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CITY PLANNING**

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March 16, 2023

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**PLANNING AND LAND USE FEES UPDATE AND ANNUAL INFLATION ADJUSTMENT;
CF 09-0969-S3**

RECOMMENDATIONS:

1. **APPROVE** an amendment to Article 9 of Chapter 1 of the Los Angeles Municipal Code (LAMC) establishing three new planning and land use fees and a base fee model to implement the previously authorized Annual Inflation Adjustment, as outlined in the attached fee schedule: and
2. **INSTRUCT** the Office of the City Attorney to prepare and present an ordinance to amend Article 9 of Chapter 1 of the LAMC in accordance with the proposed fee changes described in Recommendation 1 and any changes necessary to implement Ordinance No. 187,712 and 187,237.

The Department of City Planning (City Planning) is proposing to establish three new planning and land use fees. Two of the proposed new fees are necessary to implement Ordinance No. 187,712, commonly referred to as the Processes and Procedures Ordinance, which established two new entitlement processes in the Zoning Code - Alternative Compliance and Modification of Entitlement. The third new fee - Pre-Application Historic Resource Assessment Review - is proposed to add a pre-application review fee to capture cost recovery for staff time spent reviewing Historic Resource Assessment requests that are not related to a proposed entitlement project or environmental case. City Planning's proposed fee update also includes the establishment of a base fee model to implement the Annual Inflation Adjustment adopted pursuant to Ordinance No. 187,237.

As adopted by the City Council, the two new entitlement processes established pursuant to Ordinance No. 187,712 will be operative upon July 23, 2023, and the Annual Inflation Adjustment established pursuant to Ordinance No. 187,237 will be first applied upon July 1, 2023.

As such, the proposed fee updates outlined in this report and detailed in the fee study (Attachment 1) must be adopted by the City Council at least 60 days in advance of July 1, 2023 in accordance with California Government Code Section 66017 to ensure that there will be no gap in implementation of the updated fee schedule. This report also describes the relationship between the planning and land use fees located in Article 9 of the current Zoning Code (Chapter 1 of the LAMC) and the future fees that will be located in Article 15 of the New Zoning Code (Chapter 1A of the LAMC).

BACKGROUND

The Department of City Planning's most recent comprehensive fee update was adopted by Ordinance No. 187,237 and effective on December 27, 2021. Subsequent to that fee update, the Processes and Procedures Ordinance was adopted by the City Council on December 6, 2022 with a delayed operative date of July 22, 2023. As described in City Planning's report to the City Council regarding the Processes and Procedures Ordinance Public Outreach and Implementation Plan (CF 12-0460-S4) on August 10, 2022, a fee study was required to develop appropriate user fees for the new entitlement processes established by the ordinance.

In November 2022, City Planning engaged a consultant to prepare a fee study for the processing of planning and land use applications and entitlements. The consultant also included the necessary analysis to calculate the Annual Inflation Adjustment authorized by Ordinance No. 187,237, which indicated the adjustment would take place on July 1, 2023.

L.A.M.C 19.01 "E. Annual Inflation Adjustment. The fees in Section [19.01](#) through [19.10](#), and Section [19.12](#) shall be automatically adjusted annually for inflation beginning on July 1, 2023, in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area, as published by the United States Department of Labor, Bureau of Labor Statistics. An updated fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year."

Lastly, the City Planning Commission action on September 23, 2021 recommended City Council adoption of the Downtown Community Plan Update and New Zoning Code (Council File 22-0617). The fees discussed herein would be automatically incorporated into the New Zoning Code as part of Article 15 (Fees) of Chapter 1A of the LAMC in the event that the Plan and New Zoning Code are adopted.

DISCUSSION OF RECOMMENDATIONS

New Planning and Land Use Fees

The Processes and Procedures Ordinance primarily consolidated and standardized existing processes but included the establishment of two new processes which were identified as needed processes to improve project development and address gaps in the entitlement workflow - Alternative Compliance and Modification of Entitlement - for which no fees currently exist. City Planning also identified the need for one additional new fee to recover costs related to the Historic Resource Assessment Review currently conducted by City Planning's Office of Historic Resources, but for which no fee presently exists.

Alternative Compliance

Alternative Compliance allows applicants to propose an alternative design for their project that still complies with the intent of the zoning standard. This process is intended to enable opportunities for design flexibility and architectural creativity while maintaining the policy intent behind zoning standards. Requests for an Alternative Compliance may only be approved if the proposed alternative is equivalent to or exceeds the original standard. As detailed in the consultant's fee study (Attachment 1), it was determined that a single fee category for Alternative Compliance review is appropriate, and that the workflow and time on task will require somewhere between the effort required for a Site Plan Review and Project Permit Compliance Review. Therefore, an average of the time required for these services as established in the prior fee study was used to estimate the time and cost requirement for Alternative Compliance review requests. City Planning recommends that the Alternative Compliance fee be charged at the full cost recovery amount.

Modification of Entitlement

Modification of Entitlement allows for modifications to be requested for a project that has been approved by the Department of City Planning but has not yet been issued a Certificate of Occupancy by the Los Angeles Department of Building and Safety. This modification process is intended to help provide a path for applicants who may encounter issues during construction that require them to make slight changes to their original site design or conditions of approval. Modifications are limited to a cumulative maximum of a 20% change in the physical development or conditions of approval on the original action. Furthermore, only projects involving a Director Determination, Site Plan Review, or Project Permit Compliance entitlement are eligible for a Modification of Entitlement. As detailed in the consultant's fee study (Attachment 1), it was determined that fees for Modification of Entitlement would need to be tiered according to criteria that impact the level of effort required for City Planning staff to review and approve the request: a) the level of approval authority required for the original entitlement application (and therefore approval of the modification request), and b) the number of entitlements that are combined within the original project. As the same public hearing and notification requirements that applied to the original approval also apply to the Modification of Entitlement request, the tiered fees account for additional staff time that is needed when a public hearing is involved. When multiple entitlements are combined within a project, a determination is required as to whether the other entitlements are affected by the Modification of Entitlement request. City Planning recommends that the Modification of Entitlement fees be charged at the full cost recovery amount.

Pre-Application Historic Resource Assessment Review

City Planning staff regularly conduct historic resource assessment reviews as part of the environmental review process associated with a discretionary entitlement application, to determine if a project site includes historic resources and if the project would have any potential impacts to the identified resources. Staff time for these reviews are incorporated into the environmental case fee.

