

**B. PLANNING**

<b>1. Pre-Application Meeting</b> <sup>1</sup>	No Charge	
<b>2. Code Assistance Meeting</b> <sup>1</sup>	No Charge	
<b>3. Annexation Proceedings</b> Costs shall also include, but not be limited to, current annexation filing fees established by the Board of Equalization in manner provided by the State Government Code Section 54902.5.	\$	15,000 Time & Material; Initial Deposit <sup>2</sup>
<b>4. LAFCO Utility Service Agreement</b> (Preparation and processing of documents in connection with utility service to property outside of the City limits)	\$	5,000 Time & Material; Initial Deposit <sup>2</sup>
<b>5. Environmental/Technical Analysis (Contract) Consultant</b>	\$	5,000 Time & Material; Initial Deposit <sup>2</sup>
<b>6. General Plan Amendment</b> <sup>1</sup>	\$	12,000 Time & Material; Initial Deposit <sup>2</sup>
<b>7. Text Change to Zoning Ordinance</b> <sup>1</sup>	\$	12,000 Time & Material; Initial Deposit <sup>2</sup>
<b>8. Rezoning and Prezoning (Including New or Major Modification to a Planned Development)</b> <sup>1</sup>	\$	12,000 Time & Material; Initial Deposit <sup>2</sup>
<b>9. Rezoning (Planned Development Precise Plan or Preliminary Plan Minor Modification)</b>	\$	6,000 Time & Material; Initial Deposit <sup>2</sup>
<b>10. Conditional Use Permit</b> <sup>1</sup>	\$	6,000 Time & Material; Initial Deposit <sup>2</sup>
<b>11. Administrative Use Permit</b> <sup>1</sup>		
a. Livestock	\$	500 Per Application
b. Food Vendors	\$	700 Per Application
c. Processed Administratively	\$	2,000 Time & Material; Initial Deposit <sup>2</sup>
d. Involving Public Hearing	\$	6,000 Time & Material; Initial Deposit <sup>2</sup>

<b>12. Site Plan Review<sup>1</sup></b>			
a. Processed Administratively	\$	2,000	Time & Material; Initial Deposit <sup>2</sup>
b. Involving Public Hearing	\$	6,000	Time & Material; Initial Deposit <sup>2</sup>
<b>13. Variance/Warrants - Processed Administratively</b>	\$	2,000	Time & Material; Initial Deposit <sup>2</sup>
<b>14. Variance/Warrants &amp; Exceptions – Involving Public Hearing</b>	\$	6,000	Time & Material; Initial Deposit <sup>2</sup>
<b>15. Modification of Approved Development Plan – Processed Administratively</b>	\$	2,000	Time & Material; Initial Deposit <sup>2</sup>
<b>16. Modification of Approved Development Plan – Involving Public Hearing</b>	\$	6,000	Time & Material; Initial Deposit <sup>2</sup>
<b>17. Extension of Approved Development Plan/Applications</b>	\$	1,000	Time & Material; Initial Deposit <sup>2</sup>
<b>18. Designation of Historical or Architectural Significance<sup>1</sup></b>	\$	6,000	Time & Material; Initial Deposit <sup>2</sup>
<b>19. Development Agreement</b>			
a. Review of application, negotiation of agreements, processing through Planning Commission and City Council	\$	12,000	Time & Material; Initial Deposit <sup>2</sup>
b. Amendment Processing	\$	6,000	Time & Material; Initial Deposit <sup>2</sup>
c. Annual Review	\$	1,000	Time & Material; Initial Deposit <sup>2</sup>
<b>20. Written Verification of Zoning Designation or Similar Request</b>	\$	500	Per Application
<b>21. Research</b>	\$	164	per hour after first 15 minutes

**22. Zoning Conformance Permit**

<b>a</b> Tier One: Apiaries, Unattended Collection Boxes	\$	210 Per Application
<b>b</b> Tier Two: Household Pets (when required)	\$	53 Per Application

**23. Sign Permits**

a. Sign Permit (one business)	\$	327
b. Sign Permit (each additional business – same application)	\$	327
c. Temporary Sign Permit (Banners, Flags, Streamers, Pennants, Bunting, Searchlights, Inflatable Signs, Human Signs)	\$	100 Fee Plus 200 Deposit*
		*Temporary sign deposits to be refunded upon removal of signage
d. Portable/A-Frame Signs	\$	50 Encroachment Permit
e. Mural Art	\$	50

Note: Revocable Encroachment Permit also applies to Human signs in the public right of way

