

Planning Permit Application

Department of Development Services | Planning Bureau
411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802
(562) 570-6194 longbeach.gov/lbds

Project Location: _____ Long Beach, CA 908 _____

Applicant Name: _____ Title: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ Email: _____

Applicant Signature: _____ Date: _____

Property Owner: _____ Tel.: _____

Address: _____ City: _____ State: _____ ZIP: _____

(I/We), the undersigned, declare under penalty of perjury under the laws of the State of California that (I am/We are) the owner(s) of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

Property Owner Signature: _____ Date: _____

Permit(s) Requested:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Use Permit (AUP) | <input type="checkbox"/> Tentative Map (<input type="checkbox"/> Vesting) | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Lot Merger | <input type="checkbox"/> General Plan Conformity Finding |
| <input type="checkbox"/> Standards Variance (SV) | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Creative Sign Permit |
| <input type="checkbox"/> Site Plan Review (SPR) | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Sign Program |
| <input type="checkbox"/> Conceptual Site Plan Review (CSPR) | <input type="checkbox"/> Final Map | <input type="checkbox"/> Condominium Conversion |
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Modification to Approved Permit |
| <input type="checkbox"/> SPR for Wireless Telecom | <input type="checkbox"/> Zoning Code Amendment | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Local Coastal Development Permit (LCDP) | <input type="checkbox"/> Local Coastal Program Amendment | <input type="checkbox"/> Other (specify): _____ |

Project Description: _____

BELOW THIS LINE FOR STAFF USE ONLY

Filing Date: _____	Application No.: _____	Assigned Planner: _____
Complete Date: _____	Subtype Nos. _____	Related Cases: _____
Accepted by: _____	_____	_____
Infor No.: _____	CEQA No.: _____	Council District: _____

Applications are accepted on the 2nd floor of City Hall (Permit Counter) on Tuesday through Thursday, by appointment only. Please call (562) 570-6194 to schedule an appointment. Incomplete applications will not be accepted.

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PLANNING PERMIT PROCESS

- Step 1** **Identify the Permits You Need:** Talk to Planning staff about your project to find out what planning and environmental permits are required. Call (562) 570-6194 or visit the permit center on the 4th floor of City Hall.
- Environmental reviews are required for most projects, per the California Environmental Quality Act (CEQA). Many projects require only a Categorical Exemption, which is attached to this application. If a different environmental review process is required for your project, Planning staff will inform you.
- Step 2** **Calculate the Fees:** Planning application fees can be calculated using the current Fee Schedule, which is included at the end of this application. All fees must be paid at the time of filing. Cash, credit card, personal check or company check are accepted. NO third party checks will be accepted. *The fees are subject to change, so be sure you have the most current Fee Schedule.*
- Step 3** **Prepare Plans:** The specific requirements for the types of plans required are included in the next section of this packet.
- Step 4** **Submit Application and Pay Fees:** Schedule an appointment for submittal of the application by calling the zoning information line at (562) 570-6194. Fees must be paid at the time of filing. To better serve you, an appointment is required to submit a Planning permit application.
- Step 5** **Make Corrections as necessary:** Over the next several weeks after your submittal, Planning staff will contact you with any corrections you need to make to your plans or project to bring it into compliance with Zoning code. Your responses to staff's corrections will greatly affect how soon your project can be scheduled for a public hearing. Failure to make the requested corrections may delay scheduling of a hearing, and may negatively affect staff's recommendation on your project to the hearing body.
- Step 6** **Post Notice of Public Hearing Sign:** If your project requires a public hearing, Planning staff will provide you with a laminated 30" x 40" *Notice of Public Hearing* poster no later than 14 days before the hearing. You must post this sign immediately. Please see the posting instructions in this packet. Failure to post the sign properly will delay the hearing.
- Step 7** **Attend Hearing:** If your project requires a public hearing, you or your representative should plan to attend. Your testimony at the hearing will be necessary for the project's approval. *If you, or the person representing you, fails to attend the hearing, the item will be continued, and you will be assessed a continuance fee (see Fee Schedule) before your project may return to hearing.*
- Step 8** **Appeal Period:** If your project is approved, the appeal period (usually 10 days) must expire with no appeals by a third party before you can apply for building permits to carry out your project. If your project is denied, you have 10 days to appeal the denial to a higher body.