However, in recent years, City Planning has begun to receive requests to evaluate properties for historic eligibility outside of or prior to the commencement of the environmental review process. These Pre-Application Historic Resource Assessment Reviews are conducted by City Planning staff when there is no entitlement or environmental case yet filed. Often these Pre-Application Historic Resource Assessment Reviews are being requested when a property owner or developer is seeking an evaluation from City Planning on the historic status of their property to inform future development opportunities. These reviews are not for designated historic resources, but for properties that may be eligible for historic designation under Federal, State, or local programs. These Pre-Application Historic Resource Assessment Reviews are typically requested by property owners who plan to sell or develop their property in the future. There currently is no fee for this service. As detailed in the consultant's fee study, this new fee category would be added to section 19.01 F as a new fee item and would be full cost recovery.

Amendments for Implementation of Ordinance No. 187712 and 187237

In addition to the proposed new fees, the Department of City Planning recommends the adoption of additional amendments to Article 9 of Chapter 1 of the LAMC to ensure efficient implementation of the previously adopted Ordinance No. 187,712 and 187,237.

Ordinance 187,712 (Processes and Procedures Ordinance)

The Processes and Procedures Ordinance created a clear set of administrative procedures for considering and processing requests for Zoning Code entitlements. This was achieved by consolidating and standardizing the processes and procedures for project review; locating the processes and procedures in one central location – Article 13 of Chapter 1A of the LAMC; and establishing a standard visual format with flowcharts. As a result of the consolidation, standardization, and centralization of Zoning Code processes and procedures, updates to the process names and related citations in the fee tables listed in Article 9 of Chapter 1 of the LAMC are required for clarity and consistency with the adopted changes. The fees for Slight Modification and Project Permit Modification are also proposed to be deleted as a result of consolidation with other processes.

Ordinance 187,237 - Annual Inflation Adjustment

In accordance with Ordinance 187,237, Section 19.00 E. of the LAMC authorizes an automatic annual inflation adjustment beginning on July 1, 2023, for the fees listed in Sections 19.01 through 19.10 and Section 19.12 of the LAMC. For the new fees that are proposed to be added this year, the annual inflation adjustment will be applicable with the 2024 update.

Amendments to Section 19.00 E (Annual Inflation Adjustment) are proposed to add clarity and transparency to the notification timeline and publication of the inflation-adjusted fees. The proposed amendments would define the fee amounts approved by Ordinance 187,237 as the base fees upon which amount the first annual inflation adjustment shall be applied. It also clarifies that the period of the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area shall be from the previous calendar year. Additional language is also proposed to provide guidance for referencing the fees each year including when the annual inflation rate is applied with the adjusted CPI, the timeline of the publication, and the publication method for the latest effective fee amounts with the inflation adjustment.

FEES FOR NEW ZONING CODE (Chapter 1A of the LAMC)

The City Planning Commission, in its actions on September 23, 2021, recommended approval of the Downtown Community Plan Update and the New Zoning Code (Chapter 1A of the LAMC). The New Zoning Code recommended by the City Planning Commission included a placeholder for a fees Article (Article 15), and the corresponding staff report stated that the fees would be updated through a separate process.

As such, and in the event that the City Council adopts the Downtown Plan and New Zoning Code (Council File 22-0617), the fees established in this proposed update would be automatically incorporated into the New Zoning Code to populate Article 15 (Fees), subject to changes to conform to the format, style and nomenclature of the New Zoning Code, making the proposed amendments applicable in the Downtown Plan Area and wherever the New Zoning Code is applied in the future through the Community Plan update process or other future planning and zoning effort.

The fees for the New Zoning Code will be the same as in the current Zoning Code (Chapter I of the LAMC) with the exception of the following fees in Sec. 19.01 A. (Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions) of Chapter 1 (General Provisions and Zoning) of the LAMC:

Clarification of Q Classifications or D Limitations (Section 12.32 H.; Section 13B.1.4.)	\$9,614
Amendment of Council's Instructions involving (T) Tentative Classifications (Section 12.32 H.; Section 13B.1.4.)	\$6,728
Height District Change (Section 12.32 F.; Section 13B.1.4.)	\$29,343
Building Line - Establishment, Change or Removal (Section 12.32 R.; Section 13B.1.4.)	\$12,309

The New Zoning Code has replaced the zoning practices associated with the particular fees listed above with new zoning tools, so they will not be needed in Chapter 1A. All other fees will be carried forward into the New Zoning Code at the values specified in this proposed update, but will need the formatting, style, and nomenclature edits mentioned above.

If you have any questions, please contact Wilson Poon, Chief Management Analyst, at wilson.poon@lacity.org.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:AV:hsc:bk

Attachments



Memo

To: Bonnie Kim, City Planner; Livea Yeh, Senior Management Analyst
From: Nicole Kissam, NBS Director; Lauren Guido, NBS Consultant
Cc: Hagu Solomon-Cary, Principal City Planner; Ken Bernstein, Principal City Planner; Ly Lam, Senior Management Analyst II
Date: March 15, 2023
Re: **Proposed Department of City Planning Fee Schedule Updates**

We are pleased to have been selected as the consulting team tasked with completing a targeted update of the Department of City Planning's fee program. To date, we have completed our analysis and recommendations for several fees proposed to be added or modified on the Department's fee schedule. The following provides more details regarding recommendations for the Department's review and eventual adoption by the Planning and Land Use Committee (PLUM) and City Council.

Approach and Methodology

User and/or regulatory fees represent cost recovery opportunities entirely within the City's control: revenues, which the City Council may, at its sole discretion upon public hearing, implement and/or modify without further public process or approval. The only legal limitation on the establishment of these fees is that they may not exceed the estimated and reasonable costs incurred to provide the service or perform the function for which the fee is charged.¹ A fee study identifies the total costs of providing services and translates those costs into a customized fee schedule. The cost analysis substantiates the 100% cost recovery level of each individual fee, and City Council ultimately decides whether to adopt each fee at 100% of the total cost of service, or less, depending on local policy considerations.

We have worked together with the Department on fee studies and fee program update projects since 2011, which provides us with thorough knowledge of relevant City policies, procedures, and practices pertaining to fees and cost recovery. The most recent Fee Study performed by NBS was adopted by City Council via Ordinance No. 187,237 (Council File 09-0969-S3), which became effective on December 27, 2021. Working together with the Department's staff, we completed a series of steps to establish and/or update fees for service specific to the needs of the Department at this time. We primarily relied on the methodology, assumptions, and outcomes of the most recent Fee Study adopted by City Council to recommend the proposed fee schedule updates discussed herein.

