



Planning Department Fees

Effective February 5, 2017

Fee Type	Fee Amount
Adult Entertainment Zoning Permit	\$2,633
Annexation	\$12,865
Appeal of a Planning Commission decision	\$2,662
Appeal of Planning Director decision	\$1,399
Certificate of Appropriateness	\$2,334
Conditional Use Permit	\$3,188
Conditional Use Permit - Modification Fee	\$1,594
Design Review - Commercial/ Industrial	\$10,515
Design Review - Commercial/Industrial - Modification	\$5,257
Design Review - Residential	\$11,187
Design Review - Residential - Modification	\$5,593
Development Agreement	\$13,983
Development Agreement - Modification	\$6,992
Development Code Amendment	\$6,712
Entertainment Permit	\$5,447
Entertainment Permit - Modification	\$2,724
Entertainment Permit- Annual Renewal	\$168
Environmental Impact Report (EIR) - Preparation	\$39,152
Environmental Impact Report (EIR) - Review Only	\$6,153
Film Permit	\$182
General Plan Amendment	\$12,752
Hillside Development Review (<4 dwelling units)	\$2,238
Hillside Development Review (>5 dwelling units)	\$11,187
Home Occupation Permit	\$56
Initial Study	\$2,853
Land Use Verification Report	\$134
Landmark Application	No Charge
Large Day Care Permit	\$605
Massage Business Permit (\$112/hour – 10 hour deposit required)	\$1,120
Massage Business Permit – Ancillary (\$112/hour – 5 hour deposit required)	\$560
Mills Act Application	No Charge
Minor Design Review	\$2,238
Minor Design Review - Modification Fee	\$1,118
Minor Exception	\$536
Mitigation Plan - Simple	\$767
Pre Application Review - Planning Commission	\$2,238
Preliminary Review	\$2,238
Public Convenience or Necessity (ABC License)	\$1,286
Sign Permit	\$129
Similar Use Determination	\$1,567

Fee Type	Fee Amount
Site Development Review	\$336
Specific/Community/Master Plan - New	\$13,423
Specific/Community/Master Plan Amendment	\$4,474
Street Name Change	\$4,810
Temporary Use Permit	\$190
Temporary Use Permit - Model Home	\$190
Tentative Parcel Map	\$8,245
Tentative Parcel Map - Review for Substantial Conformance (Modification)	\$4,122
Tentative Tract Map	\$15,148
Tentative Tract Map - Review for Substantial Conformance (Modification)	\$7,575
Time Extension	\$727
Trail Easement Vacation	\$6,055
Tree Removal - Multi-family/Commercial/Industrial	\$447
Tree Removal - New Development	\$826
Tree Removal - Single Family Residential	\$112
Tribal Consultation – per hour (minimum deposit required)	\$112
Uniform Sign Program	\$2,186
Uniform Sign Program Modification	\$1,093
Variance	\$2,479
Zoning Map Amendment	\$9,509

Note: Fees for development entitlements or services not listed will be determined on a case-by-case basis by the Planning Director. It will be based on the hourly rate and the time of service provided.

Approved by City Council Resolution Numbers 12-196, 14-003, 16-004 & 16-199

All fees include a 5% technology fee

Beginning on July 1, 2014, fees will be automatically adjusted based on the Employee Cost Index for State and Local Government Employees, Total Compensation, during the 12 month period ending on December 31st of the immediately preceding year, as released by the U.S. Department of Labor's Bureau of Labor Statistics and rounded to the nearest whole dollar.

Refundable Deposits	Amount
On-Site Subdivision sign cash deposit on sign	\$613
Off-Site Subdivision sign cash deposit on sign	\$613
Notice of Filing Sign (per sign)	\$613
Temporary Use Permit Model Home Restoration Deposit	\$6,127