I. GENERAL FILING REQUIREMENTS

Application Type	Sets of Plans	Special Items	Site Photos	Electronic Plans
Planning Commission				
<ul style="list-style-type: none"> Conditional Use Permit 	12 reduced size	Depending on project, as requested by staff	12 sets	Yes
<ul style="list-style-type: none"> Tentative Tract Map Tentative Parcel Map Condo Conversion 	1 standard size 12 reduced size	Tentative Map prepared by engineer	12 sets	Yes
<ul style="list-style-type: none"> Site Plan Review (Planning Commission approval) 	5 reduced size initially, 12 reduced size when hearing is scheduled.	Materials board, color elevations, renderings	12 sets	Yes
Zoning Administrator				
<ul style="list-style-type: none"> Administrative Use Permit Local Coastal Development Permit Standards Variance 	1 standard size 3 reduced size	Depending on project, as requested by staff	3 sets	Yes
<ul style="list-style-type: none"> Lot Line Adjustment Lot Merger Certificate of Compliance 	3 reduced size	Plot map and legal description prepared by engineer or surveyor	3 sets	No
Staff Site Plan Review				
<ul style="list-style-type: none"> Site Plan Review (staff-level approval) Conceptual Site Plan Review 	7 reduced size	Materials board, color elevations, renderings	3 sets	Yes
<ul style="list-style-type: none"> Pre-Application 	5 reduced size	Color renderings or photo-simulations are helpful but not required	3 sets	Yes
<ul style="list-style-type: none"> Creative Sign Permit Sign Program 	5 reduced size	Color renderings or photo-simulations	3 sets	Yes
Other Application Types				
<ul style="list-style-type: none"> Zone Change Zoning Code or General Plan Amendment General Plan Conformity Finding Classification of Use 	These and other special applications each have special filing requirements. Contact Planning staff for more information prior to submittal.			As needed
Use these other specific application forms for the following types of projects.				
<ul style="list-style-type: none"> Appeal Certificate of Appropriateness (Historic application) Condominium Conversion Exclusion (CCE) CUP Exemption for Alcohol (CUPEX) Environmental (CEQA) application Final Map Request for Reasonable Accommodation Wireless Telecom Facility Supplement Zoning Confirmation Letter 				
Please contact Planning staff at (562) 570-6194 if you have any questions about the required application forms, filing requirements, or process for your project.				

II. REQUIREMENTS FOR PLANS

Standard-size plans are 24" × 36", although larger plans may be used as necessary. Reduced-size plans are no more than half the size of standard-size plans. The most important attribute of reduced-size plans is that they are reproduced at a usable scale; for example, if the full-size plans are scaled at 1/8"=1', then reduced-size plans would be scaled at 1/16"=1'. Scale must be noted on all plan sets, and plans using a scale smaller than 1/8" must include a graphics scale. If 11" × 17" paper is used, scale must be correct. All plans must be folded to a size no larger than 9" × 12". Additional printed sets of plans may be required if additional hearings are needed for the project. Electronic copies of plans in pdf format must be provided where indicated in the requirements table.

A. Site Plan

A site plan depicts the project site property boundaries, the location of buildings on the property, and the building setbacks from the property lines, as well as parking, drainage, landscaping, adjacent public right-of-way, and other site features.

The site plan submitted with your application must be legible, to scale, and include:

- Lot lines and dimensions;
- Footprint of existing and proposed buildings on the site;
- Distances between buildings;
- All setback lines properly measured;
- A North Arrow;
- Existing and proposed easements;
- Parking areas and loading facilities, including all parking spaces, access to parking spaces and circulation patterns;
- Location of all trash containers and how they will be accessed; and
- All existing trees on the site and parkway.

The following must be tabulated and shown on the Site Plan:

- Lot size;
- Lot coverage;
- Building area (by floor);
- Floor area ratio;
- Parking by size and type;
- Location of building footprints on adjoining and abutting lots noting height and number of stories on the elevations (this can be done on a separate plot plan, if necessary); and
- All contiguous properties, streets, and alleys showing centerline, lane striping, curb lines, street widths, right-of-way lines, circulation patterns and street names (this can be done on a separate plot plan, if necessary).

B. Floor Plans

A floor plan shows the size, use and location of the interior spaces in a building.