**24. Sign Program**

\$ 817

**25. Appeal Fee for Applicant**

\$ 6,000 Time & Material;  
Initial Deposit<sup>2</sup>

**26. Appeal Fee Other Than Applicant**

\$ 400

**27. Tentative Tract or Tentative Parcel Map**

a. Processed Administratively	\$	4,000 Time & Material; Initial Deposit <sup>2</sup>
b. Involving Public Hearing	\$	6,000 Time & Material; Initial Deposit <sup>2</sup>

**28. Final Parcel Map**

\$ 2,000 Time & Material;  
Initial Deposit<sup>2</sup>

**29. Final Tract Map**

\$ 6,000 Time & Material;  
Initial Deposit<sup>2</sup>

**30. Lot Line Adjustment**

\$ 4,000 Time & Material;  
Initial Deposit<sup>2</sup>

**31. Certificate of Merger or Certificate of Compliance**

\$ 4,000 Time & Material;  
Initial Deposit<sup>2</sup>

**32. Grading Permit Application**

\$ 4,000 Time & Material;  
Initial Deposit<sup>2</sup>

**33. Security Gate Application**

\$ 1,635

**34. Encroachment Permit – Street Events** \$ 2,944

The Development Services Director or designee may reduce or waive this fee for certain events. (See *Fee Reduction, Waiver, and Sponsorship for Special Events Policy*)

**35. Encroachment Permit Application – Major Work (road closures, traffic control, more than 500 linear feet of work, etc.)** \$ 4,000 Time & Material; Initial Deposit<sup>2</sup>

**36. Encroachment Permit Application – Minor Work (sewer laterals, driveway widening, etc.)** \$ 327 Plus Public Works inspection fee

**38. Tree Preservation**

a. Annual Pruning Certification \$ 817

b. Tree removal/pruning \$ 490

**39. Mobilehome Park Closure/Change of Use** \$ 9,814

**40. Inspections - Planning and Landscape**

a. Code Enforcement Compliance Inspection Fee \$ 125

b. Landscape Inspection and/or re-inspection fee \$ 164 Per Hour

**41. Policy Planning Fee** 16% of Building Permit Fee

**42. Park Dedication In Lieu Fees**

a. Single-Family Detached	\$	11,953
b. Single-Family Attached	\$	11,395
c. Multi-Family (including accessory dwelling units)	\$	9,653

**43. Affordable Housing Impact Fees**

1. Ownership Residential Projects - 20 units or More		
a. Detached Dwelling Units		\$4.61/Square Foot of Habitable Space*
b. Attached Dwelling Units		\$3.87/Square Foot of Habitable Space*
2. Rental Residential Projects - 20 units or More		
a. Projects Receiving All Discretionary Approvals Prior to Dec. 31, 2015 and All Building Permits Prior to Dec. 31, 2017	No Fee	
b. All Other Projects		\$3.63/Square Foot of Habitable Space*

\*Note: Affordable housing impact fees shall be paid either prior to issuance of a building permit or prior to approval of a final inspection or issuance of an occupancy permit. Fees paid at occupancy shall be increased 10 percent, to \$5.06/sq. ft. of habitable space for detached dwelling units, to \$4.28/sq. ft. of habitable space for attached dwelling units, and to \$3.99/sq. ft. for rental units.

"Habitable Space" means floor area within a dwelling unit designed, used, or intended to be used exclusively for living and sleeping purposes and exclusive of vent shafts, eaves, overhangs, atriums, covered entries and courts and any portion of a structure above ground used for parking, parking aisles, loading areas, or accessory uses.

<sup>1</sup> It is recommended that major projects be reviewed at a Pre-Application Meeting prior to submittal of a Development Review Application. A Code Assistance Meeting is also recommended involving project design professionals to address technical code questions.

<sup>2</sup> This is an initial deposit only. Hourly rate is \$163.58. If during the review of the project the Planning Director estimates that the charges will exceed the deposit, additional deposit(s) will be required. Also, the Planning Director may authorize a lesser initial deposit than shown if he/she determines that processing of an application will not entail need for the full initial deposit. Prompt payments of deposits or outstanding fees owed in association with the application will assure continued staff review of the project. Any surplus deposit remaining shall be refunded promptly upon project completion.