The proposed fees reviewed within the scope of this update require specific actions from Department staff to provide a service. Because labor effort is the primary underlying factor

¹ Per Article XIII C of the California Constitution as well as Government Code Section 66014 (a)

involved, the full cost of service is most appropriately expressed as a fully burdened cost per hour (fully burdened hourly rate). The Fee Study developed a composite fully burdened hourly rate of \$199 per hour, representative of all programs within the Department that provide routine case processing services. This hourly rate incorporates all applicable direct and indirect costs of providing the Department's services. Development of the rate considers the total estimated annual costs of providing services divided by the number of hours available to perform those services. The rate is then applied to establish the average full cost of providing each fee related service included in the Fee Study, a step which requires the development of staff time estimates for the services proposed as new or modified fees for services. For more information on the calculation of the fully burdened hourly rate, development of time estimates, or industry standard fee calculation methodologies, please refer to the prior Fee Study report contained in Council File 09-0969-S3.

New Fees Proposed

The Department proposes to establish new planning and land use fees necessary to implement Ordinance No. 187,712, commonly referred to as the Processes and Procedures Ordinance, which established two new entitlement processes in the Zoning Code - Alternative Compliance and Modification of Entitlement.

Alternative Compliance allows applicants to propose an alternative design for their project that still complies with the intent of the zoning standard. This process is intended to enable opportunities for design flexibility and architectural creativity while maintaining the policy intent behind zoning standards. Requests for an Alternative Compliance may only be approved if the proposed alternative is equivalent to or exceeds the original standard.

Modification of Entitlement allows for modifications to be requested for a project that has been approved by the Department of City Planning but has not yet been issued a Certificate of Occupancy by the Los Angeles Department of Building and Safety. This modification process is intended to help provide a path for applicants who may encounter issues during construction that require them to make slight changes to their original site design or conditions of approval. Modifications are limited to a cumulative maximum of a 20% change in the physical development or conditions of approval on the original action. Furthermore, only projects involving a Director Determination, Site Plan Review, or Project Permit Compliance entitlement are eligible for a Modification of Entitlement.

No fees for these new processes currently exist. As such, proposed fees need to take effect within the timeline of the implementation of the described Code changes.

Additionally, the Department requested an analysis of one new fee for Historic Resource Assessment Review. This is a service provided by staff when there is no entitlement or environment case yet filed, but a property owner or developer is seeking an evaluation on the historic status of their property after submitting a Historic Resource Assessment Report for review. There is currently no fee for this service.

Fees for Alternative Compliance and Modification of Entitlement

We met with appropriate Department staff for a discussion regarding how changes to the Zoning Code and creation of new processes for Alternative Compliance and Modification of Entitlement

relate to other planning entitlement and permitting services currently provided. We explored how these new processes are impactful to, or impacted by, one or more existing entitlement processes and/or existing fees for services. We also explored Department staff's ideas for the most effective way to structure fees for recovery of costs, and provided suggestions based on more than 20 years of fee study experience in California.

Based on our discussion with Department staff, it was determined that a single fee category for Alternative Compliance review is appropriate, while fees for Modification of Entitlement would need to be tiered according to criteria that impact the level of effort required for the Department to review and approve the request: a) the level of approval authority required for the original entitlement application (and therefore approval of the modification request), and b) the number of entitlements that are combined within the original project. When multiple entitlements are combined within a project, a determination is required as to whether the other entitlements are affected by the Modification of Entitlement request.

Next, we worked directly with several Department staff who will provide these services to develop the time on task data needed to calculate the cost of providing each fee for service. Staff provided an estimate of time spent on various activities, case management steps, and/or workflow processes required to provide each individual fee for service associated with Alternative Compliance and Modification of Entitlement processes.

For Alternative Compliance review, staff indicated that the workflow and time on task will require somewhere between the effort required for a Site Plan Review and Project Compliance Review. Therefore, an average of the time required for these services as established in the prior Fee Study was used to estimate the time and cost requirement for Alternative Compliance review requests.

For Modification of Entitlement, Department staff considered the core workflow steps required to process this request, and the estimated time for completion of each step, including intake and processing, application completeness review, staff report or administrative level decision review, attendance at any required commission and/or City Council hearings, and required time to prepare and file documentation for project tracking purposes.

Table 1 shows the fee structure proposed for each new process, as well as the total cost of service calculation that establishes the 100% cost recovery level for the proposed fees. The values in the "Total Cost per Activity" column represent the maximum fee amounts that could be adopted by City Council.

Table 1. Fee Structure and Cost of Service Calculation for Alternative Compliance and Modification of Entitlement

Fee No.	Fee Description	Estimated Average Labor Time Per Activity (hours)	Fully Burdened Hourly Rate	Total Cost per Activity
19.01 G	Commission or Director Approvals			
19	Alternative Compliance	35.50	\$ 199	\$ 7,060
19.01 L	Modification of Entitlement			
	Director Approval			
	First Entitlement	20.00	\$ 199	\$ 3,978
	Each Additional Entitlement	1.00	\$ 199	\$ 199
	ZA Approval			
	First Entitlement	24.00	\$ 199	\$ 4,773
	Each Additional Entitlement	1.00	\$ 199	\$ 199
	CPC/APC Approval			
	First Entitlement	30.00	\$ 199	\$ 5,966
	Each Additional Entitlement	2.00	\$ 199	\$ 398

Fee for Historic Resource Assessment Review

The Department also proposes to add a pre-application review fee to capture cost recovery for staff time spent reviewing Historic Resource Assessment (HRA) reports that are not related to a proposed entitlement project or environmental case. This new fee category would be added to Municipal Code Section 19.01 F as a new fee item.

The process required to review an HRA report is as follows: An applicant submits an HRA report to OHR, OHR supervisors assign HRA to staff to review. Staff reviews the HRA to make sure it complies with submission requirements. If missing information or findings are noted, staff will mark up the report where additional information is required. Staff meets with OHR supervisors to review report conclusions and potential shortcomings. Interaction with the applicant is routinely needed to discuss OHR feedback and the applicant then submits a revised report to OHR.

Table 2 shows the total cost of service calculation that establishes the 100% cost recovery level for the proposed fee. The value in the “Total Cost per Activity” column represents the maximum fee amount that could be adopted by City Council.

