

COMMUNITY DEVELOPMENT

FEE NAME	ADOPTED FEE
Valuation of from 0 - \$3,000 (including electrical service less than 600 amp, and minor plumbing alternatives)	\$87
\$3,001 and up	.025 x total valuation as determined by the Building Official (50% submittal/50% at issuance)
Construction Operation After Hours	\$33
Building Re-Address Processing	\$32
Demo with Asbestos	\$140
Demo without Asbestos	\$70
In-lieu Housing Fee (if unit not affordable housing) - per square foot	\$0.34
General Plan Maintenance	6% surcharge on all Building Permits
SMIP Category I (Residential)	.00013 x valuation
SMIP Category II (Commercial)	.00028 x valuation
Unsafe Building repair, demolition or moving structure	Charged at cost
Inspection Fees - outside of normal work hours - per hour, 2 hour minimum	\$159
Re-Inspection Fees - per hour	\$80
Property condition report for Condominium Conversions	\$19
Inspection for which no fee is otherwise indicated - per hour, 1/2 hour minimum	\$80
Additional Plan Review required by changes, additions, revisions to the approved plans - per hour, 1/2 hour minimum	\$80
Use of outside consultants for special plan checking and inspection	Charged at cost

SPECIAL INSPECTION & PLAN REVIEW FEES

Penalty for commencing construction without permit(s). This is in addition to the standard building permit fees.	\$111 + 2 times the permit fee + \$54 per day after notice
Retrofit upon transfer of sale	\$36

DEVELOPMENT IMPACT FEES

Building fees per square foot, including garages (enclosed spaces). Single family residential additions of 500 square feet or less are exempt. Water and Wastewater fees are additional. An increase in meter size resulting from the need to comply with the hydraulic demand associated with Fire Sprinklers is exempt.

Residential, Single Family	\$4.10
Residential, Multi-family	\$6.54
Non-residential, commercial	\$4.11
Non-residential, office	\$2.92
Non-residential, industrial	\$1.52

Park fees for residential in-fill lots, per square foot

Single-family	\$1.26
Multi-family	\$2.11

Public Facilities Fees, per square foot.

Single-family residential:

General Government	\$1.21
Police	\$0.41
Parks	\$1.26
Fire	\$0.44
Storm Drain	\$0.05
Traffic	\$1.96

DEVELOPMENT IMPACT FEES (continued)**Multi-family residential:**

General Government	\$2.01
Police	\$0.67
Parks	\$2.11
Fire	\$0.74
Storm Drain	\$0.06
Traffic	\$3.05

Public Facilities Fees, per square foot**Non-residential, commercial:**

General Government	\$0.25
Police	\$0.06
Parks	\$0.01
Fire	\$0.23
Storm Drain	\$0.03
Traffic	\$3.53

Non-residential, office:

General Government	\$0.33
Police	\$.08
Parks	\$0.01
Fire	\$0.32
Storm Drain	\$0.03
Traffic	\$2.12

Non-residential, industrial:

General Government	\$0.09
Police	\$0.03
Parks	\$0.01
Fire	\$0.08

Public Facilities Fees, per square foot (continued)	
Storm Drain	\$0.03
Traffic	\$1.22
PLANNING	
Affordable Housing In-Lieu:	
Funding assistance fee	\$570
Reasonable Accommodation fee (no fee required if in conjunction with other discretionary permit)	\$111
Coastal Permits (may be billed at direct cost):	
Coastal Permit in combination with Conditional Use Permit	No fee
Coastal Permit (Administrative)	\$742
New single family and single family additions over 25%, Multiple Dwelling, Office, Commercial, Convention, Industrial & Institutional	\$5,200
Additions between 10% and 25% to a Single Family Dwelling in Coastal Appeals area (Planning Commission)	\$2,000
Emergency Permit (excluding required regular CDP)	\$668
Other administrative – Tree Removal, private	\$255
Environmental (may be billed at direct cost):	
Categorical Exemption	\$90
Negative Declaration	\$1,500
Mitigated Negative Declaration If contracted = contract amount + 25% administrative fee	\$3,536, if done in house or as a deposit for outside consultant
Filing Fee - for environmental document as per County	\$53
Environmental Impact Report - Contract Amount + 25% administrative fee	\$5,000 deposit