The floor plan submitted with your application must be legible, to scale, and should include the items listed below. Floor plans required for submittal may be typical if several units are included.

- Specific room arrangements;
- Room sizes;
- Window sizes and types;
- Location of all doors;
- Uses for all rooms;
- Distance from the windows to the property lines*; and
- Distance to other windows on the same floor*.

*Required only for residential projects of five or more units. A separate floor plan showing only window spacing may be required, but only if specifically requested (LBMC 21.31.240).

C. Elevations

Elevations show the exterior sides of a building.

The elevations submitted with your application must be legible and to scale. Measure height from **top of curb** to roof peak, midpoint of sloped roof, and from eaves. Show the following:

- All sides of the proposed building(s), labeled according to which direction the building faces (i.e., north face, south face, etc.);
- Adjoining buildings (side or rear) in outline form;
- Primary, secondary and tertiary building massing;
- Original and finished grade changes;
- A clear identification of all building materials and textures to be used on the facades; and
- Curb grade (top of curb), which differs from “natural grade” or “finish grade.”

For all Site Plan Review applications, full color elevation drawings are required. See “Materials Boards” on page 9 below.

D. Sections

Sections are drawings showing the project, or certain aspects of the project, as if made by a geometric plane cutting through it perpendicular to the ground.

Section drawings are only required for certain types of buildings: multi-story buildings, projects with internal courtyards, and semi-subterranean or subterranean parking. Consult a planner to determine if you must submit section drawings. If required, they must be legible, to scale and should include:

- Sections through the length and width of the building;
- Sections through interior courtyards and courtyard planters;
- Original, adjacent and finished grade;
- Building height; and
- All finished floor elevations.

E. Roof Plan

A roof plan shows the architectural details of the roof(s) of all buildings on the site.

A roof plan is required for all projects requiring Site Plan Review. The roof plan must be legible, to scale and should include:

- Proposed rooftop equipment locations;
- Proposed screening devices, if any; and
- Location of any rooftop deck, pool or spa areas.

F. Landscaping Plan

A landscaping plan shows proposed landscaping (trees, shrubs, and groundcover) with building footprints and parking areas shown as well.

General landscaping plans are required for all projects, although the landscaping plan may be combined with the site plan if all components remain legible. For larger projects, a detailed landscaping plan may be required. All landscaping plans must show, at a minimum:

- The location of the planting area; and
- Number and general types of plants to be used.

G. Sign Plan

A sign plan shows the types and locations for primary and secondary on-site signs.

A sign plan is required for any retail or office commercial development that requires Site Plan Review. All proposed signs must be compatible with the project’s architecture through the use of similar shapes, colors and materials. The submitted sign plan must be legible, to scale and should include:

- The location of the signs;
- Signage design features including height, width, colors, materials, and other features;
- Compatibility with building architecture; and
- Area of each sign in square feet.

- “Can” or “cabinet” signs are prohibited. Individual channel letters or push-through sign faces should be used instead.

H. Materials Boards

Materials Boards are required for all Site Plan Review applications, except wireless telecommunications sites. Materials Boards should include the following:

- Colored elevations with all materials noted and materials legend;
- Actual material samples of each exterior material to be used in the building design (including stucco, paint colors, etc.), fully labeled to correspond to the elevations and legend.
- Samples of window and door frames
- Small samples of all exterior elements including railings, canopies, lights, window glass, hardware, etc.
- **Please make sure that all material samples are mounted securely on the board and will not detach if the board is bumped, dropped, or sent in the mail.**
- **Please do not submit full-size samples of windows, railings, lights, or other hardware.**

III. SIGN POSTING REQUIREMENTS

A notice poster must be posted at the subject site for any project requiring a public hearing. The City will provide applicants with a 30” x 40” Notice of Public Hearing sign poster. It is the applicant’s responsibility to post this sign in accordance with the following requirements or the hearing will be postponed to a later scheduled hearing so posting requirements can be met.

