



City of Los Angeles, Department of City Planning

Fee Study

Final Report

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Executive Summary

The purpose of this report is to describe the findings and recommendations of the Fee Study performed by NBS for the City of Los Angeles, Department of City Planning (Department). This Study intends to update and establish user and regulatory fees for all processing, development review application, and permitting services provided by the Department.

The Department's chief purposes in conducting this Study were to ensure that existing fees are calibrated to the costs of providing services, and to provide an opportunity for the City to optimize its revenue sources, provided that any increased cost recovery from user fees and regulatory fees would not conflict with broader City goals and values.

The Fee Study examined all user and regulatory fees managed by the Department, with a primary focus on reviewing and updating each fee item listed in the *City of Los Angeles Municipal Code, Chapter 1: General Provisions and Zoning, Article 9 Fees*.

The Study identified approximately \$22.2 million in average annual costs of providing services that are recovered from current fees, as compared to approximately \$29.8 million in costs that are eligible for recovery from fees.

Fee Category	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Amount	Annual Cost Recovery Surplus / (Deficit)	Existing Cost Recovery %
Regular Case Processing Requests	\$ 16,773,498	\$ 25,233,969	(8,460,471)	66%
Expedited Requests	\$ 5,400,000	\$ 4,612,462	787,538	117%
Total	\$ 22,173,498	\$ 29,846,430	\$ (7,672,933)	74%

Overall, the City is recovering approximately 74% of the costs of providing user and regulatory fee related services.

This report documents the Study's analytical methods and data sources, presents analytical results regarding current levels of cost recovery achieved from user and regulatory fees, and provides a high level comparative survey of fees for a chosen set of regional and national cities.

- Section 1 of the report outlines the foundation of the study and general approach.
- Section 2 discusses the results of the cost of service analysis performed, which falls into studies of: the fully-burdened hourly rate(s), the calculation of the costs of providing service, the cost recovery policies of each fee category, and the recommended fees for providing services.
- Section 3 provides the grand scope conclusions of the analysis provided in the preceding sections.
- Appendices to this report include the Cost of Service Analysis at the individual fee level, and the Comparative Fee Survey results.

City's staff report will include an updated version of Article 9, which incorporates recommendations contained within this report as well as the review and input provided by City Council.

Section 1 – Introduction and Fundamentals

It is generally accepted in California that cities are granted the authority to charge user fees and regulatory fees for services and activities they provide through provisions of the State Constitution. First, cities are granted the ability to perform broad activities related to their local policing power and other service authority as defined in Article XI, Sections 7 and 9. Second, cities are granted the ability to establish fees for service through the framework defined in Article XIII B, Section 8. Under this latter framework, a fee may not exceed the estimated reasonable cost of providing the service or performing the activity. For a fee to qualify as such, it must relate to a service or activity under the control of the individual/entity on which the fee is charged. For example, the individual/entity requests service of the municipality or his or her actions specifically cause the municipality to perform additional activities. In this manner, the service or the underlying action causing the municipality to perform service is either discretionary and/or is subject to regulation. As a discretionary service or regulatory activity, the user fees and regulatory fees considered in this Study fall outside requirements that must otherwise be followed by the City to impose taxes, special taxes, or fees imposed as incidences of property ownership.

Furthermore, this Study relies on the guidance provided by Government Code Section 66014 (a), which is specific to development review and regulation, and requires that "...fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged..."

The fees examined in this Study specifically excluded development impact fees and/or special assessments, all of which fall under distinct analytical and procedural requirements different from the body of user/regulatory fees analyzed in this effort. Additionally, this Study excluded any fines and penalties that may be imposed by the City for violations to its requirements or codes, unless the City specifically asked NBS to identify the estimated and reasonable cost of the service as part of the study. The City is not limited to the costs of service when imposing fines and penalties.

Methods of Analysis

NBS approaches every user and regulatory fee study with three distinct areas of analysis: Cost of Service Analysis, Cost Recovery Evaluation, and Fee Establishment.

Cost of Service Analysis

A cost of service analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to the individual fee activity in question, including the real-time provision of the service. Indirect costs are those that support the provision of services but cannot be directly or easily assigned to the activity in question. An example of a direct cost is the salary and benefit expense associated with an individual performing a service. In the same example, an indirect cost would include the expenses incurred to provide an office and equipment for that individual to perform his or her duties, including (but not exclusive to) the provision of the service in question.

Components of the full cost of service include direct labor costs, indirect labor costs, specific direct non-labor costs (where applicable), allocated non-labor costs, and allocated organization-wide overhead costs. Definitions of these cost components are as follows:

- **Labor costs** – These are the salary/wage and benefits expenses for City personnel specifically involved in the provision of services and activities to the public.
- **Indirect labor costs** – These are the salary/wage and benefits expenses for City personnel supporting the provision of services and activities. This can include line supervision and departmental management, administrative support within a department, and staff involved in technical activities related to the direct services provided to the public.
- **Specific direct non-labor costs** – These are discrete expenses incurred by the City due to a specific service or activity performed, such as contractor costs, third-party charges, and very specific materials used in the service or activity. (In most fee types, this component is not used, as it is very difficult to directly assign most non-labor costs at the activity level.)
- **Allocated indirect non-labor costs** – These are expenses other than labor involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, rather than directly assigned to fee categories.
- **Allocated indirect organization-wide overhead** – These are expenses, both labor and non-labor, related to the City's support services. Support services typically include general administrative services provided internally across the City's departments such as the City Administrative Office, City Clerk, City Attorney, Human Resources, Finance, etc., as well as cost burdens for building use, and building maintenance. The amount of costs attributable to the Department of City Planning were sourced from separate documentation provided by the City.

These cost components were expressed using annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by the City in the provision of all services and activities agency-wide.

Nearly all of the fees under review in this study require specific actions on the part of City staff to provide the service or conduct the activity. Because labor is an underlying factor in these activities, the full cost of service was most appropriately expressed as a fully burdened cost per hour (fully burdened hourly rate). One composite rate was developed for all programs within the Department that provide routine case processing services, and a separate rate was developed for the Expedited Processing Unit. These rates serve as the basis for further quantifying the average full cost of providing individual services and activities.

Two basic criteria are needed to develop the fully burdened hourly rate: the total estimated annual costs of providing services, and the number of hours available to perform those services. The costs of service were quantified generally through the earlier steps described in each bullet, above. The number of hours were derived from a complete listing of Department personnel, as follows:

- Each employee was assigned a full-time equivalent factor. An employee working full-time would have a factor of 1.0; an employee working exactly half-time would have a factor of 0.5. A full-time employee is paid for roughly 2,080 hours per year of regular time. Using this as an initial benchmark of labor time, each employee's full-time equivalent factor was applied to this amount of hours to generate the total number of regular paid hours in each department.
- Each employee's annual paid leave hours were approximated. Paid leave included holidays, vacation, sick leave, and any other regular leave indicated in personnel data. Once quantified for the entire department, annual paid leave hours were removed from the total number of regular paid hours to generate the total number of available labor hours for the Department.

- Available hours were further categorized into various direct services, indirect support services, and non-recoverable services, which formed the basis for a robust cost allocation exercise and rate calculation outcome. Resulting available labor hours were divided into the full costs of service for fee recoverable service categories to derive a composite fully burdened rate for the Department.

This rate was used in the Fee Study to estimate the average full cost of providing each fee related service or activity included in the Study. This step required the development of staff time estimates for the services and activities listed in the fee schedule or identified as new fee items. With the exception of Major Projects, Environmental Impact Report review, and Expedited Processing requests, the Department does not systematically track activity service time at a level of detail that could be used to provide analysis of the time typically required to perform an individual request for service. Consequently, interviews and questionnaires were used to develop the necessary data sets describing estimated labor time. In most cases, Department staff were asked to estimate the average amount of time (in minutes and hours) it would take to complete a typical occurrence of each service or activity considered. Every attempt was made to ensure that each Department program area having a direct role in the provision of each service or activity provided a time estimate.

Development of these time estimates was not a one-step process: estimates from the Department's prior fee study were reviewed with staff, revised estimates were received and carefully reviewed by both consultant and departmental management to assess the reasonableness of such estimates. Based on this review, sometimes estimates were reconsidered until all parties were comfortable that they reasonably reflected average efforts required. Once finalized, the staff time estimates were then applied to the fully burdened rate to yield an average full cost of the service or activity.

The Department does not currently have the systems in place to charge fees for every service or activity based on the actual amount of time it takes to serve each individual. Moreover, such an approach is almost universally infeasible without significant – if not unreasonable – investments in costly technology. Much of the Department's current fee schedule is composed of flat fees, which by definition, are linked to an average cost of service; thus, use of this average cost method was the predominant approach in proceeding toward a schedule of revised fees. Flat fee structures based on average costs of service are widely applied among other California municipalities, and it is a generally accepted approach. (Refer to the subsection below regarding "Fee Establishment" for further discussion.)

Cost Recovery Evaluation

To evaluate the current level of cost recovery achieved from existing fee revenues, the Study compared the existing cost recovery amount for each service or activity to the average full cost of service quantified through the Cost of Service Analysis. Throughout this report and its attachments, cost recovery is expressed as a percentage of the full cost of service calculation. A cost recovery rate of 0% means no costs are recovered from fee revenues. A rate of 100% means that the full cost of service is recovered from the fee. A rate between 0% and 100% indicates partial recovery of the full cost of service through fees. A rate greater than 100% means that the existing cost recovery amount exceeds the full cost of service.

User fees and regulatory fees examined in this study should not exceed the estimated and reasonable cost of providing services. In other words, the cost recovery rate achieved by a fee should not be greater than 100%. As such, local governments in California typically perform fee studies on a routine basis

(approximately every five years as a Best Management Practice) in order to recalibrate fee amounts to reflect up to, and not more than, the cost of providing each service. Periodic comprehensive studies of this nature assist each agency in reflecting the operational, procedural, and fiscal changes that occur over time within the details of their fee schedule. From one study to the next, it is therefore not uncommon to find that some fees require reduction, while others can afford an increase in order to realign fees for service with the current operating procedure unique to each agency.

Fee Establishment

The scope of this Study also included a comprehensive fee structure review, as well as assistance to the Department in determining recommended fee amounts for adoption by City Council.

Comprehensive Fee Structure Review

NBS worked with Department staff to consider how well the number of existing fees, names of existing fees, structure of existing fees is working for both the Department and its customers. A range of conversations and edits to the Department's existing fee schedule encompassed the following key concepts:

- **Addition to and deletion of fees** – The Study process provided the opportunity to propose additions and deletions to the fee schedule, as well as rename, reorganize, and classify fees differently as needed. Many such revisions were performed to better conform fees to current operational and/or regulatory practices, as well as improve the general application, calculation, and collection of fees. In other words, as staff is more knowledgeable and comfortable working with the fee schedule, greater accuracy is achieved in both assessing fees to customers and collecting revenues. Beyond this, some additions to the fee schedule were made for existing services or activities performed by Department staff for which no current fee is charged, as well as deletion of fees for services no longer provided.
- **Revision to the structure of fees** – In most cases, the current structure of fees was sustained; the level of the fee was simply recalibrated to match the costs of service. In several cases, however, the manner in which a fee charged to a user was changed. In the majority of cases in which this was done, the primary objective was to simplify the fee structure, or increase the likelihood that the full cost of service would be recovered.
- **Documentation of tools to calculate special cost recovery** – Documenting the fully burdened hourly rates developed by this Study within the fee schedule provides an opportunity for the City Council to approve rates that should be used whenever the Department computes a special form of cost recovery under a “time and materials” approach. It also provides clear publication of those rates, so ultimate fee payers of any uniquely determined fee can reference the amounts. Publication of these rates in the fee schedule should be accompanied by language providing that special forms of cost recovery for activities and services not contemplated by the standard adopted fee schedule can be computed at the discretion of the Department's Director, following the rates adopted by the City Council in the fee schedule.

Because most of the Department's fees are flat fees, they correspond directly to the average full cost of service result. For the few activities where estimating an average was impossible – due to the highly variable nature of the service – use of fully burdened hourly rates coupled with time-tracking was suggested as the fee structure. (In other words, the City would charge a fee per hour of staff time, requiring some degree of time estimation or outright time-tracking at the case level.)

Recommended Fee Amounts

The Cost of Service Analysis provides the estimated total cost of providing each service. The Cost Recovery Evaluation provides information about the percentage of costs recovered through current fee amounts as compared to the full cost of providing each service. However, determining the resulting “price” charged for each service and/or establishing targeted level of cost recovery for an existing or new fee is not an analytical exercise. Instead, the resulting fee amounts that are actually adopted from this Study typically reflect agency-specific judgments linked to a variety of factors, such as existing City policies, agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others.

A general means of selecting an appropriate cost recovery target is to consider the public and private benefits of the service or activity in question.

- To what degree does the public at large benefit from the service?
- To what degree does the individual or entity requesting, requiring, or causing the service benefit?

When a service or activity completely benefits the public at large, it can be argued reasonably that there should be no cost recovery from fees (i.e., 0% cost recovery): that a truly public-benefit service is best funded by the general resources of the City, such as General Fund revenues (e.g., taxes). Conversely, when a service or activity completely benefits an individual or entity, it can be argued reasonably that 100% of the cost should be recovered from fees collected from the individual or entity. An example of a completely private benefit service may be a request for exemption from a City regulation or process.

Under this approach, it is often found that many governmental services and activities fall somewhere between these two extremes, which is to say that most activities have a mixed benefit. In the majority of those cases, the initial cost recovery level targeted may attempt to reflect that mixed public and private benefit. For example, an activity that seems to have a 40% private benefit and a 60% public benefit would yield a cost recovery target from fees of 40%.

In some cases, a strict public-versus-private benefit judgment may not be sufficient to finalize a cost recovery target. Any of the following other factors and considerations may influence exclusively or supplement the public/private benefit of a service or activity:

- If optimizing revenue potential is an overriding goal, is it feasible to recover the full cost of service?
- Will increasing fees result in non-compliance or public safety problems?
- Are there desired behaviors or modifications to behaviors of the service population that could be helped or hindered through the degree of pricing for the activities?
- Could fee increases adversely affect City goals, priorities, or values?

For specific subsets of fees, even more specific questions may influence ultimate cost recovery targets:

- Does current demand for services support a fee increase without adverse impact to the citizenry served or current revenue levels? (In other words, would fee increases have the unintended consequence of driving away the population served?)

- Is there a good policy basis for differentiating between type of users (e.g., residents and non-residents, residential and commercial, non-profit entities and business entities)?
- Are there broader City objectives that inform a less than full cost recovery target from fees, such as economic development goals and local social values?