Table 2. Fee Structure and Cost of Service Calculation for Historic Resource Assessment Review

Fee No.	Fee Description	Estimated Average Labor Time Per Activity (hours)	Fully Burdened Hourly Rate	Total Cost per Activity
19.01 F	Fees for Historic Related Applications			
21	Historic Resource Assessment Review	5.25	\$ 199	\$ 1,044

Modifications to Fee Names

The Department also proposes to modify certain fee names listed in Municipal Code 19.01 Filing Fees for Applications and Appeals. We have reviewed and incorporated the suggested name changes into the attachment to this Memorandum for tracking purposes. These edits clarify the intended purpose of each fee, and do not change the underlying basis of the fee amount established through the Fee Study previously adopted by City Council. The City Attorney will prepare and transmit the official fee name changes for implementation of Ordinance 187,212.

Automatic Inflation Adjustment

Municipal Code Section 19.00 E. Annual Inflation Adjustment requires an automatic annual adjustment for inflation to all fees in Section 19.01 through 19.10 and Section 19.12 beginning on July 1, 2023. Application of an annual inflationary factor to fees helps keep cost recovery for the City in pace with cost inflation and is a commonly applied best practice to fee schedules across the State of California. The column titled “Proposed Fee s/ CPI Adjustment” in the Attachment to this Memorandum reflects a 4.9% across-the-board increase to all Department fees for services based on the Consumer Price Index (CPI), Los Angeles area, from December 2022. The December 2022 CPI, posted in January 2023, reflects the CPI change from January to December of 2022. More information on the CPI factor can be found on the U.S. Bureau of Labor Statistics website, at:

https://www.bls.gov/regions/west/news-release/consumerpriceindex_losanjeles.htm.

Next Steps

As described, we worked together with Department staff regarding suggested edits to the fee ordinance, including addition of several new fees, revised fee names, and an across-the-board annual inflation adjustment based on CPI. Where addition of new fees is concerned, the approach and methodology employed calculated the maximum full cost of service for each new fee proposed. From here, Department staff will provide an initial proposal of recommended fee amounts, either at or below the full cost of service amount, for PLUM and City Council’s review and adoption.

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
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.				[1] [5]			
	<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>							
1	Zone Change - No New Construction		12.32 C and F	13B.1.4		\$ 24,844	4.9%	\$ 26,062
2	Zone Change - With New Construction		12.32 C and F	13B.1.4		\$ 29,468	4.9%	\$ 30,912
3	Clarification of Q Classifications or D Limitations		12.32 H	13B.1.4		\$ 9,614	4.9%	\$ 10,085
4	Amendment of Council's Instructions involving (T) Tentative Classifications		12.32 H	13B.1.4		\$ 6,728	4.9%	\$ 7,058
5	Height District Change		12.32 F	13B.1.4		\$ 29,343	4.9%	\$ 30,781
6	Supplemental Use District: Change or Repeal		12.32 S	13B.1.4		\$ 69,210	4.9%	\$ 72,601
7	Supplemental Use District: Establishment		12.32 S	13B.1.4		\$ 135,875	4.9%	\$ 142,533
8	Conditions of Approval for Oil Drilling		13.01	13B.2.2		\$ 56,426	4.9%	\$ 59,191
9	Zone Boundary Line Adjustment		12.30 H and K	13B.5.2		\$ 10,534	4.9%	\$ 11,050
10	Building Line - Establishment, Change or Removal		12.32 R	13B.1.4		\$ 12,309	4.9%	\$ 12,912
11	Surface Mining Permits		13.03 D and F	13B.2.3		\$ 3,506	4.9%	\$ 3,678
19.01 B	Appeal Fees				[2]			
1	Appeal Fee - Applicant (first level appeal)		98.0403.2	13B.10.2		\$ 15,811	4.9%	\$ 16,586
2	Appeal Fee - Applicant (addl level appeal)		98.0403.2	13B.10.2		\$ 11,585	4.9%	\$ 12,153
3	Person other than the applicant		98.0403.2	13B.10.2		\$ 158	4.9%	\$ 166
19.01 C	Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approvals							
1	Conditional Use by APC or CPC	Class 3 Conditional Use Permit	12.24U and 12.24V	13B.2.3		\$ 25,022	4.9%	\$ 26,248
2	Public Benefits Alternative Compliance Proposal	Class 2 Conditional Use Permit	14.00B	13B.2.2		\$ 12,095	4.9%	\$ 12,688
3	Modification of Existing CUP by APC or CPC	Modification of Existing Class 3 Conditional Use Permit	12.24L and 12.24M	13B.2.3		\$ 20,667	4.9%	\$ 21,679
4	Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant					\$ 4,675	4.9%	\$ 4,904

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)	
19.01 D	Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances								
1	Variance		12.24Y and 12.27	13B.5.3		\$ 13,283	4.9%	\$ 13,934	
2	Adjustment by ZA except SF dwelling	Adjustment except Single-Family dwelling	12.28	13B.5.2		\$ 9,179	4.9%	\$ 9,629	
3	Adjustment by ZA for SF dwelling	Adjustment for Single-Family dwelling	12.28	13B.5.2		\$ 9,179	4.9%	\$ 9,629	
4	Slight Modification by ZA	Delete Fee	12.28B-2			\$ 7,166	4.9%	\$ 7,517	
4	Reasonable Accommodation Determination		12.22A.27	13B.5.5	[3]	\$ -	n/a	\$ -	
19.01 E	Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals								
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	13A.1.7.D.2		\$ 10,224	4.9%	\$ 10,725	
2	Conditional Use by ZA - Alcohol and Entertainment	Class 2 Conditional Use Permit - Alcohol and Entertainment	12.24W.1 and 12.24W.18	13B.2.2		\$ 10,455	4.9%	\$ 10,967	
3	Conditional Use by ZA - all other uses	Class 2 Conditional Use Permit - all other uses	12.24W	13B.2.2		\$ 14,646	4.9%	\$ 15,364	
4	Modification or Review by ZA		12.24J, 12.24L, and 12.24M	12.23C.4(a); 13B.2.1 H and 13B.2.2 H		\$ 6,417	4.9%	\$ 6,731	
5	Relief from Fence Height Limitation		12.24X.7, 12.24X.8, and 12.28	13B.5.2		\$ 9,892	4.9%	\$ 10,377	
6	Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare		12.24X	13B.2.1		\$ 5,389	4.9%	\$ 5,653	
7	Certified Farmers' Market		12.24X.6	13B.2.1		\$ 4,466	4.9%	\$ 4,685	
8	Service of Alcohol in a small restaurant less than or equal to 50 seats		12.24X.2	13B.2.1		\$ 7,747	4.9%	\$ 8,127	
9	Approval to Erect Amateur Radio Antenna		12.24X.3	13B.2.1		\$ 2,574	4.9%	\$ 2,700	
10	ZA Determination under Section 12.24 X unless listed separately	Class 1 Conditional Use Permit under Section 12.24 X unless listed separately	12.24X	13B.2.1		\$ 7,971	4.9%	\$ 8,362	
E.2	<i>A 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. See Section 19.09.</i>								
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>								
		<i>The following fees shall be charged pursuant to Sections 12.24 F. and 12.24 Z.2 or Section 13B.6.1 of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings</i>							

