

ORDINANCE NO. _____

An ordinance amending Sections 19.00 through 19.10 of the Los Angeles Municipal Code to update fees for applications and appeals for planning approvals.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Sections 19.00 through 19.10 of Article 9, Chapter I of the Los Angeles Municipal Code are amended in their entirety to read as follows:

SEC. 19.00. FILING OF APPLICATIONS AND APPEALS.

A. Filing Date. An application or appeal shall be considered as filed whenever it has been completed in accordance with the applicable rules and regulations, has been submitted to the Department together with the required filing fees, and a receipt for the filing fees has been issued. If at any time during the processing of an application it is discovered that an application has been improperly prepared, or required pertinent information has not been submitted in accordance with the previously established rules and regulations, upon notification to the applicant by the appropriate officer or employee the time limits specified within this ordinance shall be suspended and not continue to run until the application has been rectified or the omitted information furnished in a proper manner.

B. Time Limit - Appeals. Notwithstanding any provisions of Articles 2, 3 or 4 of this chapter, whenever the final day for filing an appeal from any action, decision or determination of the Director of Planning, Zoning Administrator, Area Planning Commission or City Planning Commission falls on a Saturday, Sunday or legal holiday, the time for filing an appeal shall be extended to the close of business on the next succeeding working day, and the effective or final date of any action, decision or determination shall be extended to the close of that appeal period. No appeal shall be accepted or in any way considered as officially on file which is not presented in proper form and received within the appeal period specified by other sections of this chapter or the extended period specified above in this section.

If in any individual case involving a 15-day appeal period, that appeal period fails to include at least ten working days, then the appeal period shall be extended as many days as the Director of Planning, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council determines are necessary to include ten working days.

C. Place of Filing. Whenever the provisions of Articles 2, 3 or 4 of this chapter provide that applications, requests or appeals be filed with the City Planning Commission, in the public office of the Department of City Planning, those applications, requests or appeals may be filed in any of the branch offices of the Department when

designated for this purpose by the City Planning Commission; that decision to be based upon considerations of need and available facilities.

D. Whenever the provisions of this chapter provide that an applicant shall post notice of a public hearing or meeting, the applicant shall file a declaration in the appropriate public office prior to the date of the noticed public hearing or meeting. In this declaration, the applicant shall declare, under penalty of perjury, that notice has been posted in accordance with the applicable provisions of this chapter.

The Director of Planning shall have the authority to adopt guidelines consistent with this ordinance for the posting of notices if the Director determines that guidelines are necessary and appropriate.

SEC. 19.01. FILING FEE - APPLICATIONS AND APPEALS.

Before accepting for filing any application or appeal involving any of the matters specified in this section, the Department of City Planning shall charge and collect for each application or appeal the following filing fees:

A. Establishment or Change of Zones, Height Districts or Supplemental Use Districts, and Other Related Actions.

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.)

Establishment or Change of Zones, Height Districts or Supplemental Use Districts and Other Related Actions	Fee*
Zone Change - No New Construction (Section 12.32)	\$11,609
Zone Change - With New Construction (Section 12.32)	\$20,229
Clarification of Q Classifications or D Limitations (Section 12.32 H.)	\$4,158
Land Use Determinations by CPC (Section 12.24.1)	\$1,485
Amendment of Council's Instructions involving (T) Tentative Classifications (Section 12.32)	\$4,637
Height District Change (Section 12.32)	\$19,270
Supplemental Use District: Change or Removal (Section 12.32 S.)	\$65,680
Supplemental Use District: Establishment (Section 12.32 S.)	\$130,708

Conditions of Approval for Oil Drilling (Section 13.01 H.)	\$8,811
Zone Boundary Line Adjustment (Section 12.30 H.)	\$5,352
Building Line - Establishment, Change or Removal (Section 12.32)	\$7,164
Surface Mining Permits (Section 13.03)	\$2,410

* See Section 19.01 Q. for multiple applications.

B. Appeal Fees.

1. Except as expressly provided in Subdivision 2, below, the following fees shall be charged and collected with the filing of all appeals.

(a) A fee equal to 85 percent of the total underlying application fees or \$13,538 for first level appeal and \$10,243 for additional level appeals, whichever is less when the appeal is made by the applicant.

(b) A fee of \$89.00 in the case of an appeal by a person, other than the applicant, claiming to be aggrieved.

2. 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. 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. An appeal filed pursuant to Section 12.37 of this Code shall be accompanied by a filing fee in the amount of \$1,570, to be collected by the Department.

Type of Application	Fee
Appeal Fee - Applicant (first level appeal)	\$13,538
Appeal Fee - Applicant (additional level of appeal)	\$10,243
Person other than the applicant	\$89

C. Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approvals.

Type of Application	Fee*
Conditional Use by APC or CPC (Section 12.24 U. and 12.24 V.)	\$12,633

Public Benefit Project (sign off for by-right project) - Moved to 19.04	-
Public Benefits Alternative Compliance Proposal (Section 14.00 B.)	\$13,064
Modification of Existing CUP by APC or CPC (Section 12.24 B.)	\$12,846
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	\$1,486

* See Section 19.01 Q. for multiple applications.

D. Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances.

Type of Application	Fee*
Variance (Section 12.24 Y. and 12.27)	\$5,558
Adjustment by Zoning Administrator except Single Family dwelling (Section 12.28 A.)	\$5,146
Adjustment by Zoning Administrator for Single Family dwelling (Section 12.28 A.)	\$4,322
Slight Modification by Zoning Administrator (Section 12.28 B.2.)	\$5,517
Reasonable Accommodation Determination (Section 12.22 A.27.)	N/A

* See Section 19.01 Q. for multiple applications.