- A. **Time:** The sign must be posted at least 14 days prior to the date of the public hearing. *Failure to post the sign 14 days prior to the hearing will result in a delay of the hearing.*
- B. **Mounting:** The sign provided to the applicant must be mounted on a foam-core board or other stiff display board, if not affixed to the wall of a building.
- C. **Location:** The sign must be posted at the front of the subject site facing the public street. The sign must be at least 1 foot inside the property line, but not more than 10 feet.
- D. **Height:** The sign must be mounted so the top is 6 feet above ground level. Stakes must be used to mount the sign if it is not affixed to the wall of a building.
- E. **Photographic Verification:** The applicant must submit at least two photographs of the sign to verify that it is posted properly. Photographs must include a camera-generated date stamp. *Failure to submit photographs will result in a delay of the hearing.*
- F. **Affidavit:** The applicant also must return the Certificate of Posting provided by the City, certifying that all posting requirements are met. *Failure to return this affidavit will result in a delay of the hearing.*
- G. **Maintenance:** It is the applicant’s responsibility to maintain the sign in good condition. If the sign falls down, is vandalized, or is damaged by wind and weather, the applicant must *immediately* repair and correct it if possible. If it is damaged beyond usability or lost, the applicant must *immediately* request a new sign from the City and post it as soon as the City provides it to the applicant. *It is the applicant’s responsibility to monitor the condition of the sign every day before the public hearing.*
- H. **Duration:** The sign must remain posted during the 10-day appeal period after the hearing, or 10 days plus 21 days in the Coastal Zone. *Failure to keep the sign posted as required may result in permit invalidation.* The sign must then be removed no later than 7 days after receipt of the Notice of Final Action.
- I. **Multiple Frontages:** If the site has more than one street frontage, additional signs will be provided to the applicant and must be posted on the secondary frontage(s) in the same manner.

IV. RADIUS MAP, MAILING LABELS, MAILING LIST

Effective for all applications submitted after August 13, 2009, the City now provides all radius maps, mailing labels, and mailing lists for each project. The applicant is not required to submit these items.

PLANNING COMMISSION 2019 Estimated Filing and Hearing Schedule

An application will not be deemed complete until all filing requirements have been met. The timelines set forth in this table are tentative only. Your project planner will schedule a hearing date after your project is reviewed at the Staff Site Plan Review Committee meeting. Planning Commission meetings are held the first and third Thursday of each month.

Date of Complete Application	Site Plan Review Meeting	Notice of Public Hearing Mailed	Planning Commission Hearing Date
Thursday	Wednesday	Monday	Thursday
10/18/2018	11/28/2018	12/17/2018	1/3/2019
11/1/2018	12/12/2018	12/31/2018	1/17/2019
11/21/2018	12/26/2018	1/14/2019	2/7/2019
11/29/2018	1/9/2019	2/4/2019	2/21/2019
12/13/2018	1/23/2019	2/15/2019**	3/7/2019
12/27/2018	2/13/2019	3/4/2019	3/21/2019
1/10/2019	2/27/2019	3/18/2019	4/4/2019
2/1/2019	3/13/2019	4/1/2019	4/18/2019
2/14/2019	3/27/2019	4/15/2019	5/2/2019
2/28/2019	4/10/2019	4/29/2019	5/16/2019
3/14/2019	4/24/2019	5/13/2019	6/6/2019
3/28/2019	5/8/2019	6/3/2019	6/20/2019
4/11/2019	5/22/2019	6/28/2019	7/18/2019
5/12/2019	6/12/2019	7/15/2019	8/1/2019
5/16/2019	6/26/2019	7/29/2019	8/15/2019
5/30/2019	7/10/2019	8/19/2019	9/5/2019
6/13/2019	7/24/2019	8/30/2019**	9/19/2019
7/5/2019**	8/14/2019	9/16/2019	10/3/2019
7/18/2019	8/28/2019	9/30/2019	10/17/2019
8/1/2019	9/11/2019	10/21/2019	11/7/2019
8/15/2019	9/25/2019	11/4/2019	11/21/2019
8/29/2019	10/9/2019	11/18/2019	12/5/2019
9/12/2019	10/23/2019	12/2/2019	12/19/2019
10/3/2019	11/13/2019	12/16/2019	1/2/2020
10/17/2019	11/13/2019	12/30/2019	1/16/2020

** Day of the week adjusted due to City Holiday

ZONING ADMINISTRATOR 2019 Estimated Filing and Hearing Schedule

An application will not be deemed complete until all filing requirements have been met. The timelines set forth in this table are tentative only. Your hearing date will be confirmed by your project planner after your completed application is reviewed. Zoning Administrator hearings are held the second and fourth Monday of each month.