Because this element of the study is subjective, the consultant in charge of the analytical outcomes of this study has provided the full cost of service information and the framework for considering fees, while those closest to the fee-paying population – the Department of City Planning – has provided initial recommendations regarding appropriate cost recovery levels at or below that full cost. Please consult the Department's staff report to Council for that information.

Comparative Fee Survey

Often policy makers request a comparison of their jurisdiction's fees to surrounding communities or similar scopes of operations. The purpose of a comparison is to provide a sense of the local market pricing for services, and to use that information to gauge the impact of recommendations for fee adjustments proposed by the consultant's report and/or staff recommendations.

Appendices B and C to this report provides the results of the Comparative Fee Survey conducted for the Los Angeles Department of City Planning. NBS worked with the Department to choose the following regional and national candidates for the comparison:

Comparison Cities	
Regional	National
Burbank	Dallas
Glendale	Denver
LA County	Oakland
Long Beach	Portland
Pasadena	San Jose
Santa Clarita	San Francisco
	Seattle

It should be noted that comparative surveys do not provide information about the cost recovery policies or procedures inherent in each comparison agency. A "market based" decision to price services at below the cost of service analysis results, is the same as making a decision to subsidize that service. Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.

Additionally, comparative fee survey efforts are often non-conclusive for many fee categories. Regional and national comparison agencies typically use varied terminology for provision of similar services. In general, NBS conducts a reasonable attempt to source each comparison agency's fee schedule from the Internet, and compile a comparison of fee categories and amounts for the most readily comparable fee items that match the client's existing fee structure. A reasonable attempt to contact each agency for clarification regarding fee categories and amounts is also made; however, satisfactory feedback and response is not always received.

Data Sources

The following data sources were used to support the cost of service analysis and fee establishment phases of this study:

- The Los Angeles Department of City Planning's Budget for Fiscal Year 2015-16, with incorporation of Fiscal Year 2016-17 proposed staffing changes and requests.
- A complete listing of all Department personnel, salary/wage rates, regular hours, paid benefits, and paid leave amounts, as provided by the Department.
- Various correspondences with Department staff supporting the adopted budgets and current fees, including budget notes and expenditure detail not shown in the published document.
- Prevailing fee schedules provided by the City's Municipal Code.
- Annual volumetric (workload) data from the prior fiscal year.

The City's adopted budget is the most significant source of information affecting cost of service results. It should be noted that consultant did not conduct separate efforts to audit or validate the City's financial management and budget practices, nor was cost information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This study has accepted the City's budget as a legislatively adopted directive describing the most appropriate and reasonable level of City spending. Consultants accept the City Council's deliberative process and ultimate acceptance of the budget plan and further assert that through that legislative process, the City has yielded a reasonable expenditure plan, valid for use in setting cost-based fees.

Beyond data furnished by the City, original data sets were also developed to support the work of this study: primarily, estimated staff time at various levels of detail. To develop these data sets, consultants prepared questionnaires and conducted meetings and interviews with Department staff. In the fee establishment phase of the analysis, staff provided estimates of the average time spent providing a service or activity corresponding with an existing or new fee. Consultants and departmental management reviewed and questioned responses to ensure the best possible set of estimates.

Section 2 – Fee Study Results

The Department of City Planning is charged with the responsibility of preparing, maintaining, and implementing a General Plan for the development of the City of Los Angeles. The Department serves the residents and businesses of the City of Los Angeles by regulating the use of land based on the General Plan and City's Zoning Code, which contain the City's adopted policies and regulations.

The Department is organized into various programs, summarized as follows:

- **Development Services** - This program provides a full range of pre- and post-entitlement development consultation to properly advise applicants on the development path; serves as the point of entry for all discretionary land use applications; conducts technical research and troubleshoots problematic projects; and manages and monitors condition compliance.
- **Geographic Project Planning** - This program, organized by geographic units, is responsible for the processing of all discretionary land use entitlement applications, reviewing them for compliance with applicable policies and plans and issuing a letter of determination for all Director of Planning determinations, Office of Zoning Administration functions, subdivision of land applications, and entitlements that require Commissions and Council consideration. Review and documentation for projects requiring review pursuant to the California Environmental Quality Act (CEQA) is a major function within the project planning program.
- **Major Projects and Project Plan Support** - This program processes large scale developments, zoning administration, subdivision, and City Planning Commission cases as well as the associated environmental analysis including Environmental Impact Reports and Development Agreements. This program includes the Expedited Processing Section for the Department which provides the public with a faster alternative for processing entitlement applications. This program also provides design guidelines, standard operating procedures for all project planning functions, and training for Department staff.
- **Historic Resources** - This program identifies, designates, and promotes the preservation of historically and culturally significant properties in the City. This program also develops historic preservation policies.
- **Citywide Planning** - This program develops and maintains the City's General Plan (except the Community Plans), updates and implements housing, health, transportation, and environmental policies and regulation, and performs research, analysis, and updates of the Zoning Code.
- **Community Planning** - This program prepares, updates, and maintains the City's 35 Community Plans that collectively constitute the required Land Use Element of the City's General Plan.
- **Neighborhood Initiatives and Transit Oriented Planning** - This program provides targeted neighborhood plans to address more localized land-use issues and challenges through Specific Plans, zoning overlays, transportation plans, streetscape plans, and other planning tools. This program also prepares transit-oriented plans in conjunction with other transportation agencies using grant funds. This program was excluded from the Fee Study's scope of review.

- **Technology Support** – This program coordinates and implements efficient technology solutions in support of the Department's business needs.
- **General Administration** - This program provides department-wide management in budget development, budget implementation, general administration, fiscal services, procurement and contracting, human resource management, record management, and facility management services. Additionally, this program oversees the coordination of Commission meetings and provides direct staff support for operating programs.

A working understanding of the Department's programs, services, and organizational structure informed each phase of the Fee Study conducted by NBS. The following subsections summarize the Cost of Service Analysis, Cost Recovery Evaluation, and Fee Establishment outcomes of the Study.

Cost of Service Analysis Outcomes

With each Departmental Program area, NBS identified services eligible for recovery in fees for service, either in whole or in part, as well as services and program which, in NBS' professional opinion, are not eligible for recovery in fees for service:

Program	Activities Recoverable from Case Processing Fees	Activities Recoverable from Surcharge Fees	Activities Requiring Non-fee Funding Sources	Total
Development Services	\$ 4,977,703	\$ 319,206	\$ 4,459,188	\$ 9,756,098
Geographic Project Planning	\$ 17,246,538	\$ 51,193	\$ 6,922,715	\$ 24,220,446
Major Projects and Project Plan Support	\$ 4,318,567	\$ -	\$ 667,866	\$ 4,986,433
Major Projects and Project Plan Support -Expedited	\$ 4,612,462	\$ -	\$ -	\$ 4,612,462
Historic Resources	\$ 386,119	\$ -	\$ 2,276,970	\$ 2,663,088
Citywide Planning	\$ -	\$ 2,324,837	\$ 2,929,693	\$ 5,254,530
Community Planning	\$ 205,950	\$ 10,040,995	\$ 910,161	\$ 11,157,105
Technology Support	\$ -	\$ 10,006,414	\$ 186,433	\$ 10,192,846
Department General Administration	<i>included above</i>		\$ 86,474	\$ 86,474
	\$ 31,747,338	\$ 22,742,644	\$ 18,439,500	\$ 72,929,482

The total estimated costs of Departmental Programs studied by NBS is approximately \$72.9 million per year, including all direct and indirect cost components as described in the Section 1 of this report. As shown in the table above:

- Approximately \$31.7 million (44%) in annual service costs are eligible for recovery in general case processing fees and expedited processing requests.
- Approximately \$22.7 million (31%) in annual service costs are attributable to technology support and advance planning services. Recovery of these costs are structured as surcharge fees on top of case processing fees. Revenues are tracked to separate funds, and expended for those designated purposes.
- Approximately \$18.4 million (25%) in costs were identified as services that are not eligible for recovery in the Department's case processing fees.

For purposes of evaluating the costs of individual case processing fees and expedited processing requests, NBS developed a fully burdened cost per hour.

Program	Activities Recoverable from Case Processing Fees	Available Direct Service Hours	Fully Burdened Cost per Hour
Case Processing Services - All Programs	\$ 27,134,876	141,658	\$192
Expedited Processing Requests	\$ 4,612,462	21,091	\$219

All subsequent cost of service calculations at the individual case processing fee level assume a fully-burdened hourly rate of \$192, with potential to recover approximately \$27.1 million in costs from fees for service. For expedited processing requests, the Department could charge up to \$219 per hour against the deposits collected from applicants. The degree of cost differential in these two hourly rates was determined by looking at the ratio of direct time spent on case processing services, versus time spent on indirect support activities within individual staff job duties. In the Expedited Processing Unit, staff are available on an "on-call" basis to provide faster turnaround on project application review. This Unit is staffed specifically for this purpose, and therefore has a higher degree of indirect support activities in the form of stand-by availability.

The \$18.4 million identified in "Activities Requiring Non-Fee Funding Sources" identifies service areas that NBS recommends as best funded via alternate revenue sources than user or regulatory fees. Significant analytical and policy decisions revolved around inclusion of categorized service costs in the fully-burdened hourly rates developed for case processing. The decision whether to include or exclude some or all of a particular cost category in fees for service is guided by basic fee setting parameters offered by the California State Constitution and Statutes, which require that any new fee levied or existing fee increased should not exceed the estimated amount required to provide the service for which the charge is levied. Summaries of non-fee funded costs per departmental program area are provided, below:

- **Development Services** - Typically, some portion of costs for provision of general public information and assistance are not linked for recovery from fees for planning applications. Planning staff estimated approximately 25% (\$694,000) should be not be considered in the calculation of fees for services. These costs represent the function of local government to provide general information and assistance to the public. In addition, Development Services provides assistance to other divisions and departments outside of the Department of City Planning (\$1.1 million), responds to Public Records Act Requests (\$105,000), and provides zoning review support to the Building and Safety Permit Fund (\$2.6 million).
- **Geographic Project Planning** - This Program contains multiple sub-programs. The Conditional Compliance Unit (\$4.6 million) does charge fees for service but was studied recently under a separate analysis and therefore not reconsidered within the context of this Study. The Revocations and Nuisance Abatement Unit provides community group liaison and abatement services (\$284,000), which should be funded separately than their case processing fees through fines, penalties, or general fund resources. Similar to Development Services, the Geographic Project Planning Program as a whole also provides general public information services, Public Records Act request responses, support to external City departments, and actively supports a myriad of special project and City Council research requests. The Program's costs for responding to Public Records Act requests (\$274,000) are not recoverable in fees by law, whereas all other support activities as described (\$1.8 million) are not considered either directly or indirectly supportive of case processing fee related services.
- **Major Projects and Project Plan Support** – This Program also contains multiple sub-programs. The estimated annual cost of the Urban Design Studio's initiatives (\$241,000) which are not related to case processing requests, are not recoverable in fees for service. The Department-wide Training Program

is also housed within this Program, the costs of which have been allocated separately to all other Programs within the Department as an indirect service cost. Similar to Development Services and Geographic Project Planning programs, Major Projects also responds to Public Records Act Requests (\$249,000), and provides support to external City departments (\$75,000).

- **Historic Resources** - This Program develops and implements policies and procedures for the City's historic resources. These costs are not considered within the case processing fees (\$1.2 million). Additionally, this program provides general public information services (\$207,000), support to external City departments (\$90,000), general public outreach activities (\$229,000), and continued efforts and maintenance of the Survey LA program (\$502,000).
- **Citywide Planning** – The Study identified approximately \$2 million in special projects and code studies activities that are not targeted for recovery in the Department's advance planning surcharge. In addition, this Program provides general public information and response to Public Records Act requests (\$614,000), and targeted code updates for Building and Safety (\$274,000).
- **Community Planning** - This Program provides services for which grants or other types of reimbursements offset the costs of providing services (\$594,000), as well as general public information services (\$125,000), response to Public Records Act requests (\$38,000), and support to special projects and Council requests (\$153,000).
- **Technology Support** – This Program provides support to the Building and Safety fund, estimated at approximately \$186,000 per year.
- **General Administration** - This Program provides response to Public Records Act requests (\$86,000).

The results of this Cost of Service Analysis conclude that the Department may recover approximately 75% of services provided through case processing fees or accompanying surcharges, while 25% of service costs require alternate funding sources. For case processing services and expedited processing requests, a fully burdened cost per hour of \$192, and \$219, respectively, were derived. The Fee Establishment section of this chapter will provide additional analysis and description of outcomes for recovery of these costs in user fees for services.

The majority of technology support and advance planning services are currently recovered through surcharges assessed on top of planning application fees. Per the request of the Department, NBS did not further analyze or re-calibrate the surcharge calculations as part of this Study's scope of work

Cost Recovery Evaluation Outcomes

The Department of City Planning's case processing fees recover approximately 74% of the total estimated eligible costs of providing services:

Fee Category	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Amount	Annual Cost Recovery Surplus / (Deficit)	Existing Cost Recovery %
Regular Case Processing Requests	\$ 16,773,498	\$ 25,233,969	(8,460,471)	66%
Expedited Requests	\$ 5,400,000	\$ 4,612,462	787,538	117%
Total	\$ 22,173,498	\$ 29,846,430	\$ (7,672,933)	74%

At the average current demand for fee related services, the Planning Department collects approximately \$22.2 million per year in revenue. At the full cost recovery fee amount calculated by NBS for each fee for service, the same demand for services would generate approximately \$29.8 million. The City is currently subsidizing case processing requests at approximately \$7.7 million per year.

Appendix A presents the results of the detailed cost recovery analysis for fee recoverable services. The "Total Cost of Service per Activity Column" establishes the maximum at which a fee could be charged for the corresponding service identified in the "Fee Description" list. NBS worked extensively with Department staff to gather estimates of time required to perform each service identified in the Appendix. Time estimates were evaluated on separate occasions by staff members and also reviewed by NBS to determine whether the time estimates provided seemed reasonable.

When the Total Cost of Service per Activity is compared to the Division's "Current Cost Recovery Amount", some items will appear to under recover their costs, some will come close to 100% recovery, and some will appear to collect more than the cost of providing services. This is a typical outcome of any Cost of Service Analysis. For all routine, "regular" case processing requests, the Study's findings indicate the need for recalibration of existing fee amounts to reflect their cost of providing services. For Expedited service requests, NBS did not study the fee program on a case by case basis; however, overall cost recovery results for this program exceeded 100%. NBS recommends the City implement an hourly rate of \$219 per hour, as well as reconsider the existing practice of retaining the initial case processing fee in addition to deposits for hourly billing.

Fee Establishment Outcomes

As described in Section 1 of this report, NBS approached establishment of resulting fees from two perspectives.

