td>
<td>50% of the original fee, but not less than fee shown here.</td>
</tr>
<tr>
<td>CoA Revision - Staff Review</td>
<td>$75.00</td>
<td>$81.00</td>
<td>50% of the original fee, but not less than fee shown here.</td>
</tr>
<tr>
<td>Continuance of a CHC Hearing</td>
<td>$1,563.00</td>
<td>$1,688.04</td>
<td>Required when a continuance is requested by applicant or the need for a continuance results from applicant's actions.</td>
</tr>
<tr>
<td>Landmark Amendment</td>
<td>$2,630.00</td>
<td>$2,840.40</td>
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<tr>
<td>Landmark Recision</td>
<td>$14,490.00</td>
<td>$15,649.20</td>
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</tr>
<tr>
<td>Mills Act Application</td>
<td>$2,630.00</td>
<td>$2,840.40</td>
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</tr>
<tr>
<td>Mills Act Inspection - Compliant Property</td>
<td></td>
<td></td>
<td>No fee.</td>
</tr>
<tr>
<td>Mills Act Inspection - Noncompliant Property</td>
<td>$1,050.00</td>
<td>$1,134.00</td>
<td>Annual fee per property.</td>
</tr>
<tr>
<td>Fee Name</td>
<td>Base Fee</td>
<td>Fee with Surcharge</td>
<td>Notes</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>----------</td>
<td>--------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mills Act Pre-Application</td>
<td>$335.00</td>
<td>$361.80</td>
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<tr>
<td>Mills Act/Landmark Combination Request</td>
<td></td>
<td></td>
<td>100% of the largest fee and 50% of other fees.</td>
</tr>
<tr>
<td>Penalty for Unauthorized Work without a CoA</td>
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<td></td>
<td>Double the total required CoA fee(s).</td>
</tr>
<tr>
<td>Request for Designation of a Historic District</td>
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<td></td>
<td>150% of billed consultant costs paid by City.</td>
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<tr>
<td>Request for Designation of a Historic Landmark</td>
<td>$1,955.00</td>
<td>$2,111.40</td>
<td></td>
</tr>
<tr>
<td>Time Extension for CoA - First Request</td>
<td>$680.00</td>
<td>$734.40</td>
<td></td>
</tr>
<tr>
<td>Time Extension for CoA - Each Subsequent Request</td>
<td>$715.00</td>
<td>$772.20</td>
<td></td>
</tr>
</tbody>
</table>