**C. CODE ENFORCEMENT – COMMUNITY PRESERVATION PROGRAM****1. Request for Postponement of Inspection**

a. First Request	No Charge	
b. Second Request	No Charge	+ \$400 penalty
c. Third Request	No Charge	+ \$800 penalty
d. "No Show" for Inspection Appointment	\$ 392	+ \$1,600 penalty

**Abatement, Building, Public Nuisance, Zoning Ordinances, and HMC Code violations**

a. First Violation		
(1) Initial inspection	No Charge	
(2) Reinspection shows violation eliminated	No Charge	
(3) Reinspection shows violation still exists	\$ 626	+ \$400 penalty
(4) Second inspection violation still exists	\$ 626	+ \$800 penalty
(5) Third, Fourth, Fifth and Subsequent inspection shows violation still	\$ 626	+ \$1,600 penalty
b. Subsequent violation(s)		
(1) Initial inspection and notices	\$ 743	+ \$800 penalty
(2) Each subsequent inspection violation still exists	\$ 626	+ \$1,600 penalty
c. Abatement costs (per parcel)	\$ 1,325	plus contractor costs
d. Lien/Special Assessment (per parcel)	\$ 1,811	per parcel

<b>3. Hearing Fee: (Administrative, Special Assessment, Administrative Citation, and Lien Hearings)</b>	\$ 946	per Hearing
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**4. Egregious Violation(s) Penalties**

On-going health and safety violations, public nuisances and illegal uses, including but not limited to: garage conversion, room additions, accessory structures, construction without permits, home occupation, use permits or site plan review, unpermitted uses related to environmental hazards.

a. Tier 1 for first verified violation(s)	\$ 1,500
b. Tier 2 for second verified violation(s)	\$ 3,000
c. Tier 3 for third and subsequent verified violation(s)	\$ 5,000

<b>5. Tobacco Retailer License, Initial or Renewal Fee</b>	\$ 400	annual fee
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**6. Grading or Encroachment Permit**

a. Code violation illegal project, penalty fee may be applied daily	\$ 125
b. Code Enforcement Investigations fees, for permit not yet obtained	\$ 2,000

**7. Building Violation Fees**

a. Investigation Fee for work done without Permits (in addition to the regular permit fees)	200% of Building Permit Fee
b. Filing of Notice of Substandard or Hazardous Structure	\$ 164 per hour
c. Removal of Notice Substandard or Hazardous Structure	\$ 164 per hour
d. Placards for Condemnation	\$ 164 per hour
e. Notice and Order	\$ 164 per hour

**C. CODE ENFORCEMENT - RENTAL HOUSING & HOTEL INSPECTION PROGRAM****1. Annual fee for rental housing, hotel or motel**

a. Single-family, duplex, triplex, or fourplex	\$	88
b. Five or more units	\$	22 Per Unit

**2. First request for postponement of initial inspection or progress check** No Charge**3. Inspection, report and enforcement actions pursuant to HMC, Ch. 9, Art. 5, rental unit parcels**

a. Initial inspection, no violations found		Included in Annual Fee
b. Initial inspection, violations found	\$	350
c. First Progress Check, violations corrected		No charge
d. First Progress Check, violations not corrected	\$	350
e. Second Progress Check	\$	350 + \$400 penalty
f. Third Progress Check	\$	350 + \$800 penalty
g. Fourth and Subsequent Progress Check	\$	350 + \$1,600 penalty

**4. Initial Inspection or Progress Check, No Access or Re-schedule**

a. First Site Visit	\$	116 + \$400 penalty
b. Second Site Visit	\$	116 + \$800 penalty
c. Third and Subsequent Site Visit	\$	116 + \$1,600 penalty

**5. Rent Control De-regulation Inspection pursuant to Ordinance No. 83-023 as amended.**

a. Initial inspection/survey and One Re-inspection	\$	700
b. Additional Re-inspections	\$	350 per inspection

**6. Lien/Special Assessment** \$ 1,811 per parcel**7. Administrative Hearing Fee** \$ 946

**Affordable Housing Impact Fees**

1	Ownership Residential Projects—20 units or More	
a.	Detached Dwelling Units:—	\$4.00 per square ft of Habitable Space*
b.	Attached Dwelling Units:—	\$3.24 per square ft of Habitable Space*
2	Rental Residential Projects—20 units or More	
a.	Projects Receiving All Discretionary Approvals Prior to Dec. 31, 2015 and All Building Permits Prior to Dec. 31, 2017:	No Fee
b.	All Other Projects:—	\$3.24 per square ft of Habitable Space*

**Notes:** Affordable housing impact fees shall be paid either prior to issuance of a building permit or prior to approval of a final inspection or issuance of an occupancy permit. Fees paid at occupancy shall be increased 10 percent, to \$4.40/sq. ft. of habitable space for attached dwelling units and to \$3.56/sq. ft. of habitable space for attached dwelling units and rental residential projects. "Habitable Space" means floor area within a dwelling unit designed, used, or intended to be used exclusively for living and sleeping purposes and exclusive of vent shafts, eaves, overhangs, atriums, covered entries and courts and any portion of a structure above ground used for parking, parking aisles, loading areas, or accessory uses.

This section will be deleted from the building section on page 13. Its being updated and added to planning, see planning section.