First, a comprehensive fee structure review was completed whereby consultants and City staff reviewed existing fee categories for relevance to the current operational and regulatory environment, as well as fairness and equitability to the customer and City's cost recovery objectives. Overall, the Department made few changes or deviations from the current fee structure as shown in Article 9. The format of Appendix A to this report provides tracking of new fees added, and existing fee categories deleted. The following provides several summarized examples of changes proposed and evaluated:

- A collection of fees for miscellaneous clearance requests and plan approvals, as performed by the Development Services Program, were moved to a designated section of the fee schedule, now shown as 19.04 "Fees for Sign off Requests".

- Fees for Historic Related Applications in Section 19.01 F were reviewed and revised. Several existing fee categories were deleted, reformatted, or renamed to better comply with the way in which services are delivered by the Program.
- Section 19.01 Y, Green Building Permit Application, was removed from the fee structure. This fee is a Building and Safety processing fee, and no longer applies.
- Section 19.02 E, fee for Relocation Assistance Plan Approval was deleted.
- Several fee items in 19.02 E and F were renamed to better reflect project types and sizes processed.
- The deposit fee structure for Environmental Impact Report review (Section 19.05), was consolidated and simplified to a single initial deposit amount.
- Fees in Section 19.07 for Flood Hazard Reports and Compliance Checks were removed. These are Bureau of Engineering fees.
- Fees in Section 19.09 for Land Development Counseling Services were renamed and restructured to reflect the Development Services Case Management Program service offerings related to pre-application review and project navigation.
- Fees in section 19.12, Deviations Pursuant to Section 16.03 E, were removed

Second, consultants worked with Department staff and management to review cost of service analysis outcomes at the individual fee level, and collect an initial round of "recommended fee amounts", which may be equal to or less than the total cost of service per fee item evaluated. Appendix A presents the results of the detailed cost recovery analysis for fee recoverable services, and the Department's staff report to Council may be consulted to view initial recommended fee amounts proposed for Council's consideration.

Section 3 – Conclusion

Based on the Cost of Service Analysis, Cost Recovery Evaluation, and Fee Establishment phases of analysis in this study, all proposed updates to Article 9 are included in the City's accompanying staff report.

As discussed throughout this report, the proposed fee schedule includes fee increases intended to improve the City's recovery of costs incurred to provide individual services, as well as to adjust fees downward where fees charge exceed the average costs incurred.

Predicting the amount to which any adopted fee increases will affect Department revenues is difficult to quantify. For the near-term, the City should not count on increased revenues to meet any specific expenditure plan. Experience with these fee increases should be gained first before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the City, the proposed fee amendments should – over time – enhance the Department's revenue capabilities, providing it the ability to stretch other resources further for the benefit of the public at large.

The Department's Fee Schedule should become a living document but handled with care:

- A fundamental purpose of the fee schedule is to provide clarity and transparency to the public and to staff regarding fees charged by the City. Once adopted by the Council, the fee schedule is the final word on the amount and manner in which fees should be charged by the Department. Old fee schedules should be superseded by the new master document. If the master document is found to be missing fees, those fees need eventually to be added to the master schedule and should not continue to exist outside the consolidated, master framework.
- The City should consider adjusting these user fees and regulatory fees on an annual basis to keep pace at least with cost inflation. For all fees and charges, the City could use either a Consumer Price Index adjustment or a percentage of Labor Cost increase, and that practice would be well applied to the new fee schedule. Conducting a comprehensive user fee study is not an annual requirement; it becomes worthwhile only over time as significant shifts in organization, local practices, legislative values, or legal requirements change. In NBS' experience, a comprehensive analysis such as this should be performed every three to five years. It should be noted that when an automatic adjustment is applied annually, the City is free to use its discretion in applying the adjustment; not all fees need to be adjusted, especially when there are good policy reasons for an alternate course. The full cost of service is the City's only limit in setting its fees.

As a final note in this study, it is worth acknowledging the path that fees in general have taken in California. The public demands ever more precise and equitable accounting of the basis for governmental fees and a greater say in when and how they are charged. It is inevitable in the not too distant future that user fees and regulatory fees will demand an even greater level of analysis and supporting data to meet the public's evolving expectations. Technology systems will play an increased and significant role in an agency's ability to accomplish this. Continuous improvement and refinement of time tracking abilities will greatly enhance the Department's ability to set fees for service and identify unfunded activities in years to come.

In preparing this report and the opinions and recommendations included herein, NBS has relied on a number of principal assumptions and considerations with regard to financial matters, conditions and events that may occur in the future. This information and assumptions, including the City's budgets, time estimate

data, and workload information from City staff, were provided by sources we believe to be reliable; however, NBS has not independently verified such information and assumptions.

While we believe NBS' use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

APPENDIX A

Cost of Service Analysis per Fee Item Studied

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
19.01 FILING FEES FOR APPLICATIONS AND APPEALS										
19.01 A	Establishment or Change of Zones, Height Districts or Supplemental Use Districts and Other Related Actions. <i>The following fees shall be charged for a zone change, height district or supplemental use district when that action is consistent with the General Plan. (See Section 19.03 for zone change requests that are not consistent with the General Plan.)</i>		[9]							
1	Zone Change - No New Construction	12.32	[1]	60.00	\$ 11,609	\$ 11,734	101%	31	\$ 357,887	\$ 354,076
2	Zone Change - With New Construction	12.32		120.00	\$ 20,229	\$ 5,747	28%	0	\$ -	\$ -
3	Clarification of Q Classifications or D Limitations	12.32 H		21.71	\$ 4,158	\$ 4,428	107%	8	\$ 36,531	\$ 34,301
4	Land Use Determinations by CPC	12.24.1		7.75	\$ 1,485	\$ 11,060	745%	1	\$ 11,060	\$ 1,485
5	Amendment of Council's Instructions involving (T) Tentative Classifications	12.32		24.21	\$ 4,637	\$ 4,264	92%	1	\$ 2,132	\$ 2,318
6	Height District Change	12.32		100.60	\$ 19,270	\$ 11,123	58%	9	\$ 94,546	\$ 163,797
7	Supplemental Use District: Change or Removal	12.32 S		342.88	\$ 65,680	\$ 67,915	103%	0	\$ -	\$ -
8	Supplemental Use District: Establishment	12.32 S		682.36	\$ 130,708	\$ 134,608	103%	2	\$ 269,216	\$ 261,416
9	Conditions of Approval for Oil Drilling	13.01 H		46.00	\$ 8,811	\$ 7,650	87%	0	\$ -	\$ -
10	Zone Boundary Line Adjustment	12.30 H		27.94	\$ 5,352	\$ 5,473	102%	5	\$ 25,997	\$ 25,422
11	Building Line - Establishment, Change or Removal	12.32		37.40	\$ 7,164	\$ 8,833	123%	6	\$ 48,582	\$ 39,402
12	Surface Mining Permits	13.03		12.58	\$ 2,410	\$ 2,640	110%	0	\$ -	\$ -
19.01 B Appeal Fees			[2]							
1	Appeal Fee - Applicant (first level appeal)			70.68	\$ 13,538	\$ 13,277	98%	24	\$ 321,967	\$ 328,296
2	Appeal Fee - Applicant (addl level appeal)			53.48	\$ 10,243	\$ 11,211	109%	0	\$ -	\$ -
3	Person other than the applicant			70.68	\$ 13,538	\$ 89	1%	198	\$ 17,622	\$ 2,680,520
19.01 C Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approvals			[9]							
1	Conditional Use by APC or CPC <i>Public Benefit Project (sign off for by-right project) - Moved to 19.04</i>	12.24U and 12.24V		65.95	\$ 12,633	\$ 13,224	105%	8	\$ 102,486	\$ 97,905
2	Public Benefits Alternative Compliance Proposal	14.00B		68.20	\$ 13,064	\$ 16,938	130%	0	\$ -	\$ -
3	Modification of Existing CUP by APC or CPC	12.24B		67.07	\$ 12,846	\$ 8,878	69%	5	\$ 44,390	\$ 64,232
4	Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant			7.76	\$ 1,486	\$ 1,331	90%	8	\$ 10,648	\$ 11,892
19.01 D Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances										
1	Variance	12.24Y and 12.27		29.02	\$ 5,558	\$ 6,448	116%	120	\$ 773,760	\$ 666,948
2	Adjustment by ZA except SF dwelling	12.28A		26.87	\$ 5,146	\$ 5,370	104%	35	\$ 186,608	\$ 178,826
3	Adjustment by ZA for SF dwelling	12.28A		22.57	\$ 4,322	\$ 2,685	62%	69	\$ 184,594	\$ 297,164

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
4	Slight Modification by ZA	12.28B.2		28.80	\$ 5,517	\$ 3,941	71%	1	\$ 1,971	\$ 2,758
5	Reasonable Accommodation Determination	12.22A.27	[3]	11.60	\$ 2,222	\$ -	0%	0	\$ -	\$ -
19.01 E	Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals		[9]							
E.1	<i>The following fees shall be charged pursuant to Section 12.24 of this Code to applicants seeking certain permits, interpretations or approvals</i>									
1	ZA Interpretation of Yard or Use Regulations	12.21A.2		29.19	\$ 5,591	\$ 5,831	104%	3	\$ 14,578	\$ 13,979
2	Conditional Use by ZA - Alcohol and Entertainment	12.24W.1 and 12.24W.18		33.47	\$ 6,412	\$ 6,459	101%	254	\$ 1,640,586	\$ 1,628,539
3	Conditional Use by ZA - all other uses	12.24W		29.55	\$ 5,660	\$ 5,358	95%	167	\$ 894,786	\$ 945,283
4	Modification or Review by ZA	12.24J, 12.24L, and 12.24M		29.85	\$ 5,718	\$ 5,754	101%	174	\$ 999,758	\$ 993,576
5	Relief from Fence Height Limitation	12.24X.7, 12.24X.8, and 12.28		28.37	\$ 5,434	\$ 4,525	83%	35	\$ 158,375	\$ 190,202
6	Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare	12.24X		22.35	\$ 4,281	\$ 4,601	107%	3	\$ 11,503	\$ 10,703
7	Certified Farmers' Market	12.24X.6		13.03	\$ 2,495	\$ 2,641	106%	1	\$ 2,641	\$ 2,495
8	Service of Alcohol in a small restaurant less than or equal to 50 seats	12.24X.2		19.77	\$ 3,787	\$ 6,040	159%	1	\$ 6,040	\$ 3,787
9	Approval to Erect Amateur Radio Antenna	12.24X.3		12.11	\$ 2,320	\$ 2,592	112%	0	\$ 648	\$ 580
10	ZA Determination under Section 12.24 X unless listed separately	12.24X		28.59	\$ 5,476	\$ 6,093	111%	56	\$ 341,208	\$ 306,630
	<i>Items 11 and 12 moved to 19.04</i>									
E.2	<i>The following fee shall be charged pursuant to Section 12.24 B.1. of this Code to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review:</i>									
1	Pre-Application Review and Research for Conditional Uses (moved to section 19.09)	12.24 F								
E.3	<i>The following fees shall be charged pursuant to Sections 12.24 F. and 12.24 Z.2. of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings</i>		[16]							
	<i>Miscellaneous Clearance - Zoning Administrator (moved to 19.04)</i>									
	<i>Miscellaneous Clearance - Zoning Administrator Single Family Dwellings with No Exceptions (moved to 19.04)</i>									
1	Monitoring of Conditional Use Permits	12.24F, 12.24M, 12.24W, 12.24X				\$ 952				

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
2	Field Verification Prior to Operations	12.24F, 12.24M, 12.24W, 12.24X				\$ 253				
3	Inspection and Field Compliance Review of Operations	12.24F, 12.24M, 12.24W, 12.24X				\$ 746				
4	Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Deposit)	12.24Z	[17]			\$ 5,000				
19.01 F Fees for Historic Related Applications			[9]							
1	HPOZ: Establishment, Change or Removal	12.20.3	[7]	664.00	\$ 127,191	\$ 138,017	109%	0	\$ -	\$ -
2	HPOZ Preservation Plan			165.00	\$ 31,606	\$ 30,998	98%	0	\$ -	\$ -
3	HPOZ Certificate of Appropriateness: not involving new construction or additions	12.20.3		22.25	\$ 4,262	\$ 473	11%	4	\$ 1,892	\$ 17,048
4	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 sq ft	0		23.25	\$ 4,454	\$ 708	16%	23	\$ 15,930	\$ 100,206
5	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than 750 sq ft, or second story additions	12.20		29.75	\$ 5,699	\$ 1,706	30%	27	\$ 45,647	\$ 152,440
6	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units	12.20		38.25	\$ 7,327	\$ 1,706	23%	0	\$ -	\$ -
7	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more	12.20		45.25	\$ 8,668	\$ 1,706	20%	0	\$ -	\$ -
8	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, up to 5,000 s.f.	12.20		38.25	\$ 7,327	\$ 1,706	23%	0	\$ -	\$ -
9	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, greater than 5,000 s.f.	12.20		45.25	\$ 8,668	\$ 1,706	20%	0	\$ -	\$ -
10	HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction	12.20		23.25	\$ 4,454	\$ 1,706	38%	0	\$ -	\$ -
11	Historic Resources Building Permit Clearance (Larger Project)	12.20		18.75	\$ 3,592	\$ 783	22%	0	\$ -	\$ -
12	APC/DEM (Historic) demolition of main structure	0		43.75	\$ 8,380	\$ 4,317	52%	0	\$ -	\$ -
13	Mills Act Application - Part 1 - City Application Processing Fee	19.144	[19]	4.00	\$ 766	\$ 250	33%	53	\$ 13,250	\$ 40,609
14	Mills Act Application - Part 2 - City Contract Execution Processing Fee	19.144	[19]							
	City Administrative Fee			7.00	\$ 1,341	\$ 1,142	85%	18	\$ 20,556	\$ 24,136
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)	19.144	[19]	n/a	\$ 1,654	\$ -	0%	71	\$ -	\$ 117,440
15	Mills Act Application (Valuation Exemption)	19.144								
	City Administrative Fee			4.00	\$ 766	\$ 473	62%	7	\$ 3,311	\$ 5,363
	Contract Services Provider (Charged at Actual Cost)		[19]	n/a	\$ 1,500	\$ -	0%	0	\$ -	\$ -
16	Mills Act Application (Appeal to Cultural Heritage Commission)	19.144		8.00	\$ 1,532	\$ 473	31%	0	\$ -	\$ -
17	Mills Act Inspection (once every 5 years)		[19]							