Date of Complete Application	Notice of Public Hearing Mailed	Zoning Administrator Hearing Date
Thursday	Wednesday	Monday
11/15/18	12/19/18	1/14/19
11/29/18	1/02/19	1/28/19
12/20/18	1/23/19	2/11/19
1/03/19	2/06/19	2/25/19
1/17/19	2/20/19	3/11/19
1/31/19	3/06/19	3/25/19
2/14/19	3/20/19	4/08/19
2/28/19	4/3/19	4/22/19
3/21/19	4/24/19	5/13/19
4/4/19	5/8/19	5/27/19
4/18/19	5/22/19	6/10/19
5/2/19	6/5/19	6/24/19
5/16/19	6/19/19	7/8/19
5/30/19	7/03/19	7/22/19
6/20/19	7/17/19	8/12/19
7/03/19**	8/7/19	8/26/19
7/18/19	8/21/19	9/09/19
8/01/19	9/4/19	9/23/19
8/15/19	9/18/19	10/14/19
8/29/19	10/02/19	10/28/19
9/19/19	10/23/19	11/11/19
10/3/19	11/06/19	11/25/19
10/17/19	11/20/19	12/09/19
10/31/19	12/4/19	12/23/19
11/21/19	12/24/19	1/13/20
12/05/19	1/8/20	1/27/20
12/19/19	1/22/20	2/10/20

** Day of the week adjusted due to City Holiday

**CULTURAL HERITAGE COMMISSION
 2019 Estimated Filing and Hearing Schedule**

An application will not be deemed complete until all filing requirements have been met. The timelines set forth in this table are tentative only. Your hearing date will be confirmed by your project planner after your completed application is reviewed. Cultural Heritage Commission meetings are held the second Monday of each month.

Date of Complete Application	Notice of Public Hearing Mailed	Cultural Heritage Commission Hearing Date
Monday	Wednesday	Monday
11/19/2018	12/26/2018	1/14/2019
12/17/2018	1/23/2019	2/11/2019
1/14/2019	2/20/2019	3/11/2019
2/11/2019	3/20/2019	4/8/2019
3/18/2019	4/24/2019	5/13/2019
4/15/2019	5/22/2019	6/10/2019
5/13/2019	6/19/2019	7/8/2019
6/17/2019	7/24/2019	8/12/2019
7/15/2019	8/21/2019	9/9/2019
8/19/2019	9/25/2019	10/14/2019
9/16/2019	10/23/2019	11/11/2019
10/14/2019	11/20/2019	12/9/2019
11/18/2019	12/24/2019**	1/13/2020

** Day of the week adjusted due to City Holiday

PLANNING BUREAU FEE SCHEDULE

All fees are subject to a 5.8% surcharge. Base fee and fee with surcharge are shown. Fee with surcharge applies.

Fee Name	Base Fee	Fee with Surcharge	Notes
ZONING FEES			
Administrative Use Permit (AUP)	\$3,050	\$3,226.90	
Conditional Use Permit (CUP) - Major	\$7,050	\$7,458.90	
Conditional Use Permit (CUP) - Minor	\$4,050	\$4,284.90	
CUP Exemption for alcoholic beverage sales (CUPEX)	\$500	\$529.00	
Standards Variance (SV)	\$4,050	\$4,284.90	
Fence Height Exception (AUP or SV)	\$500	\$529.00	
Administrative Land Use Permit (ALUP)	\$100	\$105.80	
Annual Zoning Inspection	\$350	\$370.30	
Penalty for construction work or land use without a permit	Double the total required permit fee(s).		
COASTAL FEES			
Local Coastal Development Permit (LCDP) - With Other Planning Permit Required	\$1,000	\$1,058.00	
Local Coastal Development Permit (LCDP) - No Other Planning Permit Required	\$2,550	\$2,697.90	
Coastal Permit Categorical Exclusion (CPCE)	\$82	\$86.76	
Coastal Development Permit (CDP) Submitted to California Coastal Commission	\$2,550	\$2,697.90	
Local Review Form (Boat Docks)	\$150	\$158.70	
Local Coastal Program Amendment (LCPA)	\$10,050	\$10,632.90	
SITE PLAN REVIEW FEES			
Pre-Application	\$750	\$793.50	Optional process for large projects.
Conceptual Site Plan Review (CSPR) - base fee	\$6,000	\$6,348.00	Required for projects >50,000 sq. ft. or 50+ dwelling units prior to SPR application.
CSPR per sq. ft. fee	\$3	\$3.17	Additional fee per 100 sq. ft. of building area for CSPR application.