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
1	Monitoring of Conditional Use Permits		12.24F, 12.24M, 12.24W, 12.24X	13B.2.1, 13B.2.2, 13B.6.1		\$ 1,790	4.9%	\$ 1,878
2	Inspection and Field Compliance Review of Operations		12.24F, 12.24M, 12.24W, 12.24X	13B.2.1, 13B.2.2, 13B.6.1		\$ 778	4.9%	\$ 816
19.01 F Fees for Historic Related Applications								
1	HPOZ: Establishment, Change or Removal		12.20.3 F	13B.8.2	[9]	\$ 134,022	4.9%	\$ 140,589
2	HPOZ Preservation Plan		12.20.3 E	13B.8.3	[7]	\$ 38,460	4.9%	\$ 40,345
3	HPOZ Certificate of Appropriateness: not involving new construction or additions		12.20.3	13B.8.5		\$ 1,693	4.9%	\$ 1,776
4	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to a 20% increase in building coverage.		12.20.3	13B.8.5		\$ 1,768	4.9%	\$ 1,855
5	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than a 20% increase in building coverage.		12.20.3	13.B.8.5, 13B.8.7		\$ 2,188	4.9%	\$ 2,295
6	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units, or for new commercial and mixed use construction, up to 5,000 s.f.		12.20.3	13.B.8.5, 13B.8.7		\$ 2,442	4.9%	\$ 2,562
7	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more, or for new commercial and mixed use construction, greater than 5,000 s.f.		12.20.3	13.B.8.5, 13B.8.7		\$ 2,919	4.9%	\$ 3,062
8	HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction		12.20	13.B.8.5, 13B.8.7		\$ 1,721	4.9%	\$ 1,805
9	Major Conforming Work on Contributing and Non-Contributing Elements		12.20.3	13.B.8.4		\$ 567	4.9%	\$ 595
10	Modification of a Certificate Determination					\$ 612	4.9%	\$ 642
11	Historic Resources Building Permit Clearance (Larger Project)		91.106.4.5			\$ 1,074	4.9%	\$ 1,127
12	COA-DEM (Historic) demolition of main structure		12.20.3	13.B.8.6		\$ 10,939	4.9%	\$ 11,475
13	Mills Act Application Processing Fee		19.144			\$ 678	4.9%	\$ 711
14	Mills Act Application - Contract Execution Processing Fee		19.144			\$ -		\$ -
	City Administrative Fee					\$ 2,845	4.9%	\$ 2,984

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)						n/a	
15	Mills Act Application (Valuation Exemption) City Administrative Fee		19.144			\$ 3,091	4.9%	\$ 3,242
	Contract Services Provider (Charged at Actual Cost)						n/a	
16	Mills Act Application (Appeal to Cultural Heritage Commission)		19.144			\$ 2,387	4.9%	\$ 2,504
17	Mills Act Inspection (once every 5 years) City Administrative Fee		19.144			\$ 2,693	4.9%	\$ 2,825
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)						n/a	
18	Technical Corrections to previously certified Historic Resource (Applicant Initiated)				[7]	\$ 3,381	4.9%	\$ 3,547
19	Historic Resources - Environmental Impact Report Review - (hourly)					\$ 199	4.9%	\$ 209
20	Preliminary Evaluation of Demolition or Relocation without Permit		12.20.3 Q	13B.8.1.E	[16]	\$ 9,745	4.9%	\$ 10,223
21	Historic Resource Assessment Review	New Fee				NEW	n/a	\$ 1,044
19.01 G	Commission or Director Approvals				[8,9]			
1	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Minor	Project Compliance, Design Overlay Plan Approvals or other DIR cases - Minor	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.2		\$ 2,525	4.9%	\$ 2,649
2	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	Project Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.2	[4]	\$ 5,348	4.9%	\$ 5,610
3	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)	Project Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.2	[4]	\$ 2,500	4.9%	\$ 2,623
4	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	Project Compliance, Design Overlay Plan Approvals or other DIR cases - Major	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.2		\$ 6,143	4.9%	\$ 6,444
5	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)	Project Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.2		\$ 2,749	4.9%	\$ 2,884
6	Project Permit Compliance with DRB - Minor	Project Compliance with DRB - Minor	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.3		\$ 3,266	4.9%	\$ 3,426
7	Project Permit Compliance with DRB - Standard	Project Compliance with DRB - Standard	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.3		\$ 6,730	4.9%	\$ 7,060
8	Project Permit Compliance with DRB - Standard (SF)	Project Compliance with DRB - Standard (SF)	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.3		\$ 3,266	4.9%	\$ 3,426

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
9	Project Permit Compliance with DRB - Major	Project Compliance with DRB - Major	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.3		\$ 7,625	4.9%	\$ 7,999
10	Project Permit Compliance with DRB - Major (SF)	Project Compliance with DRB - Major (SF)	11.5.7 and 11.5.14 and Ch1 Article 3	13B.4.3		\$ 3,465	4.9%	\$ 3,635
11	DRB - Preliminary		16.50E.3	13B.4.3		\$ 4,433	4.9%	\$ 4,650
12	DRB - Preliminary for SF residential dwelling		16.50E.3	13B.4.3		\$ 2,217	4.9%	\$ 2,326
13	Project Permit Modification	Delete Fee	11.5.7D and 11.5.14			\$ 4,950	4.9%	\$ 5,193
14	Project Permit Adjustment	Project Adjustment	11.5.7E and 11.5.14	13B.4.4		\$ 4,652	4.9%	\$ 4,880
15	Specific Plan Exception	Project Exception	11.5.7F	13B.4.5		\$ 15,143	4.9%	\$ 15,885
16	Specific Plan Amendment/Redevelopment Plan Amendment		11.5.7 G	13B.1.2		\$ 33,763	4.9%	\$ 35,417
17	Specific Plan Interpretation		11.5.7 H	13B.4.6		\$ 5,338	4.9%	\$ 5,600
18	Waiver of Dedications and Improvements		12.37I			\$ 6,830	4.9%	\$ 7,165
19	Alternative Compliance			13B.5.1		NEW	n/a	\$ 7,060
19.01 H	Fees - Exceptions							
1	See Ordinance					n/a		n/a
19.01 I	Transfer Plan							
1	Approval of Transfer of Floor Area Plan - less than and including 49,999 sq ft		14.5.7; Ch1 Article 4.5			\$ 15,730	4.9%	\$ 16,500
2	Approval of Transfer of Floor Area Plan - 50,000 sq ft and greater		14.5.6; Ch1 Article 4.5			\$ 25,475	4.9%	\$ 26,723
19.01 J	Extension of Time or Suspension of Time Limits for Planning and Zoning Matters							
1	Time Extension for other than Maps					\$ 555	4.9%	\$ 582
19.01 K	Adult Entertainment Business Exception							
1	Adult Entertainment Business Exception within 500 ft of another Adult Entertainment Establishment		12.22A.20			\$ 16,702	4.9%	\$ 17,520
19.01 L	Modification of Entitlement	New Fee						
	Director Approval							
	First Entitlement	Director Approval - First Entitlement		13B.5.4		NEW	n/a	\$ 3,978
	Each Additional Entitlement	Director Approval - Each Additional Entitlement		13B.5.4		NEW	n/a	\$ 199
	ZA Approval							
	First Entitlement	Zoning Administrator Approval - First Entitlement		13B.5.4		NEW	n/a	\$ 4,773
	Each Additional Entitlement	Zoning Administrator Approval - Each Additional Entitlement		13B.5.4		NEW	n/a	\$ 199
	CPC/APC Approval							