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
	City Administrative Fee			3.00	\$ 575	\$ 1,142	199%	0	\$ -	\$ -
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)	19.144	[19]	n/a	\$ 1,500	\$ -	0%	0	\$ -	\$ -
18	Technical Corrections to previously certified Historic Resource (Applicant Initiated)	0	[7]	13.00	\$ 2,490	\$ -	0%	0	\$ -	\$ -
19	Historic Resources - Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND	0		0.00	\$ -	\$ -	n/a	0	\$ -	\$ -
20	Historic Resources - Environmental Impact Report Review - (hourly)	0		1.00	\$ 192	\$ -	0%	0	\$ -	\$ -
21	Major Conforming Work on Contributing and Non-Contributing Elements	0		8.00	\$ 1,532	\$ -	0%	0	\$ -	\$ -
22	Modification of a Certificate Determination	0		10.00	\$ 1,916	\$ -	0%	0	\$ -	\$ -
23	Preliminary Evaluation of Demolition or Relocation without Permit	12.20.Q	[16]	48.00	\$ 9,195	\$ -	0%	0	\$ -	\$ -
19.01 G Sign Application										
<i>section deleted</i>										
19.01 H Temporary Subdivision Direction Signs										
<i>moved to 19.04</i>										
19.01 I Fees for Plan Approvals										
<i>moved to 19.04</i>										
19.01 J Commission or Director Approvals										
			[8,9]							
1	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Minor	11.5.7 and Article 3 Ch 1		16.91	\$ 3,239	\$ 1,477	46%	89	\$ 131,453	\$ 288,234
2	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	11.5.7 and Article 3 Ch 1		22.58	\$ 4,326	\$ 3,244	75%	30	\$ 97,320	\$ 129,775
3	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)	11.5.7 and Article 3 Ch 1		19.75	\$ 3,782	\$ 1,622	43%	2	\$ 3,244	\$ 7,564
4	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 4,787	74%	57	\$ 271,662	\$ 368,894
5	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 2,393	37%	92	\$ 218,960	\$ 594,781
6	Project Permit Compliance with DRB - Minor	11.5.7 and Article 3 Ch 1		29.68	\$ 5,685	\$ 2,496	44%	17	\$ 42,432	\$ 96,643
7	Project Permit Compliance with DRB - Standard	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 4,167	64%	23	\$ 93,758	\$ 146,258
8	Project Permit Compliance with DRB - Standard (SF)	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 2,083	32%	1	\$ 2,083	\$ 6,500

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
9	Project Permit Compliance with DRB - Major	11.5.7 and Article 3 Ch 1		43.87	\$ 8,403	\$ 5,628	67%	13	\$ 73,164	\$ 109,239
10	Project Permit Compliance with DRB - Major (SF)	11.5.7 and Article 3 Ch 1		41.03	\$ 7,859	\$ 2,814	36%	59	\$ 166,026	\$ 463,705
11	DRB - Preliminary	16.50E.3		23.40	\$ 4,482	\$ 3,044	68%	1	\$ 3,044	\$ 4,482
12	DRB - Preliminary for SF residential dwelling	16.50E.3		23.40	\$ 4,482	\$ 1,522	34%	8	\$ 12,176	\$ 35,859
13	Project Permit Modification	11.5.7D		23.40	\$ 4,482	\$ 3,308	74%	7	\$ 23,156	\$ 31,376
14	Project Permit Adjustment	11.5.7E		25.53	\$ 4,890	\$ 4,901	100%	15	\$ 72,290	\$ 72,128
15	Specific Plan Exception	11.5.7F		74.92	\$ 14,350	\$ 14,932	104%	10	\$ 149,320	\$ 143,502
16	Specific Plan Amendment	11.5.7		110.82	\$ 21,227	\$ 40,560	191%	1	\$ 40,560	\$ 21,227
17	Specific Plan Interpretation	11.5.7		30.50	\$ 5,841	\$ 2,994	51%	3	\$ 9,731	\$ 18,985
18	CPIO Fees (place holder)									
19.01 K Fees - Exceptions										
<i>Placeholder - see existing fee ordinance</i>										
19.01 L Transfer Plan			[9]							
1	Approval of Transfer of Floor Area Plan - less than and including 49,999 sq ft	Article 4.5		84.00	\$ 16,090	\$ 16,292	101%	8	\$ 122,190	\$ 120,678
2	Approval of Transfer of Floor Area Plan - 50,000 sq ft and greater	Article 4.5		99.75	\$ 19,107	\$ 16,292	85%	0	\$ -	\$ -
19.01 M Extension of Time or Suspension of Time Limits for Planning and Zoning Matters										
1	Time Extension for other than Maps			1.76	\$ 336	\$ 708	211%	25	\$ 17,700	\$ 8,404
19.01 N Adult Entertainment Business Exception			[9]							
1	Adult Entertainment Business Exception within 500 ft of another Adult Entertainment Establishment	12.22A.20		38.15	\$ 7,308	\$ 5,317	73%	0	\$ -	\$ -
19.01 O Density Increase			[9]							
1	Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives	12.22A.25 (g)(2)		38.02	\$ 7,282	\$ 7,115	98%	110	\$ 780,871	\$ 799,186
2	Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives	12.22A.25 (g)(3)		110.82	\$ 21,227	\$ 23,287	110%	14	\$ 326,018	\$ 297,177
3	Application for a Density Bonus in excess of that permitted by Section 12.22 A.26	12.24U.26		110.82	\$ 21,227	\$ 20,718	98%	0	\$ -	\$ -
19.01 P Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings										

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
1	Imposition of Conditions (City Initiated)	12.27.1		304.64	\$ 58,354	\$ 26,680	46%	0	\$ -	\$ -
2	Reconsideration (Applicant Initiated)	12.27.1		251.54	\$ 48,182	\$ 29,866	62%	0	\$ -	\$ -
3	Plan Approval for Revocation Case	12.27.1		251.54	\$ 48,182	\$ 5,000	10%	5	\$ 25,000	\$ 240,911
19.01 S Site Plan Review			[9]							
1	Site Plan Review Application for Residential Project of 50 or more dwelling units	16.05		47.06	\$ 9,014	\$ 7,806	87%	26	\$ 201,005	\$ 232,098
2	For Non-Residential or Mixed Use Building Site Plan Review Application	16.05		47.06	\$ 9,014	\$ 7,925	88%	8	\$ 63,400	\$ 72,108
19.01 U Hillside										
1	Hillside Permit Filing Fee	12.24X2		29.55	\$ 5,660	\$ 6,094	108%	15	\$ 88,363	\$ 82,076
19.01 V Multiple or Combination Applications			[9]							
<i>If more than one application is filed at the same time for the same project and the fee for each separate application is set forth in sections 19.01, 19.03, 19.06 or 19.10, then the charges will be as follows: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.</i>										
19.01 W Expedited Permit Fee										
<i>At the request of the applicant, the Department may, at its discretion, charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects upon application by an applicant. An initial amount of \$5,000, in addition to fees charged elsewhere in this code, by the Director of Planning, including any additional costs to the City that exceed the fees collected by the Planning Department for this service, shall be collected at the time of the request. The Department shall cause all money collected pursuant to this section to be deposited into the Planning Case Processing Fund described in Chapter 6, Section 5.121.9.2 of Division 5 of the Los Angeles Administrative Code for purposes of disbursement as permitted therein.</i>										
	Expedited Review Services (hourly)			1.00	\$ 219	varies	n/a	n/a	\$ -	\$ -
19.01 X Eldercare Facility Unified Permit Application										
1	Eldercare Facility Unified Permit Application	14.3.1		38.85	\$ 7,442	\$ 6,369	86%	2	\$ 9,554	\$ 11,163
19.02 FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS										

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
19.02 A	Subdivision Maps									
	1. Tentative Map									
1	Tentative Map - SF RE40 or More Restrictive Zones - 5-10 Lots			51.05	\$ 9,779	\$ 11,219	115%	0	\$ -	\$ -
2	Tentative Map - SF RE40 or More Restrictive Zones - 11-49 Lots			57.93	\$ 11,097	\$ 12,662	114%	0	\$ -	\$ -
3	Tentative Map - SF RE40 or More Restrictive Zones - Each 50 Lots over 49 Lots			20.95	\$ 4,013	\$ 3,867	96%	0	\$ -	\$ -
4	Tentative Map - SF RE20 or Less Restrictive Zones - 5-10 Lots			45.89	\$ 8,790	\$ 10,165	116%	7	\$ 71,155	\$ 61,532
5	Tentative Map - SF RE20 or Less Restrictive Zones - 11-49 Lots			51.05	\$ 9,779	\$ 11,257	115%	0	\$ -	\$ -
6	Tentative Map - SF RE20 or Less Restrictive Zones - Each 50 Lots over 49 Lots			17.51	\$ 3,354	\$ 3,073	92%	0	\$ -	\$ -
7	Tentative Map - MF Residential - 5-49 Units			50.75	\$ 9,721	\$ 10,416	107%	113	\$ 1,177,008	\$ 1,098,506
8	Tentative Map - MF Residential - 50-99 Units			68.09	\$ 13,043	\$ 13,856	106%	8	\$ 110,848	\$ 104,343
9	Tentative Map - MF Residential - 100 Units or More			86.15	\$ 16,502	\$ 17,611	107%	11	\$ 193,721	\$ 181,525
10	Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 sq ft of Floor Area			57.93	\$ 11,097	\$ 12,552	113%	3	\$ 37,656	\$ 33,290
11	Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 sq ft of Floor Area			66.53	\$ 12,744	\$ 14,309	112%	1	\$ 14,309	\$ 12,744
12	Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 sq ft of Floor Area			75.13	\$ 14,391	\$ 16,065	112%	2	\$ 32,130	\$ 28,783
13	Tentative Map - Commercial/Industrial w/ Building - 250,000 sq ft of Floor Area or More			83.73	\$ 16,039	\$ 17,822	111%	1	\$ 17,822	\$ 16,039
14	Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre			52.77	\$ 10,108	\$ 11,498	114%	0	\$ -	\$ -
15	Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres			57.93	\$ 11,097	\$ 12,552	113%	2	\$ 25,104	\$ 22,193
16	Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More			63.09	\$ 12,085	\$ 13,608	113%	1	\$ 13,608	\$ 12,085
17	Phasing of Map	17.07		36.43	\$ 6,978	\$ 545	8%	0	\$ -	\$ -
	Very High Fire Hazard Severity Zone		[46]							
18	Mixed Use Projects		[11]							
19	BOE Fees - Tentative Maps		[14]							
	2. BOE Fees - Final Maps		[14]							
	3. BOE Fees - Improvement Plans		[14]							
	4. Appeals - reference 19.01 B									
	5. Modifications - reference 19.02 F									
19.02 B	Parcel Maps		[10] [11]							

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
	1. Preliminary Parcel Map									
1	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones			68.36	\$ 13,095	\$ 9,989	76%	2	\$ 19,978	\$ 26,189
2	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones			58.90	\$ 11,282	\$ 8,935	79%	20	\$ 178,700	\$ 225,649
3	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family			75.80	\$ 14,520	\$ 10,416	72%	2	\$ 20,832	\$ 29,039
4	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 sq ft of Floor Area			57.18	\$ 10,953	\$ 12,552	115%	0	\$ -	\$ -
5	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 sq ft of Floor Area			65.78	\$ 12,600	\$ 14,309	114%	0	\$ -	\$ -
6	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 sq ft of Floor Area			76.10	\$ 14,577	\$ 16,065	110%	0	\$ -	\$ -
7	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 sq ft of Floor Area or More			82.98	\$ 15,895	\$ 17,822	112%	0	\$ -	\$ -
8	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area			52.02	\$ 9,965	\$ 11,498	115%	0	\$ -	\$ -
9	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area			57.18	\$ 10,953	\$ 12,552	115%	0	\$ -	\$ -
10	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area			62.34	\$ 11,941	\$ 13,608	114%	0	\$ -	\$ -
11	Other Preliminary Parcel Map Actions - Preliminary Parcel Map Exemption (Lot Line Adjustment)	17.50 B.3		18.14	\$ 3,474	\$ 3,507	101%	63	\$ 220,941	\$ 218,862
12	Other Preliminary Parcel Map Actions - Preliminary Parcel Map Waiver	17.50 B.3 (d)		18.14	\$ 3,474	\$ 3,729	107%	0	\$ -	\$ -
13	Mixed Use Projects		[11]							
14	BOE Fees - Parcel Maps		[14]							
	2. Certificate or Conditional Certificate of Compliance-Determination	66499.35		17.62	\$ 3,375	\$ 3,683	109%	30	\$ 110,490	\$ 101,255
	2. BOE Fees - Final Parcel Maps		[14]							
	4. Appeals - reference 19.01 B									
	5. Modifications - reference 19.02 F									
19.02 C	Private Street Map									
1	Filing - Deemed to be Approved Private Street	18.00C		16.76	\$ 3,210	\$ 3,787	118%	5	\$ 18,935	\$ 16,052
2	Filing - Private Street Map			70.94	\$ 13,589	\$ 15,421	113%	0	\$ -	\$ -
3	Filing - Very High Fire Hazard Severity Zone Private Street Map			104.48	\$ 20,013	\$ 22,415	112%	2	\$ 44,830	\$ 40,027
4	BOE Fees - Private Street Maps		[14]							
19.02 D	Mobile Home Park Impact Reports									

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
1	Mobile Home Park Impact Report	17.04		62.23	\$ 11,920	\$ 13,992	117%	0	\$ -	\$ -
19.02 E Condominium Conversion for Subdivision and Parcel Maps										
1. Residential										
1	Condominium Conversion for Parcel Maps - Residential - 1-4 Units			70.94	\$ 13,589	\$ 8,055	59%	3	\$ 24,165	\$ 40,766
2	Condominium Conversion for Subdivision - Residential - 5-49 Units			84.53	\$ 16,192	\$ 16,109	99%	0	\$ -	\$ -
3	Condominium Conversion for Subdivision - Residential - 50-99 Units			103.10	\$ 19,750	\$ 19,575	99%	0	\$ -	\$ -
4	Condominium Conversion for Subdivision - Residential - 100 Units or More			116.52	\$ 22,320	\$ 22,161	99%	1	\$ 22,161	\$ 22,320
2. Commercial / Industrial										
5	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - Less than 50,000 sq ft of Floor Area			61.48	\$ 11,777	\$ 13,430	114%	0	\$ -	\$ -
6	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 50,000 to Less than 100,000 sq ft of Floor Area			65.78	\$ 12,600	\$ 14,309	114%	0	\$ -	\$ -
7	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 100,000 to Less than 250,000 sq ft of Floor Area			70.08	\$ 13,424	\$ 15,187	113%	0	\$ -	\$ -
8	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 250,000 sq ft of Floor Area or More			74.38	\$ 14,248	\$ 16,065	113%	0	\$ -	\$ -
3. Mixed Use										
			[11]							
19.02 F Map Related Fees										
1	Review or Revision of Tentative/Preliminary Map			13.28	\$ 2,543	\$ 889	35%	1	\$ 889	\$ 2,543
2	Modification to Approved Tentative/Preliminary Map or Recorded Final Map	17.14, 17.59		38.24	\$ 7,324	\$ 8,052	110%	16	\$ 128,832	\$ 117,184
3	Reversion to Acreage	17.10		39.96	\$ 7,653	\$ 8,876	116%	0	\$ -	\$ -
4	Quimby Fee Calculation			2.12	\$ 405	\$ 276	68%	16	\$ 4,416	\$ 6,482
5	Time Extension for Maps			5.56	\$ 1,064	\$ 793	75%	36	\$ 28,548	\$ 38,307
6	Letter of Clarification or Correction (Initiated by Applicant)			15.02	\$ 2,876	\$ 1,331	46%	0	\$ -	\$ -
19.03 FEES FOR GENERAL PLAN CONSISTENCY										
	The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan:		[9]							