Fee Name	Base Fee	Fee with Surcharge	Notes
Site Plan Review (SPR) - Staff Site Plan Review Committee (SSPRC) approval - base fee	\$6,000	\$6,348.00	For projects <50,000 sq. ft. or <50 dwelling units.
Site Plan Review (SPR) - Planning Commission (PC) approval - base fee	\$9,050	\$9,574.90	Required for projects >50,000 sq. ft. or 50+ dwelling units following CSPR.
SPR per sq. ft. fee	\$3	\$3.17	Additional fee per 100 sq. ft. of building area for any SPR application.
SPR for Wing Walls	\$250	\$264.50	
SPR for Narrow Lots	\$1,292	\$1,366.94	
SPR for Single-Family Dwelling in the Downtown Plan (PD-30)	\$500	\$529.00	
SPR for Wireless Telecommunications Facilities	\$6,454	\$6,828.33	
SIGN FEES			
Sign Permit (first sign in an application)	\$150	\$158.70	
Sign Permit (each additional sign in an application)	\$75	\$79.35	
Promotional Activity Sign (Banner) Permit	\$50	\$52.90	Per banner.
Creative Sign Permit	\$900	\$952.20	SSPRC approval. Does not include sign permit fees.
Sign Program	\$1,500	\$1,587.00	SSPRC approval. Does not include sign permit fees.
MODIFICATION FEES			
Modification to Approved Permit - No Hearing (SSPRC approval)	\$1,500	\$1,587.00	
Modification to Approved Permit - Zoning Administrator (ZA) hearing	\$3,050	\$3,226.90	
Modification to Approved Permit - Planning Commission (PC) hearing	\$4,050	\$4,284.90	
SUBDIVISION FEES			
Lot Merger (LM)	\$850	\$899.30	CoC also required for resultant lot.
Lot Line Adjustment (LLA)	\$2,558	\$2,706.36	CoC also required for each resultant lot.
Certificate of Compliance (CoC)	\$897	\$949.03	One CoC required per lot for LM or LLA.
Tentative Map - base fee	\$5,735	\$6,067.63	

Fee Name	Base Fee	Fee with Surcharge	Notes
Tentative Map for Condo Conversion - base fee	\$9,035	\$9,559.03	For condominium conversion projects only.
Tentative Map - per unit or lot fee	\$164	\$173.51	Additional fee per unit or lot for all Tentative Maps.
Vesting Tentative Map	\$1,641	\$1,736.18	In addition to TM fees.
Final Map - base fee	\$2,113	\$2,235.55	
Final Map - per unit or lot fee	\$164	\$173.51	Additional fee per unit or lot for all Final Maps.
Condominium Conversion Certificate of Exclusion (CCCE)	\$1,785	\$1,888.53	Only for conversion of Community Apartments or Stock Cooperatives to condominiums.
ENVIRONMENTAL FEES			
Categorical Exemption (CE)	\$350	\$370.30	
County Recorder fee	\$75		Required for CE and ND. No surcharge.
Negative Declaration (ND) - prepared by City	\$9,615	\$10,172.67	
Negative Declaration (ND) - prepared by consultant to City	115% of billed consultant costs paid by City		
Environmental Impact Report (EIR)	115% of billed consultant costs paid by City		
EIR Addendum to a Certified EIR	115% of billed consultant costs paid by City		
Modification of mitigation measure	\$5,735	\$6,067.63	Required to modify any mitigation measure of a completed environmental document.
Program EIR Compliance Checklist	\$6,000	\$6,348.00	
Environmental Document Peer Review	115% of billed consultant costs paid by City		
Ongoing mitigation monitoring by consultant to City	115% of billed consultant costs paid by City		
National Environmental Protection Act (NEPA) Application	115% of billed consultant costs paid by City		
NEPA Exclusion with Worksheet	115% of billed consultant costs paid by City		
NEPA Exclusion without Worksheet	115% of billed consultant costs paid by City		
NEPA Environmental Assessment (EA) prepared by consultant to City	115% of billed consultant costs paid by City		