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
	First Entitlement	City Planning Commission/Area Planning Commission Approval - First Entitlement		13B.5.4		NEW	n/a	\$ 5,966
	Each Additional Entitlement	City Planning Commission/Area Planning Commission Approval - Each Additional Entitlement		13B.5.4		NEW	n/a	\$ 398
19.01 M	Density Increase							
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)			\$ 9,017	4.9%	\$ 9,459
2	Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives		12.22A.25 (g)(3)			\$ 23,211	4.9%	\$ 24,349
3	Application for a Density Bonus in excess of that permitted by Section 12.22 A.26		12.22.A.25; 12.24U.26			\$ 23,221	4.9%	\$ 24,359
19.01 N	Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings or Revocations							
1	Home-Sharing Administrative Hearing		12.22 A.32	13B.6.1 and 13B.6.2		\$ 20,000	4.9%	\$ 20,980
2	Imposition of Conditions (City Initiated)		12.27.1	13B.6.2		\$ 52,903	4.9%	\$ 55,495
3	Reconsideration (Applicant Initiated)		12.27.1	13B.6.2		\$ 42,561	4.9%	\$ 44,646
4	Plan Approval for Revocation Case		12.27.1	13B.6.2		\$ 50,317	4.9%	\$ 52,783
5	Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Deposit)		12.24Z	13B.6.1		\$ 5,000	4.9%	\$ 5,245
19.01 O	Site Plan Review	Project Review						
1	Site Plan Review Application for Residential Project of 50 or more dwelling units	Project Review Application for Residential Project of 50 or more dwelling units	16.05 C	13B.2.4		\$ 10,867	4.9%	\$ 11,399
2	For Non-Residential or Mixed Use Building Site Plan Review Application	Non-Residential or Mixed-Use Building Project Review Application	16.05 C	13B.2.4		\$ 10,867	4.9%	\$ 11,399
19.01 P	Hillside							
1	Hillside Permit Filing Fee		12.24X21			\$ 11,281	4.9%	\$ 11,834
19.01 Q	Multiple or Combination Applications							
	<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>					1st: 100% 2nd: 50% 3+: 25%		1st: 100% 2nd: 50% 3+: 25%
19.01 R	Expedited Permit Fee							

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
	<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>					\$ 5,000		\$ 5,000
	Expedited Review Services (hourly)					\$ 229	4.9%	\$ 240
19.01 S	Eldercare Facility Unified Permit Application							
1	Eldercare Facility Unified Permit Application		14.3.1			\$ 13,542	4.9%	\$ 14,206
19.01 T	Home-Sharing Registration Application Fee							
1	Home Sharing Application or Renewal		12.22 A.32			\$ 183	4.9%	\$ 192
2	Extended Home-Sharing Administrative Clearance		12.22 A.32			\$ 982	4.9%	\$ 1,030
3	Extended Home-Sharing Discretionary Review Application		12.22 A.32			\$ 14,458	4.9%	\$ 15,166
4	Extended Home-Sharing Renewal		12.22 A.32			\$ 982	4.9%	\$ 1,030
19.02 FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS								
19.02 A	Subdivision Maps				[10] [11]			
	1. Tentative Map							
	(a) Single-Family Residential Dwellings:							
1	Tentative Map - Single Family Zones - 5-49 Lots					\$ 12,945	4.9%	\$ 13,579
2	Tentative Map - Single Family Zones - Each additional set of 50 Lots over 49 Lots					\$ 6,573	4.9%	\$ 6,895
	(b) Multi-Family Residential Dwellings:							
3	Tentative Map - MF Residential - 5-49 Units					\$ 13,244	4.9%	\$ 13,893

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
4	Tentative Map - MF Residential - 50-99 Units					\$ 15,051	4.9%	\$ 15,788
5	Tentative Map - MF Residential - 100 Units or More					\$ 18,414	4.9%	\$ 19,316
	(c) Commercial/Industrial, (1) With Building:							
6	Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 sq ft of Floor Area					\$ 12,945	4.9%	\$ 13,580
7	Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 sq ft of Floor Area					\$ 14,039	4.9%	\$ 14,727
8	Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 sq ft of Floor Area					\$ 15,332	4.9%	\$ 16,083
9	Tentative Map - Commercial/Industrial w/ Building - 250,000 sq ft of Floor Area or More					\$ 17,171	4.9%	\$ 18,013
	(c) Commercial/Industrial, (2) Without Building:							
10	Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre					\$ 12,050	4.9%	\$ 12,641
11	Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres					\$ 12,945	4.9%	\$ 13,580
12	Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More					\$ 13,352	4.9%	\$ 14,006
13	(d) Phasing of Map		17.07B	13B.7.4.		\$ 9,398	4.9%	\$ 9,859
14	(e) Very High Fire Hazard Severity Zone					1/2 sum of all fees paid		1/2 sum of all fees paid
15	(f) Mixed Use Projects					1st: 100% 2nd: 50% 3+: 25%		1st: 100% 2nd: 50% 3+: 25%
16	(g) BOE Fees - Maps					Per BOE Fee Schedule		Per BOE Fee Schedule
19.02 B	Parcel Maps				[10] [11]			
	1. Preliminary Parcel Map							
	(a) Residential Dwellings, up to 4 Lots:							
1	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Single Family Zones					\$ 12,587	4.9%	\$ 13,204
2	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family					\$ 12,985	4.9%	\$ 13,621
	(b) Commercial/Industrial, up to 4 Lots: (1) With Building:							
3	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 sq ft of Floor Area					\$ 13,084	4.9%	\$ 13,726