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
1	Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use	11.5.6		130.54	\$ 25,004	\$ 23,884	96%	14	\$ 334,376	\$ 350,060
2	Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use	11.5.6		147.74	\$ 28,299	\$ 32,116	113%	2	\$ 64,232	\$ 56,598
3	Annexation, Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use	11.5.6		438.20	\$ 83,938	\$ 46,357	55%	0	\$ -	\$ -
4	Annexation, Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use	11.5.6		446.20	\$ 85,471	\$ 62,566	73%	0	\$ -	\$ -
5	Street Re-Classification			67.26	\$ 12,884	\$ -	0%	0	\$ -	\$ -
19.04 FEES FOR SIGN OFF REQUESTS										
1	Public Benefit Project (sign off for by-right project)			7.50	\$ 1,437	\$ 338	24%	0	\$ -	\$ -
2	Miscellaneous Clearance - ZA	12.24 and all other projects		11.25	\$ 2,155	\$ 1,722	80%	170	\$ 292,740	\$ 366,344
3	Miscellaneous Clearance - ZA SF dwellings with no exceptions	12.24 and all other projects		11.25	\$ 2,155	\$ 861	40%	24	\$ 20,664	\$ 51,719
4	Request for Approval to Erect Temporary Subdivision Directional Signs (First Sign)			1.50	\$ 287	\$ 1,052	366%	0	\$ -	\$ -
5	Request for Approval to Erect Temporary Subdivision Directional Signs (Each Additional Sign)			1.50	\$ 287	\$ 383	133%	0	\$ -	\$ -
6	Miscellaneous Clearance - Director	[9]		11.75	\$ 2,251	\$ 745	33%	184	\$ 137,080	\$ 414,137
7	Miscellaneous Clearance - Commission	[9]		6.50	\$ 1,245	\$ 647	52%	48	\$ 31,056	\$ 59,764
8	Landscape Plan Approval as part of a Discretionary Approval	[9]		4.00	\$ 766	\$ 647	84%	48	\$ 31,056	\$ 36,778
9	Landscape per tract	[9]		4.50	\$ 862	\$ 199	23%	154	\$ 30,646	\$ 132,746
10	Building Permit Sign-off for minor Projects	[9]		1.25	\$ 238	\$ 199	83%	154	\$ 30,646	\$ 36,726
19.05 FILING FEES FOR ENVIRONMENTAL CLEARANCES										
19.05 A Fees										
1. Environmental Clearances Except EIRs										
1	Categorical Exemption			1.95	\$ 373	\$ 81	22%	1,033	\$ 83,673	\$ 384,865
2	EAF/Initial Study leading to ND or MND or any other State exemptions			30.15	\$ 5,774	\$ 2,280	39%	701	\$ 1,598,280	\$ 4,047,822
3	MND - Expanded / Initial Study		[15]	58.13	\$ 11,134	\$ 1,953	18%	6	\$ 11,718	\$ 66,804
4	Reconsideration-Addendum or Supplemental to Prior Environmental Determination			9.97	\$ 1,909	\$ 703	37%	62	\$ 43,586	\$ 118,347
5	Publication Fee for ND or MND (pass through of publishing costs)			n/a	\$ 676	\$ 946	140%	756	\$ 715,176	\$ 511,317
2. Environmental Impact Reports										
		[13]								

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
6	Environmental Impact Reports (Initial Deposit)			0.00	varies	Average Initial Deposit - \$15,125	n/a	19	\$ 287,375	n/a
7	Environmental Impact Report Review Services (hourly)			1.00	\$ 192	varies	n/a	n/a		
19.06 FILING FEES FOR COASTAL DEVELOPMENT PERMITS										
		[9]								
1	Coastal Development Permit - SF and MF residential dwelling	12.20.2		71.80	\$ 13,753	\$ 7,057	51%	23	\$ 162,311	\$ 316,330
2	Coastal Development Permit - SF residential dwelling with no exceptions	12.20.2		71.80	\$ 13,753	\$ 3,528	26%	71	\$ 249,606	\$ 973,059
3	Coastal Development Permit - Non-residential	12.20.2		71.80	\$ 13,753	\$ 7,798	57%	13	\$ 97,475	\$ 171,918
4	Coastal Development Permit - Exemption Determination	12.20.2.1		7.50	\$ 1,437	\$ 684	48%	273	\$ 186,732	\$ 392,204
5	Coastal Development Permit - Approval in Concept	12.20.2		3.00	\$ 575	\$ 703	122%	0	\$ -	\$ -
6	Coastal Development Permit - Amendment	12.20.2.1Q and 12.20.2O		28.80	\$ 5,517	\$ 6,456	117%	7	\$ 41,964	\$ 35,859
7	Coastal Development Permit - Amendment with no exceptions	12.20.2.1Q and 12.20.2O		28.80	\$ 5,517	\$ 3,228	59%	0	\$ 807	\$ 1,379
8	Coastal Development Permit - Mello Compliance Review - City Review	12.20.2	[6]	34.18	\$ 6,547	\$ 828	13%	13	\$ 10,971	\$ 86,751
9	Mello Compliance Review - 3rd Party Consultant			1.50	\$ 287	Fee + Actual Cost	n/a	0	\$ -	\$ -
19.07 FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS										
<i>Section Deleted</i>										
19.08 SURCHARGE FOR ONE-STOP PERMIT CENTER										
<i>There shall be added to each fee imposed for any permit, license or application provided for in this article a surcharge in an amount equal to the greater of two percent of the fee or \$1.00.</i>										
			[16]							
19.09 PROJECT DEVELOPMENT AND COUNSELING SERVICES										
1	Pre-Application Review and Research	12.24 and all other appl.		2.00	\$ 383	\$ 293	76%	0	\$ -	\$ -
2	Zoning Pre-Check (per project, per request)			6.00	\$ 1,149	\$ 432	38%	0	\$ -	\$ -
3	Pre-development Meeting									
	Per meeting			9.00	\$ 1,724	\$ 432	25%	0	\$ -	\$ -
	Additional assistance as required, per hour			1.50	\$ 287	\$ 432	150%	0	\$ -	\$ -
	Technical Counseling (per meeting)			4.50	\$ 862	\$ 432	50%	0	\$ -	\$ -
4	Project Navigation Services (deposit required, per hour)									
	Project not requiring EIR			1.50	\$ 287	\$ 432	150%	0	\$ -	\$ -
	Project including EIR			1.50	\$ 287	\$ 432	150%	0	\$ -	\$ -

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
19.10 DEVELOPMENT AGREEMENT FEES										
1	Initial Development Agreement Application-(Deposit)	12.32		0.00	varies	\$29,690 Initial Deposit	n/a	3	\$ 89,070	\$ -
19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.										
1	Annual Inspection of Compliance	12.24 B.25. and 12.24 C.58.	[14]							
19.12. [DEVIATIONS PURSUANT TO SECTION 16.03 E.] Section Deleted										
19.13 SURCHARGE FOR AUTOMATED SYSTEMS FOR THE DEPARTMENT OF CITY PLANNING										
1	Operating Surcharge					Greater of 7% of the fee or \$1.00				
2	Development Surcharge					Greater of 6% of the fee or \$1.00				
19.14 FEES FOR ENFORCEMENT OF HOUSING COVENANTS NONE LISTED										
19.15 DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEW, CONDITION CLEARANCE AND PERMIT ISSUANCE FEES.										
19.16 GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT OF CITY PLANNING										
						Greater of 5% of the fee or \$1.00				
									\$ 16,773,498	\$ 25,233,969

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
[3]	City can not charge a fee									
[4]	See Section 19.01 A (Sign Districts)									
[5]	See Section 19.01 G (Comprehensive Sign Program)									
[6]	Fee is for City administration and Consultant fees will be added to City fee									
[7]	HPOZ fees are not to be charged for technical corrections to a previously certified Historic Resource Survey.									
[8]	Minor cases are defined as three signs or less or a change of use. Standard cases are defined as more than three signs, wireless cases, or projects with additions of less than 200 square feet. Major cases are all other projects not falling into the categories of Minor or Standard projects.									
[9]	Multiple or Combination Applications. If more than one application is filed at the same time for the same project and the fee for each separate application is set forth in sections 19.01, 19.03, 19.06 or 19.10, then the charges will be as follows: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.									
[10]	Subdivision Maps: Very High Fire Hazard Severity Zone. For tentative maps within Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-half the sum of the fees paid pursuant to paragraphs (a) through (c) shall be paid. Parcel Maps: For preliminary parcel maps within the Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-third the sum of the fees paid pursuant to paragraphs (a) and (b) shall be paid.									
[11]	Subdivision Maps - Mixed Use. Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at fifty percent (50%), and the third and subsequent fee at twenty-five percent (25%). This fee discounting shall not apply to the surcharge required by paragraph (e) of this subdivision. Parcel Maps - Mixed Use. Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at fifty percent (50%), and the third and subsequent fee at twenty-five percent (25%). This fee discounting shall not apply to the surcharge required by paragraph (d) of this subdivision. Condominium Conversions - Mixed Use: Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at 100 percent (100%), the second highest at fifty percent (50%), and the third and subsequent fee at twenty-five percent (25%). This fee discounting shall not apply to the fee required by paragraph (b) of subdivision 1. of subsection E. of this Section 19.02 of this Code, above.									
[12]	The Planning Department shall calculate the actual costs and resultant fee, in accordance with Chapter 35, Section 5.403(b)3 of Division 5 of the Los Angeles Administrative Code and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.									
[13]										

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis		Annual Revenue Analysis		
						Current Cost Recovery Amount	Existing Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Cost Recovery Amount	Annual Estimated Revenues at Full Cost Recovery Fee
[14]	Fee collected by the BOE, DBS, or DOT									
[15]	Fee is applied in addition to Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND									
[16]	NBS did not evaluate; fees were adopted per ordinance specific to CCU									
[17]	The Planning Department shall calculate actual costs and the resultant fee in accordance with Chapter 6, Section 5.121.9.2 of Division 5 of the Los Angeles Administrative Code, and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.									
[18]	NBS did not evaluate - fee set per City Policy									
[19]	Fees reflect pass through of average contractor costs.									