Fee Name	Base Fee	Fee with Surcharge	Notes
NEPA Environmental Impact Statement (EIS) prepared by consultant to City	115% of billed consultant costs paid by City		
OTHER PLANNING FEES			
Appeal - By Applicant	\$2,250	\$2,380.50	
Appeal - By Third Party	\$100	\$105.80	
Cannabis Business Zoning Consultation	\$225	\$238.05	
Classification of Use	\$4,000	\$4,232.00	
Development Agreement - Initial Deposit	\$35,000	\$37,030.00	
Development Agreement - Additional per hour fee	\$500	\$529.00	Per hour fee after initial deposit is drawn down.
Development Agreement Annual Review	\$3,000	\$3,174.00	
Downtown Dining and Entertainment District (DDED) Noise Study Exemption Request	\$95.66	\$101.21	
Appeal of DDED Noise Study Exemption	\$95.66	\$101.21	
General Plan Amendment (GPA)	\$11,500	\$12,167.00	
General Plan Conformance Certification	\$1,764	\$1,866.31	
Interim Park Use Permit	\$1,500	\$1,587.00	Per Division XII of Ch. 21.25.
Noticing Fee - Tier 1 (300 ft.)	\$410	\$433.78	
Noticing Fee - Tier 2 (500 ft.)	\$645	\$682.41	
Noticing Fee - Tier 3 (750+ ft.)	\$950	\$1,005.10	
Planned Development District In-Lieu Fee	115% of billed consultant costs paid by City		
Street Name Change	\$3,000	\$3,174.00	
Water Efficiency Landscape Review (MWELO) - Residential	\$40	\$42.32	
Water Efficiency Landscape Review (MWELO) - Non-residential	\$65	\$68.77	
Time Extension - First Request	\$250	\$264.50	
Time Extension - Each Subsequent Request	\$1,000	\$1,058.00	
Zone Change	\$11,500	\$12,167.00	
Zoning Text Amendment	\$11,500	\$12,167.00	

Fee Name	Base Fee	Fee with Surcharge	Notes
Zoning Confirmation Letter - Basic	\$220	\$232.76	
Zoning Confirmation Letter - With Additional Research	\$660	\$698.28	
HISTORIC FEES			
Certificate of Appropriateness (CoA) - Minor, for Signs, Utilities, and Other Minor Exterior Features	\$75	\$79.35	
CoA - Minor, for Windows, Doors, and Other Exterior Materials - for 4 or less dwelling units	\$250	\$264.50	
CoA - Minor, for Windows, Doors, and Other Exterior Materials - for 5 or more dwelling units	\$500	\$529.00	
CoA - Minor, for Accessory Structures	\$400	\$423.20	
CoA - Major, Staff-Level Review	\$1,000	\$1,058.00	
CoA - Major, Cultural Heritage Commission (CHC)-Level Review	\$2,000	\$2,116.00	
CoA Pre-Application Review Fee	\$400	\$423.20	
CoA - Demolition	\$5,000	\$5,290.00	
CoA Time Extension - First Request	\$250	\$264.50	
CoA Time Extension - Each Subsequent Request	\$1,000	\$1,058.00	
CoA Revision - Staff-Level Review	50% of the amount of the original CoA		
CoA Revision - CHC-Level Review	50% of the amount of the original CoA		
Penalty for Unauthorized Work without a CoA	Double the total required CoA fee(s).		
Appeal of a CoA Action	85% of the original CoA fee(s).		
Mills Act Pre-Application	\$100	\$105.80	
Mills Act Application	\$1,350	\$1,428.30	
Mills Act/Landmark Combination Request	\$1,500	\$1,587.00	
Mills Act Inspection Fee	\$200	\$211.60	Annual fee per property.

Fee Name	Base Fee	Fee with Surcharge	Notes
Request for Designation of a Historic Landmark	\$835	\$883.43	
Request for Designation of a Historic District	\$5,000	\$5,290.00	
Continuance of a CHC Hearing	\$76	\$80.41	Required when a continuance is requested by applicant or results from applicant's actions.