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
4	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 sq ft of Floor Area					\$ 14,029	4.9%	\$ 14,717
5	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 sq ft of Floor Area					\$ 15,372	4.9%	\$ 16,125
6	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 sq ft of Floor Area or More					\$ 17,171	4.9%	\$ 18,013
(b) Commercial/Industrial, up to 4 Lots: (2) Without Building:								
7	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area					\$ 12,368	4.9%	\$ 12,975
8	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area					\$ 12,368	4.9%	\$ 12,975
9	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area					\$ 12,368	4.9%	\$ 12,975
(c) Other Parcel Map Actions:								
10	Parcel Map Exemption (Lot Line Adjustment)		17.50 B.3	13B.7.2		\$ 2,673	4.9%	\$ 2,804
11	Parcel Map Waiver		17.50 B.3 (d)	13B.7.2		\$ 3,608	4.9%	\$ 3,784
12	(d) Very High Fire Hazard Severity Zone					1/3 sum of all fees paid		1/3 sum of all fees paid
13	(e) Mixed Use Projects					1st: 100% 2nd: 50% 3+: 25%		1st: 100% 2nd: 50% 3+: 25%
14	(f) BOE Fees - Parcel Maps					Per BOE Fee Schedule		Per BOE Fee Schedule
2. Certificate or Conditional Certificate of Compliance- Determination								
			66499.35			\$ 4,690	4.9%	\$ 4,920
19.02 C Private Street Map								
1	Deemed to be Approved Private Street		18.00C			\$ 4,468	4.9%	\$ 4,687
2	Private Street Map		18.08	13B.7.7		\$ 13,412	4.9%	\$ 14,069
3	Very High Fire Hazard Severity Zone Private Street Map		17.52 D			\$ 21,421	4.9%	\$ 22,470
4	BOE Fees - Private Street Maps				[14]	Per BOE Fee Schedule		Per BOE Fee Schedule
19.02 D Mobile Home Park Impact Reports								
1	Mobile Home Park Impact Report		17.04			\$ 13,043	4.9%	\$ 13,682

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
19.02 E	Condominium Conversion for Subdivision and Parcel Maps							
	1. Residential Dwellings:							
1	1-4 Units					\$ 15,083	4.9%	\$ 15,822
2	5-49 Units					\$ 17,868	4.9%	\$ 18,743
3	50-99 Units					\$ 21,507	4.9%	\$ 22,561
4	100 Units or More					\$ 24,152	4.9%	\$ 25,336
	2. Commercial / Industrial:							
5	Less than 50,000 sq ft of Floor Area					\$ 13,174	4.9%	\$ 13,819
6	50,000 to Less than 100,000 sq ft of Floor Area					\$ 14,079	4.9%	\$ 14,769
7	100,000 to Less than 250,000 sq ft of Floor Area					\$ 14,924	4.9%	\$ 15,655
8	250,000 sq ft of Floor Area or More					\$ 15,889	4.9%	\$ 16,667
	3. Mixed Use					1st: 100% 2nd: 50% 3+: 25%		1st: 100% 2nd: 50% 3+: 25%
19.02 F	Map Related Fees							
1	Review or Revision of Tentative/Preliminary Map					\$ 3,026	4.9%	\$ 3,174
2	Modification to Approved Tentative/Preliminary Map or Recorded Final Map		17.14, 17.59	13B.7.4 and 13B.7.6		\$ 8,495	4.9%	\$ 8,912
3	Reversion to Acreage		17.10			\$ 8,505	4.9%	\$ 8,922
4	Time Extension for Maps		17.07 A.2 and 17.56 A.2	13B.7.3 and 13B.7.5		\$ 1,017	4.9%	\$ 1,067
5	Letter of Clarification or Correction (initiated by Applicant)					\$ 4,562	4.9%	\$ 4,786
19.03 FEES FOR GENERAL PLAN CONSISTENCY								
	<i>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:</i>							
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	13B.1.1		\$ 32,212	4.9%	\$ 33,790

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
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	13B.1.1		\$ 38,402	4.9%	\$ 40,284
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	13B.1.1		\$ 86,830	4.9%	\$ 91,084
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	13B.1.1		\$ 88,421	4.9%	\$ 92,753
5	Street Re-Classification					\$ 15,978	4.9%	\$ 16,761
19.04 FEES FOR SIGN OFF OR CLEARANCE REQUESTS								
1	Public Benefit Project clearance for by-right project		14.00 A			\$ 575	4.9%	\$ 603
2	Miscellaneous Clearance - ZA		12.24			\$ 2,237	4.9%	\$ 2,347
3	Miscellaneous Clearance - ZA SF dwellings with no exceptions		12.24			\$ 803	4.9%	\$ 842
4	Request for Approval to Erect Temporary Subdivision Directional Signs (First Sign)		12.21 A.7			\$ 431	4.9%	\$ 452
5	Request for Approval to Erect Temporary Subdivision Directional Signs (Each Additional Sign)		12.21A.7			\$ 381	4.9%	\$ 400
6	Miscellaneous Clearance - Director					\$ 2,032	4.9%	\$ 2,132
7	Miscellaneous Clearance - Commission					\$ 2,404	4.9%	\$ 2,522
8	Landscape Plan Approval as part of a Discretionary Approval					\$ 958	4.9%	\$ 1,005
9	Miscellaneous Clearance - Advisory Agency					\$ 680	4.9%	\$ 713
10	Miscellaneous Clearance - Approval of Plans for Substantial Conformance					\$ 2,556	4.9%	\$ 2,681
11	Building Permit Clearance - Minor					\$ 298	4.9%	\$ 313
12	Administrative Review - Minor					\$ 1,342	4.9%	\$ 1,408
13	Administrative Review - Major					\$ 3,978	4.9%	\$ 4,173
14	Administrative Clearance - Restaurant Beverage Program		12.22.A.34 and 12.22 A.35			\$ 2,237	4.9%	\$ 2,347
15	Monitoring - Restaurant Beverage Program		12.22.A.34 and 12.22 A.35			\$ 1,790	4.9%	\$ 1,878
16	Inspection and Field Compliance Review - Restaurant Beverage Program		12.22.A.34 and 12.22 A.35			\$ 778	4.9%	\$ 816