APPENDIX B

Regional Comparative Fee Survey

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.01 A		[1,5]							
1	Zone Change - SF and MF dwelling up to 49 Units		\$ 11,734	\$ 3,188	no comparison		\$ 10,000	\$ 15,986	\$ 19,565
2	Zone Change - SF and MF dwelling - additional fee for each 50 units over 49		\$ 5,747	\$ 3,188	no comparison	\$13,335 + \$180	\$ 10,000	\$ 15,986	\$ 19,565
3	Zone Change - Non-residential less than and including 49,999 sq ft		\$ 11,737	\$ 3,188	no comparison	if referred to Fire	\$ 10,000	\$ 15,986	\$ 19,565
4	Zone Change - Non-residential 50,000 sq ft and greater		\$ 16,440	\$ 3,188	no comparison		\$ 10,000	\$ 15,986	\$ 19,565
5	Clarification of Q Classifications or D Limitations		\$ 4,428	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
6	Land Use Determinations by CPC		\$ 11,060	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
7	Amendment of Council's Instructions involving (T) Tentative Classifications		\$ 4,264	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Height District Change		\$ 11,123	no comparison	\$ 13,572	no comparison	no comparison	no comparison	no comparison
9	Supplemental Use District: Change or Removal		\$ 67,915	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
10	Supplemental Use District: Establishment		\$ 134,608	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
11	Conditions of Approval for Oil Drilling		\$ 7,650	no comparison	no comparison	no comparison	\$ 1,080	no comparison	no comparison
12	Zone Boundary Line Adjustment		\$ 5,473	\$ 1,028	no comparison	no comparison	no comparison	no comparison	no comparison
13	Building Line - Establishment, Change or Removal		\$ 8,833	\$ 1,028	no comparison	no comparison	no comparison	no comparison	no comparison
14	Surface Mining Permits		\$ 2,640	no comparison	\$5,000 Deposit	no comparison	no comparison	no comparison	no comparison
19.01 B		[2]							
1	Appeal Fee - Applicant (first level appeal)		\$ 13,277	\$ 254	\$ 2,000	\$ 7,425	\$ 3,500		no comparison
2	Appeal Fee - Applicant (addl level appeal)		\$ 11,211	\$254 Flat Fee	\$ 2,000	no comparison	no comparison	65% of original application fee	no comparison
3	Person other than the applicant		\$ 89	\$ 127	\$ 2,000	\$ 755	\$ 50		no comparison
19.01 C									
1	Conditional Use by APC or CPC		\$ 13,224	no comparison	\$ 4,414	\$ 8,966	no comparison	no comparison	\$ 6,304
2	Public Benefit Project (sign off for by-right project)		\$ 338	no comparison	no comparison	no comparison	no comparison	\$ 42	no comparison
3	Public Benefits Alternative Compliance Proposal		\$ 16,938	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
4	Modification of Existing CUP by APC or CPC		\$ 8,878	no comparison	no comparison	\$ 7,223	no comparison	no comparison	no comparison
5	Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant		\$ 1,331	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 D									
1	Variance		\$ 6,448	\$1,001 - Single Family Residential; \$1,753 - Multi-Family/Commercial/Industrial	\$ 12,000	\$ 8,966	New Construction \$5,500 Remodel \$3,500	\$ 4,498	\$ 5,599
2	Adjustment by ZA except SF dwelling		\$ 5,370	no comparison	no comparison	no comparison	no comparison	\$ 5,906	\$ 1,162
3	Adjustment by ZA for SF dwelling		\$ 2,685	no comparison	no comparison	no comparison	no comparison	\$ 5,906	\$ 1,162
4	Slight Modification by ZA		\$ 3,941	no comparison	no comparison	\$ 7,223	\$ 4,000	no comparison	no comparison
5	Reasonable Accommodation Determination	[3]	No Fee	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.01 E									
1	ZA Interpretation of Yard or Use Regulations		\$ 5,831	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Conditional Use by ZA - Alcohol and Entertainment		\$ 6,459	\$ 1,928	no comparison	no comparison	\$ 1,000	\$ 657	\$ 6,304
3	Conditional Use by ZA - all other uses		\$ 5,358	\$ 1,913	no comparison	no comparison	no comparison	no comparison	\$ 6,304
4	Modification or Review by ZA		\$ 5,754	no comparison	no comparison	\$ 7,223	\$ 4,000	no comparison	no comparison
5	Relief from Fence Height Limitation		\$ 4,525	\$103 - Minor in hillside area; \$242 - Minor; \$401 - Major	no comparison	no comparison	\$ 500	no comparison	no comparison
6	Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare		\$ 4,601	\$563 - Single Family Residence; \$1,090 - Commercial/Industrial	no comparison	\$ 3,018	Fee Exempt	no comparison	no comparison
7	Certified Farmers' Market		\$ 2,641	no comparison	no comparison	no comparison	no comparison	1-20 producers \$232 >20 producers \$332	no comparison
8	Service of Alcohol in a small restaurant less than or equal to 50 seats		\$ 6,040	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
9	Approval to Erect Amateur Radio Antenna		\$ 2,592	no comparison	no comparison	no comparison	no comparison	\$ 1,155	no comparison
10	ZA Determination under Section 12.24 X unless listed separately		\$ 6,093	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
11	Miscellaneous Clearance - ZA		\$ 1,722	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	Miscellaneous Clearance - ZA SF dwellings with no exceptions		\$ 861	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.01 F		[7]							
1	HPOZ Establishment, Change or Removal		\$ 138,017	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	HPOZ Preservation Plan		\$ 30,998	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	HPOZ Certificate of Appropriateness: not involving new construction or additions		\$ 473	no comparison	no comparison	\$ 426	\$ 400	no comparison	no comparison
4	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 sq ft		\$ 708	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
5	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than 750 sq ft, or second story additions		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
6	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
7	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
8	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, up to 5,000 s.f.		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
9	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, greater than 5,000 s.f.		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
10	HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction		\$ 1,706	no comparison	no comparison	\$ 910	\$ 1,720	no comparison	no comparison
11	Historic Resources Building Permit Clearance (Larger Project)		\$ 783	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	APC/DEM (Historic) demolition of main structure		\$ 4,317	no comparison	\$ 4,500	no comparison	\$ 3,035	\$ 1,181	no comparison
14	Mills Act Application (Single Family Residential)		\$ 250	no comparison	\$ 1,250	\$ 1,021	\$ 1,010	no comparison	no comparison
15	Mills Act Application (MF/Commercial/Industrial)		\$ 1,142	no comparison	\$ 1,250	\$ 1,021	\$ 1,010	no comparison	no comparison
16	Mills Act Application (Valuation Exemption)		\$ 473	no comparison	\$ 1,250	\$ 1,021	\$ 1,010	no comparison	no comparison
17	Mills Act Application (Appeal to Cultural Heritage Commission)		\$ 473	no comparison	\$ 1,250	\$ 1,021	\$ 1,010	no comparison	no comparison
18	Mills Act Contract Execution (Single Family Dwelling)		\$1 per \$1,000 valuation	no comparison	no comparison	\$ 564	no comparison	\$ 2,147	no comparison
19	Mills Act Contract Execution (MF/Commercial/Industrial)		\$ 1,886	no comparison	no comparison	\$ 564	no comparison	\$ 2,147	no comparison
20	Mills Act Inspection (once every 5 years)		\$ -	no comparison	no comparison	no comparison	\$ 200	no comparison	no comparison
21	Technical Corrections to previously certified Historic Resource (Applicant Initiated)	[7]	\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
22	Historic Resources - Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND		\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
23	Historic Resources - Environmental Impact Report Review - (hourly)		\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
24	Major Conforming Work on Contributing and Non-Contributing Elements		\$ 352	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
25	Modification of a Certificate Determination		\$ 440	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
26	Preliminary Evaluation of Demolition or Relocation without Permit		\$ 2,112	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarit.
19.01 G									
1	Sign Modification by ZA		\$ 6,448	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Comprehensive Sign Program	[4]	\$ 11,738	\$425 min or \$105 per hr.	\$ 4,043	no comparison	\$ 750	\$ 741	<12 Signs \$1,393 >12 Signs \$2,778
3	Amendment of Comprehensive Sign Program	[4]	\$ 5,748	no comparison	\$ 356	no comparison	no comparison	no comparison	no comparison
19.01 H									
1	Request for Approval to Erect Temporary Subdivision Directional Signs (First Sign)		\$ 1,052	no comparison	\$ 500	\$ 8,966	\$ 328	no comparison	no comparison
2	Request for Approval to Erect Temporary Subdivision Directional Signs (Each Additional Sign)		\$ 383	no comparison	\$ 500	\$ 8,966	\$ 71	no comparison	no comparison
19.01 I									
1	Miscellaneous Clearance - Director		\$ 745	no comparison	no comparison	\$ 483	no comparison	no comparison	no comparison
2	Landscape Plan Approval as part of a Discretionary Approval		\$ 647	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Building Permit Sign-off for minor Projects		\$ 199	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 J		[8]							
1	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Minor		\$ 1,477	no comparison	\$ 5,186	no comparison	no comparison	no comparison	\$ 1,067
2	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard		\$ 3,244	no comparison	\$ 5,186	no comparison	no comparison	no comparison	\$ 1,067
3	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)		\$ 1,622	no comparison	\$ 5,186	no comparison	no comparison	no comparison	\$ 1,067
4	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major		\$ 4,787	no comparison	\$ 5,186	no comparison	no comparison	no comparison	\$ 1,067
5	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)		\$ 2,393	no comparison	\$ 5,186	no comparison	no comparison	no comparison	\$ 1,067
6	Project Permit Compliance with DRB - Minor		\$ 2,496	no comparison	\$ 5,000	no comparison	no comparison	no comparison	\$ 1,067
7	Project Permit Compliance with DRB - Minor (SF)		\$ 1,248	no comparison	\$ 5,000	no comparison	no comparison	no comparison	\$ 1,067
8	Project Permit Compliance with DRB - Standard		\$ 4,167	no comparison	\$ 5,000	no comparison	no comparison	no comparison	\$ 1,067
9	Project Permit Compliance with DRB - Standard (SF)		\$ 2,083	no comparison	\$ 5,000	no comparison	no comparison	no comparison	\$ 1,067
10	Project Permit Compliance with DRB - Major		\$ 5,628	no comparison	\$ 7,442	no comparison	no comparison	no comparison	\$ 1,067
11	Project Permit Compliance with DRB - Major (SF)		\$ 2,814	no comparison	\$ 5,000	no comparison	no comparison	no comparison	\$ 1,067
12	DRB - Preliminary		\$ 3,044	no comparison	\$ 5,000	no comparison	no comparison	\$ 676	\$ 1,067
13	DRB - Preliminary for SF residential dwelling		\$ 1,522	no comparison	\$ 5,000	no comparison	no comparison	\$ 2,211	\$ 1,067
14	Project Permit Modification		\$ 3,308	no comparison	no comparison	\$ 1,535	\$ 1,375	no comparison	no comparison
15	Project Permit Adjustment		\$ 4,901	no comparison	no comparison	no comparison	no comparison	\$ 5,906	no comparison
16	Specific Plan Exception		\$ 14,932	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
17	Specific Plan Amendment		\$ 40,560	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
18	Specific Plan Interpretation		\$ 2,994	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19	CPIO Fees (place holder)		\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clara
19.01 L									
1	Approval of Transfer of Floor Area Plan - less than and including 49,999 sq ft		\$ 16,292	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Approval of Transfer of Floor Area Plan - 50,000 sq ft and greater		\$ 16,292	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 M									
1	Time Extension for other than Maps		\$ 708	\$ 571	\$ 141	\$ 1,185	\$ 1,000	\$ 154	\$ 186
19.01 N									
1	Adult Entertainment Business Exception within 500 ft of another Adult Entertainment Establishment		\$ 5,317	no comparison	no comparison	\$ 8,966	no comparison	no comparison	no comparison
19.01 O									
1	Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives		\$ 7,115	no comparison	Density Bonus Housing Plan - \$1,624;	no comparison	no comparison	no comparison	no comparison
2	Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives		\$ 23,287	no comparison	Density Bonus Agreement - \$1,135	no comparison	no comparison	no comparison	no comparison
3	Application for a Density Bonus in excess of that permitted by Section 12.22 A.26		\$ 20,718	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 P									
1	Imposition of Conditions (City Initiated)		\$ 26,680	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Reconsideration (Applicant Initiated)		\$ 29,866	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Plan Approval for Revocation Case (Deposit)		\$ 5,000	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 S									
1	Site Plan Review Application for Residential Project of 50 or more dwelling units		\$ 7,806	no comparison	\$ 7,442	\$ 1,037	\$6,000 plus \$3.00 for each 100 square feet.	no comparison	\$ 4,688
2	For Non-Residential or Mixed Use Building Site Plan Review Application		\$ 7,925	no comparison	\$ 7,853	\$ 1,418		no comparison	\$ 4,688
19.01 U									
1	Hillside Permit Filing Fee		\$ 6,094	no comparison	\$ 3,945	\$ 1,037	no comparison	\$ 5,847	\$ 3,031