Miscellaneous:	
Letter regarding land use confirmation or other research – per hour cost	\$90
Development Agreement – charged at fully allocated hourly rates for all personnel involved, plus any outside costs	\$10,000 deposit
Applicant Requested Continuance	\$117
Fine, in addition to permit fee Deposit Required	\$100 + two times the permit fee + plus \$50 per day – after notice.
Request for averaging of front yard setback	\$116
Appeal of City decision, excluding Coastal Permits in the appeal jurisdiction – refundable if applicant prevails	\$263
Copy of Planning Commission DVD	\$12
Street name/Rename Processing	\$424
Notification fees:	
Planning Commission Hearing	\$300
Administrative Permit Noticing	\$150
Special Events	Actual staff cost
Sign Permits:	
Sign Permit	\$200
Sign Exception (CUP)	\$900
Pole Sign (CUP)	\$900
Fines – Temporary, beyond time allowed by Ordinance – per day after notice given	\$50
Fines – Permanently attached sign w/o permit – per day after notice	\$50

Subdivisions: all Subdivisions may be billed at direct cost	
Tentative Parcel Map Application	\$6,500
Tentative Tract Map 0 to 10 lots, add \$100.00 per lot over 10 lots	\$6,500
Amendments to Existing Tract or Parcel Maps	\$3,000
Lot Line Adjustment	\$1,000
Certificate of compliance (legal determination) – initial fee covers up to 4 lots. Add \$250 per lot over 4 lots	\$2,000 + \$250 per lot for every lot over 4
Lot Mergers	\$1,000
Text Amendments & Annexations (May be billed at direct cost)	
Zone Ord. Changes/LCP <ul style="list-style-type: none"> - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – contract amount + 25% administrative fee. Fee amount becomes an initial deposit.	\$7,000 \$10,000
Specific Plan (Billed as deposit with charges at the fully allocated hourly rates for all personnel involved + any outside costs)	\$5,000 deposit
General Plan/Local Coastal Plan Amendment: <ul style="list-style-type: none"> - Minor (single section revisions/additions) - Major (multiple sections revised/added) If contracted – contract amount + 25% administrative fee. Fee amount becomes an initial deposit.	\$7,000 \$10,000
Annexations – Deposit to be determined by staff. Billed at fully allocated staff cost. If contracted – contract amount + 25% administrative fee.	\$5,069
Time Extensions	
Time extension for CUP, regular Coastal Permits and variance (Planning Commission)	\$900
Time Extensions for Tract Maps and Parcel Maps	\$900
Time Extension - Administrative	\$250

Use Permits

- All use permits may be billed at direct cost at the discretion of the Community Development Manager and the scheduled fee would then be deemed as a deposit.
- All Projects in the Planned Development Overlay require a Use Permit

Conditional Use Permit (CUP)	\$5,200
CUP Concept Plan	\$8,000
CUP Precise Plan	\$3,000
CUP Combined Concept/Precise Plan	\$8,000
Conditional Use Permit for an SFR addition of 25% or less of the existing floor area.	\$2,000
One SFR in a Planned Development Zone or Bluff Area	\$1,500
Occupancy Change in Commercial/Industrial Zones	\$800
Additions to non-conforming structures, not adding units or new uses	\$1,500
Minor Use Permit	\$570
Temporary Use Permit – Longer than 10 days	\$1,000
Outdoor display and sales and outdoor dining	\$909
Administrative Temporary Use Permit – 7 consecutive days or 10 non-consecutive days	\$150
Amendments to Existing Permits (Planning Commission)	\$2,600
Major modification while processing	\$1,538
Minor amendments to existing permits (Administrative)	\$194

Variations	
Variance	\$2,000
Variance processed with other permits	\$764
Minor Variance	\$420
Parking Exception (will always be accompanied by a Conditional Use Permit, Minor Use Permit or Coastal Development Permit)	\$129
Laserfiche Applies to all Planning and Building Permits	
Laserfiche of planning and building documents, including scanning and storage. Fee based on plan set pages only.	\$15 for first page of plan set, and \$7 for each additional page.