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
19.05 FILING FEES FOR ENVIRONMENTAL CLEARANCES								
19.05 A	Fees for Environmental Clearances							
	1. Categorical Exemptions (CEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs), and Addenda							
1	Categorical Exemption (Classes 1-31, 33)					\$ 530	4.9%	\$ 556
2	Class 32 Categorical Exemption					\$ 4,272	4.9%	\$ 4,481
3	EAF/Initial Study leading to ND or MND or any other Statutory Exemptions (except Sustainable Communities Project Exemption)					\$ 6,588	4.9%	\$ 6,911
4	MND / Expanded Initial Study, Subsequent Approval Review (CEQA Guidelines Section 15162), or Addendum to ND or MND - Expanded				[15]	\$ 11,595	4.9%	\$ 12,163
5	Subsequent Approval Review (CEQA Guidelines Section 15162) or Addendum to ND or MND					\$ 2,566	4.9%	\$ 2,692
7	Publication Fee for Notice of Intent to Adopt ND or MND (pass through of publishing costs)					\$ 1,700	n/a	\$ 1,700
	2.EIRs, SCPEs, and SCEAs:							
	(a) Deposit. An initial deposit as provided in Table 2 below, is required at the time of an application for an EAF, resulting in an Environmental Impact Report (EIR), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), or any other environmental clearance available in CEQA that is not otherwise expressly listed in Subsections 1. or 2. (Other CEQA Clearance)							
1	EIRs (includes Focused EIRs) - Initial Deposit					\$ 15,000	n/a	\$ 15,000
2	SCPE, SCEA, or Other CEQA Clearance - Initial Deposit					\$ 10,000	n/a	\$ 10,000
3	Subsequent Approval to EIR (CEQA Guidelines Section 15162) - Initial Deposit					\$ 7,500	n/a	\$ 7,500
4	EIR (including Supplemental, Subsequent, Tiered, Focused, or Addendum to EIR) Review Services (hourly)					\$ 199	4.9%	\$ 209
5	SCPE Review Services (hourly)					\$ 199	4.9%	\$ 209
6	SCEA Review Services (hourly)					\$ 199	4.9%	\$ 209

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
7	Other CEQA Clearance Review Services (hourly)					\$ 199	4.9%	\$ 209
19.06 FILING FEES FOR COASTAL DEVELOPMENT PERMITS								
1	Coastal Development Permit - SF residential dwelling		12.20.2	13B.9.1		\$ 12,016	4.9%	\$ 12,605
2	Coastal Development Permit - MF residential dwelling		12.20.2	13B.9.1		\$ 15,928	4.9%	\$ 16,709
3	Coastal Development Permit - Non-residential		12.20.2	13B.9.1		\$ 15,928	4.9%	\$ 16,709
4	Coastal Development Permit - Exemption Determination		12.20.2.1	13B.9.1 and 13B.9.2		\$ 1,492	4.9%	\$ 1,565
5	Coastal Development Permit - Amendment		12.20.2.1Q and 12.20.2O	13B.9.1 and 13B.9.2		\$ 10,475	4.9%	\$ 10,988
7	Coastal Development Permit - Mello Compliance Review - City Review		12.20.2		[6]	\$ 3,236	4.9%	\$ 3,394
19.07 FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS								
1	BOE Fees - Basic Review Fee					Per BOE Fee Schedule		Per BOE Fee Schedule
19.08 SURCHARGE FOR ONE-STOP PERMIT CENTER								
					[16]			
19.09 PROJECT DEVELOPMENT AND COUNSELING SERVICES								
1	Zoning Pre-Check with Feasibility Study (Minor/Review)		12.24	13B.2.1, 13B.2.2 and 13B.2.3		\$ 1,392	4.9%	\$ 1,460
2	Zoning Pre-Check with Pre-Application Review					\$ 2,983	4.9%	\$ 3,129
19.10 DEVELOPMENT AGREEMENT FEES								
1	Development Agreement Fee		12.32	13B.1.2, 13B.1.3 and 13B.1.4		\$ 31,274	4.9%	\$ 32,807
19.11. ANNUAL INSPECTION OF COMPLIANCE								
1	LADBS Fee - Annual Inspection of Compliance				[14]	Per LADBS Fee Schedule		Per LADBS Fee Schedule
19.12. [DEVIATIONS PURSUANT TO SECTION 16.03 E.]								
1	Deviations Pursuant To Section 16.03 E					\$ 828	4.9%	\$ 869
19.13 SURCHARGE FOR AUTOMATED SYSTEMS FOR THE DEPARTMENT OF CITY PLANNING								
					[16]			
19.14 FEES FOR ENFORCEMENT OF HOUSING COVENANTS								

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
1	HCID Fees - (Not Listed)				[14]			
19.15 DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEW, CONDITION CLEARANCE AND PERMIT ISSUANCE FEES								
1	DOT Fees - (Not Listed)				[14]			
19.16 GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT OF CITY PLANNING								
					[16]			
19.17 PARK FEE								
					[14]			
19.18 AFFORDABLE HOUSING LINKAGE FEE								
					[14]			
19.19 WESTSIDE MOBILITY TRANSPORTATION FEES								
					[14]			

Notes

- [1] A filing fee of \$149.00 shall accompany each application for a credit pursuant to Section 12.33 B. A fee equal to 85% of the filing fee shall accompany each appeal of a determination of credit made pursuant to Section 12.33 B.
- [2] (a) A fee equal to 85% of the underlying application or the set fee will be charged, whichever is lower. An appeal filed pursuant to Section 12.26 K.2. of this Code, shall be accompanied by a filing fee as specified in Table 4-A of Section 98.0403.2 of the Code, to be collected by the Department. (b) An appeal filed pursuant to Section 12.26 K.6. of this Code shall be charged a fee in accordance with Subdivision 1., above.
- [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] Initial review fee credited towards final modification fee.

Fee No.	Fee Description	Proposed Fee Name Adjustments	Article	P&P Section	Notes	Current Fee (as of 2022)	Recomm. Fee Increase %	Fee w/ CPI Adjustment (applicable as of July 2023)
[13]	<i>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.</i>							
[14]	<i>Fee collected by the BOE, DBS, HCID, or DOT</i>							
[15]	<i>Fee is applied in addition to Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND</i>							
[16]	<i>NBS did not evaluate</i>							
[17]	<i>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.</i>							
[18]	<i>NBS did not evaluate - fee set per City Policy</i>							
[19]	<i>Fees reflect pass through of average contractor costs.</i>							