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.01 W									
	Expedited Permit Fee Filing Deposit		\$ 5,000	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 X									
1	Eldercare Facility Unified Permit Application		\$ 6,369	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.02 A		[10, 11]							
1	Tentative Map - SF RE40 or More Restrictive Zones - 5-10 Lots		\$ 11,219	\$2,005	no comparison	\$15,674	\$5,000	\$4,647	no comparison
2	Tentative Map - SF RE40 or More Restrictive Zones - 11-49 Lots		\$ 12,662	+ \$52 per Lot	no comparison	includes \$4,000	+ \$125 per Lot	+ \$173 per Lot	no comparison
3	Tentative Map - SF RE40 or More Restrictive Zones - Each 50 Lots over 49 Lots		\$ 3,867		no comparison	Deposit			no comparison
4	Tentative Map - SF RE20 or Less Restrictive Zones - 5-10 Lots		\$ 10,165	\$2,005	no comparison	\$15,674	\$5,000	\$4,647	no comparison
5	Tentative Map - SF RE20 or Less Restrictive Zones - 11-49 Lots		\$ 11,257	+ \$52 per Lot	no comparison	includes \$4,000	+ \$125 per Lot	+ \$173 per Lot	no comparison
6	Tentative Map - SF RE20 or Less Restrictive Zones - Each 50 Lots over 49 Lots		\$ 3,073		no comparison	Deposit			no comparison
7	Tentative Map - MF Residential - 5-49 Units		\$ 10,416	\$2,005	no comparison	\$22,014	\$5,000	\$4,647	no comparison
8	Tentative Map - MF Residential - 50-99 Units		\$ 13,856	+ \$52 per Lot	no comparison	includes \$5,000	+ \$125 per Lot	+ \$173 per Lot	no comparison
9	Tentative Map - MF Residential - 100 Units or More		\$ 17,611		no comparison	Deposit			no comparison
10	Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 sq ft of Floor Area		\$ 12,552	\$2,005	no comparison	\$22,014	\$5,000	\$4,647	no comparison
11	Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 sq ft of Floor Area		\$ 14,309	+ \$52 per Lot	no comparison	includes \$5,000	+ \$125 per Lot	+ \$173 per Lot	no comparison
12	Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 sq ft of Floor Area		\$ 16,065		no comparison	Deposit			no comparison
13	Tentative Map - Commercial/Industrial w/ Building - 250,000 sq ft of Floor Area or More		\$ 17,822		no comparison				no comparison
14	Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre		\$ 11,498	\$2,005	no comparison	\$22,014	\$5,000	\$4,647	no comparison
15	Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres		\$ 12,552	+ \$52 per Lot	no comparison	includes \$5,000	+ \$125 per Lot	+ \$173 per Lot	no comparison
16	Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More		\$ 13,608		no comparison	Deposit			no comparison
17	Phasing of Map		\$ 545	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
18	Final Map - fewer than 20 Lots	[14]	\$ 8,000	no comparison	no comparison	\$ 1,000	\$2,000	no comparison	no comparison
19	Final Map - more than 20 Lots	[14]	Actual Cost and Deposit	no comparison	no comparison	\$ 1,000	+ \$125 per unit	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.02 B		[10, 11]							
1	Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones		\$ 9,989	\$1,876 - Basis	\$16,850	no comparison	no comparison	\$4,647	\$ 13,635
2	Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones		\$ 8,935	+ \$52 per Lot	+ \$500 per Unit	no comparison	no comparison	+ \$173 per Lot	\$ 1,365
3	Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family		\$ 10,416			no comparison	no comparison		\$ 13,635
4	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 sq ft of Floor Area		\$ 12,552			no comparison	no comparison		\$ 13,635
5	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 sq ft of Floor Area		\$ 14,309	\$1,876 - Basis	\$16,850	no comparison	no comparison	\$4,647	\$ 13,635
6	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 sq ft of Floor Area		\$ 16,065	+ \$52 per Lot	+ \$500 per Unit	no comparison	no comparison	+ \$173 per Lot	\$ 13,635
7	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 sq ft of Floor Area or More		\$ 17,822			no comparison	no comparison		\$ 13,635
8	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area		\$ 11,498			no comparison	no comparison		\$ 13,635
9	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area		\$ 12,552	\$1,876 - Basis	\$16,850	no comparison	no comparison	\$4,647	\$ 13,635
10	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area		\$ 13,608	+ \$52 per Lot	+ \$500 per Unit	no comparison	no comparison	+ \$173 per Lot	\$ 13,635
11	Other Parcel Map Actions - Parcel Map Exemption (Lot Line Adjustment)		\$ 3,507	no comparison	\$ 2,500	2 lots - \$1,606 >3 lots - \$2,638	\$ 2,500	\$ 4,290	no comparison
12	Other Parcel Map Actions - Parcel Map Waiver		\$ 3,729	no comparison	\$ 13,572	\$ 1,000	no comparison	no comparison	no comparison
13	Certificate or Conditional Certificate of Compliance- Determination		\$ 3,683	\$ 515	\$ 672	\$ 1,755	\$ 1,500	\$ 1,413	no comparison
19.02 C									
1	Filing - Deemed to be Approved Private Street		\$ 3,787	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Filing - Private Street Map		\$ 15,421	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Filing - Very High Fire Hazard Severity Zone Private Street Map		\$ 22,415	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.02 D									
1	Mobile Home Park Impact Report		\$ 13,992	no comparison	no comparison	\$ 6,376	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.02 E									
1	Condominium Conversion for Parcel Maps - Residential - 1-4 Units		\$ 8,055	\$ 1,319		no comparison			no comparison
2	Condominium Conversion for Subdivision - Residential - 5-49 Units		\$ 16,109	\$ 1,319	\$10,000 - Conversion;	no comparison	\$7,500	\$3,747	no comparison
3	Condominium Conversion for Subdivision - Residential - 50-99 Units		\$ 19,575	\$ 1,319	+\$291 per Unit	no comparison	+ \$125 per lot	+ \$150 per lot	no comparison
4	Condominium Conversion for Subdivision - Residential - 100 Units or More		\$ 22,161	\$ 1,319		no comparison			no comparison
6	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - Less than 50,000 sq ft of Floor Area		\$ 13,430	\$ 1,319		no comparison			no comparison
7	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 50,000 to Less than 100,000 sq ft of Floor Area		\$ 14,309	\$ 1,319	\$10,000 - Conversion;	no comparison	\$7,500	\$3,747	no comparison
8	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 100,000 to Less than 250,000 sq ft of Floor Area		\$ 15,187	\$ 1,319	+\$500 per Unit	no comparison	+ \$125 per lot	+ \$150 per lot	no comparison
9	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 250,000 sq ft of Floor Area or More		\$ 16,065	\$ 1,319		no comparison			no comparison
19.02 F									
2	Review or Revision of Tentative/Preliminary Map, Prior to Hearing		\$ 889	no comparison	no comparison	Major - \$5,984	no comparison		
3	Review or Revision of Tentative/Preliminary Map, After Hearing		\$ 1,374	no comparison	no comparison	Minor - \$4,634	no comparison	Major - 65% of application fee	30% of original fee
4	Modification to Approved Tentative/Preliminary Map or Recorded Final Map		\$ 8,052	no comparison	no comparison	Major - \$11,575 Minor - \$9,565	no comparison	Minor - \$494	
5	Reversion to Acreage		\$ 8,876	\$ 2,005	\$ 10,000	no comparison	no comparison	no comparison	no comparison
6	Quimby Fee Calculation		\$ 276	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Time Extension for Maps		\$ 793	no comparison	\$ 3,500	\$ 307	\$ 1,000	\$ 439	\$ 186
9	Letter of Clarification or Correction (initiated by Applicant)		\$ 1,331	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.03									
1	Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use		\$ 23,884	\$ 3,085	\$ 13,572	\$ 13,355	\$ 10,000	no comparison	\$ 29,077
2	Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use		\$ 32,116	\$ 3,085	\$ 13,572	\$ 13,355	\$ 10,000	no comparison	\$ 29,077
3	Annexation, Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use		\$ 46,357	no comparison	\$ 5,409	no comparison	no comparison	no comparison	\$ 25,000
4	Annexation, Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use		\$ 62,566	no comparison	\$ 5,409	no comparison	no comparison	no comparison	\$ 25,000
5	Street Re-Classification (place holder)		\$ -	Actual Cost - \$250 min.	\$ 3,017	no comparison	\$ 2,900	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.05 A									
1	Environmental Clearances Except EIRs - Categorical Exemption		\$ 81	no comparison	no comparison	no comparison	\$ 400	\$ 197	no comparison
2	Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND or any other State exemptions		\$ 2,280	no comparison	no comparison	\$ 3,139	\$ 7,500	no comparison	no comparison
3	MND - Expanded / Initial Study	[15]	\$ 1,953	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
4	Reconsideration of Prior Environmental Determination		\$ 703	no comparison	no comparison	no comparison	no comparison	\$ 3,753	no comparison
6	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - Less Than 1 Acres in Area		\$ 7,156	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
7	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - 1 to Less Than 5 Acres in Area		\$ 11,520	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
8	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - 5 Acres or More in Area		\$ 11,696	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
9	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - Less than 1 Acre in Area		\$ 14,710	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
10	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - 1 to Less Than 5 Acres in Area		\$ 21,448	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
11	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - 5 Acres or More in Area		\$ 32,770	no comparison	no comparison	no comparison	no comparison	At Cost	\$ 40,280
19.06									
1	Coastal Development Permit - SF and MF residential dwelling		\$ 7,057	no comparison	no comparison	\$ 8,090	\$ 2,000	no comparison	no comparison
2	Coastal Development Permit - SF residential dwelling with no exceptions		\$ 3,528	no comparison	no comparison	\$ 8,090	\$ 2,000	no comparison	no comparison
3	Coastal Development Permit - Non-residential		\$ 7,798	no comparison	no comparison	\$ 7,680	\$ 2,000	no comparison	no comparison
4	Coastal Development Permit - Exemption Determination		\$ 684	no comparison	no comparison	no comparison	\$ 200	no comparison	no comparison
5	Coastal Development Permit - Approval in Concept		\$ 703	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
6	Coastal Development Permit - Amendment		\$ 6,456	no comparison	no comparison	\$ 5,000	\$ 11,000	no comparison	no comparison
7	Coastal Development Permit - Amendment with no exceptions		\$ 3,228	no comparison	no comparison	\$ 8,966	\$ 11,000	no comparison	no comparison
8	Coastal Development Permit - Mello Compliance Review - City Review		\$ 828	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
9	Mello Compliance Review - 3rd Party Consultant	[6]	Fee + Actual Cost	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Burbank	Glendale	LA County	Long Beach	Pasadena	Santa Clarita
19.09									
1	Land Development Counseling		\$ 432	\$ 1,289	no comparison	no comparison	\$ 750	no comparison	no comparison
19.1									
1	Request for a pre-development agreement consulting session with DCP staff		\$ 798	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Initial Development Agreement Application		\$ 29,690	no comparison	\$ 2,803	\$ 3,000	\$18,000 Initial Deposit + \$310/hr	\$ 14,165	\$ 22,000
19.11									
1	Annual Inspection of Compliance		\$ 300	no comparison	no comparison	no comparison	\$ 320	no comparison	no comparison

APPENDIX C

National Comparative Fee Survey

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.01 A		[1,5]								
1	Zone Change - SF and MF dwelling up to 49 Units		\$ 11,734	U-1 acre - \$1,050 1-5 acres - \$2,610		\$ 4,621	no comparison		\$ 7,932	\$ 5,000
2	Zone Change - SF and MF dwelling - additional fee for each 50 units over 49		\$ 5,747	5-15 acres - \$5,820	<1 acre - \$1,000	\$ 4,621	no comparison	\$5,175 + \$1,200 per acre	\$ 7,932	\$ 5,000
3	Zone Change - Non-residential less than and including 49,999 sq ft		\$ 11,737	15-20 acres - \$9,315 >20 acres - \$9,315 + \$113/acre, MAX \$37,500	>1 acre - \$1,000 + \$500/acre Max \$50,000	\$ 4,621	no comparison		\$ 7,932	\$ 5,000
4	Zone Change - Non-residential 50,000 sq ft and greater		\$ 16,440			\$ 4,621	no comparison		\$ 7,932	\$ 5,000
5	Clarification of Q Classifications or D Limitations		\$ 4,428	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
6	Land Use Determinations by CPC		\$ 11,060	no comparison	no comparison	no comparison	no comparison	\$ 5,645	no comparison	no comparison
7	Amendment of Council's Instructions involving (T) Tentative Classifications		\$ 4,264	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Height District Change		\$ 11,123	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
9	Supplemental Use District: Change or Removal		\$ 67,915	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
10	Supplemental Use District: Establishment		\$ 134,608	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
11	Conditions of Approval for Oil Drilling		\$ 7,650	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	Zone Boundary Line Adjustment		\$ 5,473	no comparison	no comparison	no comparison	\$ 2,727	\$ 7,395	no comparison	no comparison
13	Building Line - Establishment, Change or Removal		\$ 8,833	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
14	Surface Mining Permits		\$ 2,640	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 B		[2]								
1	Appeal Fee - Applicant (first level appeal)		\$ 13,277	no comparison	no comparison	no comparison	no comparison	\$ 2,232	no comparison	no comparison
2	Appeal Fee - Applicant (addl level appeal)		\$ 11,211	no comparison	no comparison	no comparison	no comparison	\$ 2,232	no comparison	no comparison
3	Person other than the applicant		\$ 89	no comparison	no comparison	no comparison	no comparison	\$ 100	no comparison	no comparison
19.01 C										
1	Conditional Use by APC or CPC		\$ 13,224	no comparison	\$ 100	no comparison	no comparison	no comparison	no comparison	\$ 5,000
2	Public Benefit Project (sign off for by-right project)		\$ 338	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	Land use hourly
3	Public Benefits Alternative Compliance Proposal		\$ 16,938	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	X2
4	Modification of Existing CUP by APC or CPC		\$ 8,878	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
5	Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant		\$ 1,331	no comparison	no comparison	no comparison	no comparison	no comparison	\$ 645	\$ 345
19.01 D										
1	Variance		\$ 6,448	SF - \$600 MF/NonRes - \$900 + \$25/acre	no comparison	Major - \$2,935 Minor - \$1,450	no comparison	\$ 1,580	Depends on Construction Cost	\$1,620 + \$250/hr after first 20 hrs
2	Adjustment by ZA except SF dwelling		\$ 5,370	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Adjustment by ZA for SF dwelling		\$ 2,685	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
4	Slight Modification by ZA		\$ 3,941	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
5	Reasonable Accommodation Determination	[3]	No Fee	no comparison	no comparison	no comparison	no comparison	\$ 695	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.01 E										
1	ZA Interpretation of Yard or Use Regulations		\$ 5,831	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Conditional Use by ZA - Alcohol and Entertainment		\$ 6,459	no comparison	no comparison	no comparison	no comparison	50% of base fee & per category sq.ft.	no comparison	\$ 5,000
3	Conditional Use by ZA - all other uses		\$ 5,358	no comparison	\$ 100	no comparison	no comparison	no comparison	no comparison	\$ 5,000
4	Modification or Review by ZA		\$ 5,754	no comparison	\$ 100	no comparison	no comparison	no comparison	no comparison	no comparison
5	Relief from Fence Height Limitation		\$ 4,525	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
6	Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare		\$ 4,601	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	\$1,620 + \$250/hr after first 20 hrs
7	Certified Farmers' Market		\$ 2,641	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Service of Alcohol in a small restaurant less than or equal to 50 seats		\$ 6,040	no comparison	no comparison	no comparison	no comparison	\$ 3,280	no comparison	no comparison
9	Approval to Erect Amateur Radio Antenna		\$ 2,592	no comparison	no comparison	no comparison	Type II - \$7,609 Type III - \$18,109	no comparison	no comparison	no comparison
10	ZA Determination under Section 12.24 X unless listed separately		\$ 6,093	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
11	Miscellaneous Clearance - ZA		\$ 1,722	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	Miscellaneous Clearance - ZA SF dwellings with no exceptions		\$ 861	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 F		[7]								
1	HPOZ: Establishment, Change or Removal		\$ 138,017	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	HPOZ Preservation Plan		\$ 30,998	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	HPOZ Certificate of Appropriateness: not involving new construction or additions		\$ 473	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
4	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 sq ft		\$ 708	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
5	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than 750 sq ft, or second story additions		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison	Depends on construction cost <\$999 - \$371 \$1,000 to \$19,999-\$1,405 >\$20,000-\$6,409	no comparison
6	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
7	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
8	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, up to 5,000 s.f.		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
9	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, greater than 5,000 s.f.		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
10	HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction		\$ 1,706	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
11	Historic Resources Building Permit Clearance (Larger Project)		\$ 783	no comparison	no comparison	no comparison	no comparison	\$ 325	\$ 294	no comparison
12	APC/DEM (Historic) demolition of main structure		\$ 4,317	no comparison	no comparison	no comparison	\$ 8,869	no comparison	no comparison	1.5 X Base Fee

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
14	Mills Act Application (Single Family Residential)		\$ 250	no comparison	no comparison	\$ 524	no comparison	\$ 1,850	\$ 2,695	no comparison
15	Mills Act Application (MF/Commercial/Industrial)		\$ 1,142	no comparison	no comparison	\$ 524	no comparison	\$ 3,120	\$ 5,390	no comparison
16	Mills Act Application (Valuation Exemption)		\$ 473	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
17	Mills Act Application (Appeal to Cultural Heritage Commission)		\$ 473	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
18	Mills Act Contract Execution (Single Family Dwelling)		\$1 per \$1,000 valuation	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19	Mills Act Contract Execution (MF/Commercial/Industrial)		\$ 1,886	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
20	Mills Act Inspection (once every 5 years)		\$ -	no comparison	no comparison	\$ 245	no comparison	no comparison	no comparison	no comparison
21	Technical Corrections to previously certified Historic Resource (Applicant Initiated)	[7]	\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	\$ 1,178	no comparison
22	Historic Resources - Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND		\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
23	Historic Resources - Environmental Impact Report Review - (hourly)		\$ -	no comparison	no comparison	no comparison	\$ 250	no comparison	no comparison	no comparison
24	Major Conforming Work on Contributing and Non-Contributing Elements		\$ 352	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
25	Modification of a Certificate Determination		\$ 440	no comparison	no comparison	no comparison	\$ 945	no comparison	no comparison	no comparison
26	Preliminary Evaluation of Demolition or Relocation without Permit		\$ 2,112	no comparison	no comparison	no comparison	\$ 8,869	no comparison	no comparison	no comparison
19.01 G										
1	Sign Modification by ZA		\$ 6,448	no comparison	\$ 25	no comparison	no comparison	no comparison	\$ 4,688	no comparison
2	Comprehensive Sign Program	[4]	\$ 11,738	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Amendment of Comprehensive Sign Program	[4]	\$ 5,748	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 H										
1	Request for Approval to Erect Temporary Subdivision Directional Signs (First Sign)		\$ 1,052	no comparison	no comparison	no comparison	no comparison	\$ 748	\$ 1,376	\$126 for first 100 sq ft of display area
2	Request for Approval to Erect Temporary Subdivision Directional Signs (Each Additional Sign)		\$ 383	no comparison	no comparison	no comparison	no comparison	\$ 38	\$ 1,376	+\$20.45 for each additional 10 sq ft
19.01 I										
1	Miscellaneous Clearance - Director		\$ 745	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Landscape Plan Approval as part of a Discretionary Approval		\$ 647	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Building Permit Sign-off for minor Projects		\$ 199	no comparison	no comparison	\$ 72	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.01 J		[8]								
1	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Minor		\$ 1,477	no comparison	\$ 75	no comparison	no comparison	no comparison	no comparison	no comparison
2	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard		\$ 3,244	no comparison	\$ 75	no comparison	no comparison	no comparison	no comparison	no comparison
3	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)		\$ 1,622	no comparison	\$ 75	no comparison	no comparison	no comparison	no comparison	no comparison
4	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major		\$ 4,787	no comparison	\$ 75	no comparison	no comparison	no comparison	no comparison	no comparison
5	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)		\$ 2,393	no comparison	\$ 75	no comparison	no comparison	no comparison	no comparison	no comparison
6	Project Permit Compliance with DRB - Minor		\$ 2,496	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
7	Project Permit Compliance with DRB - Minor (SF)		\$ 1,248	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Project Permit Compliance with DRB - Standard		\$ 4,167	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
9	Project Permit Compliance with DRB - Standard (SF)		\$ 2,083	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
10	Project Permit Compliance with DRB - Major		\$ 5,628	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
11	Project Permit Compliance with DRB - Major (SF)		\$ 2,814	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	DRB - Preliminary		\$ 3,044	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
13	DRB - Preliminary for SF residential dwelling		\$ 1,522	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
14	Project Permit Modification		\$ 3,308	no comparison	no comparison	no comparison	\$ 945	\$ 310	no comparison	no comparison
15	Project Permit Adjustment		\$ 4,901	no comparison	no comparison	no comparison	\$ 2,632	\$ 740	no comparison	no comparison
16	Specific Plan Exception		\$ 14,932	no comparison	no comparison	no comparison	no comparison	\$ 1,580	no comparison	no comparison
17	Specific Plan Amendment		\$ 40,560	no comparison	no comparison	no comparison	no comparison	\$ 4,775	no comparison	no comparison
18	Specific Plan Interpretation		\$ 2,994	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19	CPIO Fees (place holder)		\$ -	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 L										
1	Approval of Transfer of Floor Area Plan - less than and including 49,999 sq ft		\$ 16,292	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Approval of Transfer of Floor Area Plan - 50,000 sq ft and greater		\$ 16,292	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 M										
1	Time Extension for other than Maps		\$ 708	no comparison	no comparison	\$ 314	no comparison	10% of fee	no comparison	no comparison
19.01 N										
1	Adult Entertainment Business Exception within 500 ft of another Adult Entertainment Establishment		\$ 5,317	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 O										
1	Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives		\$ 7,115	no comparison	no comparison	no comparison	no comparison	\$ 7,360	no comparison	no comparison
2	Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives		\$ 23,287	no comparison	no comparison	no comparison	no comparison	\$ 7,360	no comparison	no comparison
3	Application for a Density Bonus in excess of that permitted by Section 12.22 A.26		\$ 20,718	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.01 P										
1	Imposition of Conditions (City Initiated)		\$ 26,680	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Reconsideration (Applicant Initiated)		\$ 29,866	no comparison	no comparison	50% of Request	no comparison	no comparison	no comparison	no comparison
3	Plan Approval for Revocation Case (Deposit)		\$ 5,000	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.01 S										
1	Site Plan Review Application for Residential Project of 50 or more dwelling units		\$ 7,806	no comparison	<1 acre - \$500 >1 acre - \$2,500 + \$500/acre Max \$50,000	\$658 + Parking Surcharge	no comparison	no comparison	no comparison	no comparison
2	For Non-Residential or Mixed Use Building Site Plan Review Application		\$ 7,925	no comparison			no comparison	no comparison	no comparison	no comparison
19.01 U										
1	Hillside Permit Filing Fee		\$ 6,094	no comparison	no comparison	no comparison	no comparison	\$ 9,130	no comparison	no comparison
19.01 W										
	Expedited Permit Filing Deposit		\$ 5,000	no comparison	no comparison	no comparison	no comparison	\$ 704	no comparison	no comparison
19.01 X										
1	Eldercare Facility Unified Permit Application		\$ 6,369	no comparison	no comparison	no comparison	no comparison	No Fee	no comparison	no comparison
19.02 A		[10, 11]								
1	Tentative Map - SF RE40 or More Restrictive Zones - 5-10 Lots		\$ 11,219	1-20 lots \$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre 20+ lots \$2,193 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 6,500	no comparison		no comparison	no comparison
2	Tentative Map - SF RE40 or More Restrictive Zones - 11-49 Lots		\$ 12,662		no comparison	\$ 6,500	no comparison	\$4,470 + \$58 per lot for first 100 lots plus \$19 per lot after	no comparison	no comparison
3	Tentative Map - SF RE40 or More Restrictive Zones - Each 50 Lots over 49 Lots		\$ 3,867		no comparison	\$ 6,500	no comparison		no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
4	Tentative Map - SF RE20 or Less Restrictive Zones - 5-10 Lots		\$ 10,165	1-20 lots \$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 6,500	no comparison		no comparison	no comparison
5	Tentative Map - SF RE20 or Less Restrictive Zones - 11-49 Lots		\$ 11,257	20+ lots \$2,193 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 6,500	no comparison	\$4,470 + \$58 per lot for first 100 lots plus \$19 per lot after	no comparison	no comparison
6	Tentative Map - SF RE20 or Less Restrictive Zones - Each 50 Lots over 49 Lots		\$ 3,073		no comparison	\$ 6,500	no comparison		no comparison	no comparison
7	Tentative Map - MF Residential - 5-49 Units		\$ 10,416	1-20 lots \$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 6,500	no comparison		no comparison	no comparison
8	Tentative Map - MF Residential - 50-99 Units		\$ 13,856	20+ lots \$2,193 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 6,500	no comparison	\$4,470 + \$58 per lot for first 100 lots plus \$19 per lot after	no comparison	no comparison
9	Tentative Map - MF Residential - 100 Units or More		\$ 17,611		no comparison	\$ 6,500	no comparison		no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
10	Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 sq ft of Floor Area		\$ 12,552	1-20 lots \$1,548 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison		no comparison		no comparison	no comparison
11	Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 sq ft of Floor Area		\$ 14,309	20+ lots \$2,193 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$6,500 + \$177	no comparison	\$4,470 + \$58 per lot for first 100 lots plus \$19 per lot after	no comparison	no comparison
12	Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 sq ft of Floor Area		\$ 16,065		no comparison		no comparison		no comparison	no comparison
13	Tentative Map - Commercial/Industrial w/ Building - 250,000 sq ft of Floor Area or More		\$ 17,822		no comparison		no comparison		no comparison	no comparison
14	Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre		\$ 11,498	1-20 lots \$1,548 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison		no comparison		no comparison	no comparison
15	Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres		\$ 12,552	20+ lots \$2,193 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$6,500 + \$177	no comparison	\$4,470 + \$58 per lot for first 100 lots plus \$19 per lot after	no comparison	no comparison
16	Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More		\$ 13,608		no comparison		no comparison		no comparison	no comparison
17	Phasing of Map		\$ 545	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
18	Final Map - fewer than 20 Lots	[14]	\$ 8,000	1-20 lots \$1,548 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	no comparison	no comparison	\$ 310	no comparison	no comparison
19	Final Map - more than 20 Lots	[14]	Actual Cost and Deposit	20+ lots \$2,193 + \$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	no comparison	no comparison	\$ 310	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.02 B		[10, 11]								
1	Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones		\$ 9,989	1-20 lots \$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
2	Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones		\$ 8,935		no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
3	Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family		\$ 10,416		no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
4	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 sq ft of Floor Area		\$ 12,552	1-20 lots	no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
5	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 sq ft of Floor Area		\$ 14,309	\$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
6	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 sq ft of Floor Area		\$ 16,065		no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
7	Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 sq ft of Floor Area or More		\$ 17,822		no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
8	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area		\$ 11,498	1-20 lots	no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
9	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area		\$ 12,552	\$1,548 +\$17/lot if no lot exceeds 3 acres, if >3 acres + \$70/acre	no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
10	Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area		\$ 13,608		no comparison	\$ 2,914	no comparison	no comparison	no comparison	no comparison
11	Other Parcel Map Actions - Parcel Map Exemption (Lot Line Adjustment)		\$ 3,507	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
12	Other Parcel Map Actions - Parcel Map Waiver		\$ 3,729	no comparison	no comparison	\$ 1,056	no comparison	no comparison	no comparison	no comparison
13	Certificate or Conditional Certificate of Compliance- Determination		\$ 3,683	no comparison	\$ 50	no comparison	no comparison	\$ 2,465	no comparison	no comparison
19.02 C										
1	Filing - Deemed to be Approved Private Street		\$ 3,787	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Filing - Private Street Map		\$ 15,421	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
3	Filing - Very High Fire Hazard Severity Zone Private Street Map		\$ 22,415	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.02 D										
1	Mobile Home Park Impact Report		\$ 13,992	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
19.02 E										
1	Condominium Conversion for Parcel Maps - Residential - 1-4 Units		\$ 8,055	no comparison	no comparison	\$ 3,451	no comparison		no comparison	
2	Condominium Conversion for Subdivision - Residential - 5-49 Units		\$ 16,109	no comparison	no comparison	\$ 3,451	no comparison	\$10,210 + \$203	no comparison	2.5 X base fee +
3	Condominium Conversion for Subdivision - Residential - 50-99 Units		\$ 19,575	no comparison	no comparison	\$ 3,451	no comparison	per unit	no comparison	.75 X each unit
4	Condominium Conversion for Subdivision - Residential - 100 Units or More		\$ 22,161	no comparison	no comparison	\$ 3,451	no comparison		no comparison	
6	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - Less than 50,000 sq ft of Floor Area		\$ 13,430	no comparison	no comparison	\$ 3,451	no comparison		no comparison	
7	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 50,000 to Less than 100,000 sq ft of Floor Area		\$ 14,309	no comparison	no comparison	\$ 3,451	no comparison	\$10,210 + \$203	no comparison	2.5 X base fee +
8	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 100,000 to Less than 250,000 sq ft of Floor Area		\$ 15,187	no comparison	no comparison	\$ 3,451	no comparison	per unit	no comparison	.75 X each unit
9	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 250,000 sq ft of Floor Area or More		\$ 16,065	no comparison	no comparison	\$ 3,451	no comparison		no comparison	

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.02 F										
2	Review or Revision of Tentative/Preliminary Map, Prior to Hearing		\$ 889	no comparison	no comparison	no comparison	no comparison	\$ 770	no comparison	no comparison
3	Review or Revision of Tentative/Preliminary Map, After Hearing		\$ 1,374	no comparison	no comparison	no comparison	no comparison	\$ 1,080	no comparison	no comparison
4	Modification to Approved Tentative/Preliminary Map or Recorded Final Map		\$ 8,052	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
5	Reversion to Acreage		\$ 8,876	no comparison	no comparison	no comparison	no comparison	\$ 615	no comparison	no comparison
6	Quimby Fee Calculation		\$ 276	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
8	Time Extension for Maps		\$ 793	no comparison	no comparison	\$ 314	no comparison	\$ 1,000	no comparison	no comparison
9	Letter of Clarification or Correction (initiated by Applicant)		\$ 1,331	\$ 323	no comparison	no comparison	no comparison	\$ 655	no comparison	no comparison
19.03										
1	Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use		\$ 23,884	0-1 acre - \$1,050 1-5 acres - \$2,610 5-15 acres - \$5,820	<1 acre - \$1,000 >1 acre - \$1,000 + \$500/acre Max \$50,000	\$ 4,621	\$ 19,067	no comparison	\$ 7,932	\$ 5,000
2	Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use		\$ 32,116	15-20 acres - \$9,315 >20 acres - \$9,315 + \$113/acre, MAX \$37,500		\$ 4,621	\$ 30,173	no comparison	\$ 7,923	\$ 5,000
3	Annexation, Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use		\$ 46,357	no comparison	Minor - \$100	<5 acres \$1,062 >5 acres \$25,448	no comparison	<1 acre-\$4,710 1-2 - \$8,090 2-3 - \$10,130 3-5 - \$12,170 >5 - \$13,945	no comparison	no comparison
4	Annexation, Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use		\$ 62,566	no comparison			no comparison		no comparison	no comparison
5	Street Re-Classification (place holder)		\$ -	no comparison	no comparison	\$ 4,980	\$ 100	<5 - \$655 >5 - \$1,400 + \$19 per non-applicant property on street	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.05 A										
1	Environmental Clearances Except EIRs - Categorical Exemption		\$ 81	no comparison	no comparison	no comparison	no comparison	\$ 187	\$ 321	no comparison
2	Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND or any other State exemptions		\$ 2,280	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,366	no comparison	no comparison
3	MND - Expanded / Initial Study	[15]	\$ 1,953	no comparison	no comparison	no comparison	\$ 4,806	\$ 748	no comparison	no comparison
4	Reconsideration of Prior Environmental Determination		\$ 703	no comparison	no comparison	\$ 664	no comparison	no comparison	no comparison	no comparison
6	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - Less Than 1 Acres in Area		\$ 7,156	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
7	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - 1 to Less Than 5 Acres in Area		\$ 11,520	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
8	Environmental Impact Reports (Initial Deposits) - Non-Very High Fire Hazard Area - 5 Acres or More in Area		\$ 11,696	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
9	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - Less than 1 Acre in Area		\$ 14,710	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
10	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - 1 to Less Than 5 Acres in Area		\$ 21,448	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
11	Environmental Impact Reports (Initial Deposits) - High Fire Hazard Area - 5 Acres or More in Area		\$ 32,770	no comparison	no comparison	no comparison	\$ 4,806	\$ 3,070	no comparison	no comparison
19.06										
1	Coastal Development Permit - SF and MF residential dwelling		\$ 7,057	no comparison	no comparison	no comparison	no comparison	no comparison	Based on project valuation	no comparison
2	Coastal Development Permit - SF residential dwelling with no exceptions		\$ 3,528	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
3	Coastal Development Permit - Non-residential		\$ 7,798	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
4	Coastal Development Permit - Exemption Determination		\$ 684	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
5	Coastal Development Permit - Approval in Concept		\$ 703	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
6	Coastal Development Permit - Amendment		\$ 6,456	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
7	Coastal Development Permit - Amendment with no exceptions		\$ 3,228	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
8	Coastal Development Permit - Mello Compliance Review - City Review		\$ 828	no comparison	no comparison	no comparison	no comparison	no comparison		no comparison
9	Mello Compliance Review - 3rd Party Consultant	[6]	Fee + Actual Cost	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison

Fee No.	Fee Description	Notes	Current Fee	Dallas	Denver	Oakland	Portland	San Jose	San Francisco	Seattle
19.09										
1	Land Development Counseling		\$ 432	no comparison	no comparison	Regular working hours - \$250/hr Outside regular hours - \$375/hr	no comparison	Existing SF house - \$77 Review (2hr min) - \$310 Enhanced Review - \$620 Comprehensive Review (Pre-Application) - \$1,460	\$ 4,980	Land Use Hourly X2
19.1										
1	Request for a pre-development agreement consulting session with DCP staff		\$ 798	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison	no comparison
2	Initial Development Agreement Application		\$ 29,690	no comparison	no comparison	\$ 12,074	no comparison	\$ 11,805	no comparison	Land use hourly X2
19.11										
1	Annual Inspection of Compliance		\$ 300	no comparison	\$ 225	\$ 125	no comparison	\$ 730	no comparison	no comparison