E. Zoning Administrator Conditional Uses, Interpretations and Various Quasi-judicial Approvals.

1. The following fees shall be charged pursuant to Section 12.24 of this Code to applicants seeking certain permits, interpretations or approvals:

Type of Application	Fee*
Zoning Administrator Interpretation of Yard or Use Regulations (Section 12.21 A.2.)	\$5,591
Conditional Use by Zoning Administrator - Alcohol and Entertainment (Section 12.24 W.1. and 12.24 W.18.)	\$6,412
Conditional Use by Zoning Administrator - all other uses (Section 12.24 W.)	\$5,660
Modification or Review by Zoning Administrator (Section 12.24 J., 12.24 L., and 12.24 M.)	\$5,718

Relief from Fence Height Limitation (Section 12.24 X.7., 12.24 X.8., and 12.28)	\$5,434
Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare (Section 12.24 X.)	\$4,281
Certified Farmers' Market (Section 12.24 X.6.)	\$2,495
Service of Alcohol in a small restaurant less than or equal to 50 seats (Section 12.24 X.2.)	\$3,787
Approval to Erect Amateur Radio Antenna (Section 12.24 X.3.)	\$2,320
Zoning Administrator Determination under Section 12.24 X. unless listed separately (Section 12.24 X.)	\$5,476

* See Section 19.01 Q. for multiple applications.

2. 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.

3. 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:

Type of Application	Fee
Miscellaneous Sign-Off - Zoning Administrator (moved to Section 19.04)	-
Miscellaneous Sign-Off - Zoning Administrator Single Family Dwellings with No Exceptions (moved to Section 19.04)	-
Monitoring of Conditional Use Permits (Sections 12.24 F., 12.24 M., 12.24 W., 12.24 X.)	\$952
Field Verification Prior to Operations (Sections 12.24 F, 12.24 M, 12.24 W., 12.24 X.)	\$253
Inspection and Field Compliance Review of Operations (Sections 12.24 F., 12.24 M., 12.24 W., 12.24 X.)	\$746
Revocation, Suspension or Restriction Proceedings for Non- Compliance of Conditions (Deposit) (Section 12.24 Z.)	\$5,000

The Planning Department shall calculate actual costs and the resultant fee in accordance with Section 5.121.9.2, Chapter 6 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.

F. Fees for Historic Related Applications.

Type of Application	Fee*
HPOZ: Establishment, Change or Removal (Section 12.20.3) [1]	\$127,191
HPOZ Preservation Plan	\$31,606
HPOZ Certificate of Appropriateness: not involving new construction or additions (Section 12.20.3)	\$1,279
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 square feet	\$1,336
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, 750 square feet or greater, or second story additions (Section 12.20)	\$1,710
Historic Preservation Overlay Zone (HPOZ) Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units (Section 12.20)	\$2,198
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more (Section 12.20)	\$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, up to 5,000 square feet (Section 12.20)	\$2,198
HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, 5,000 square feet or greater (Section 12.20)	\$2,600
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction (Section 12.20)	\$1,336
Historic Resources Building Permit Clearance (Larger Project) (Section 12.20)	\$1,077
APC/DEM (Historic) demolition of main structure	\$8,380
Mills Act Application - Part 1 - City Application Processing Fee (Section 19.144) [2]	\$650
Mills Act Application - Part 2 - City Contract Execution Processing Fee (Section 19.144) [2]	-

City Administrative Fee	\$1,142
Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost) (Section 19.144) [2]	\$1,654
Mills Act Application (Valuation Exemption) (Section 19.144)	-
City Administrative Fee	\$766
Contract Services Provider (Charged at Actual Cost) [2]	\$1,500
Mills Act Application (Appeal to Cultural Heritage Commission) (Section 19.144)	\$1,532
Mills Act Inspection (once every 5 years) [2]	-
City Administrative Fee	\$575
Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost) (Section 19.144)	\$1,500
Technical Corrections to previously certified Historic Resource (Applicant Initiated) [1]	\$2,490
Historic Resources - Environmental Impact Report Review - (hourly)	\$192
Major Conforming Work on Contributing and Non-Contributing Elements	\$460
Modification of a Certificate Determination	\$575
Preliminary Evaluation of Demolition or Relocation without Permit (Section 12.20 Q.)	\$9,195

* See Section 19.01 Q. for multiple applications.

[1] HPOZ fees are not to be charged for technical corrections to a previously certified Historic Resource Survey.

[2] Fees reflect pass through of average contractor costs.

G. Commission or Director Approvals.

Type of Application	Fee*
Project Permit Compliance, Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Minor (Section 11.5.7 and Article 3, Ch. 1)	\$1,619
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases – Standard (Section 11.5.7 and Article 3, Ch. 1)	\$4,326
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases – Standard (Single Family) (Section 11.5.7 and Article 3, Ch. 1)	\$3,782

Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases – Major (Section 11.5.7 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Single Family) (Section 11.5.7 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance with Design Review Board - Minor (Section 11.5.7 and Article 3, Ch. 1)	\$2,842
Project Permit Compliance with Design Review Board - Standard (Section 11.5.7 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance with Design Review Board - Standard (Single Family) (Section 11.5.7 and Article 3, Ch. 1)	\$2,500
Project Permit Compliance with Design Review Board - Major (Section 11.5.7 and Article 3, Ch. 1)	\$8,403
Project Permit Compliance with Design Review Board - Major (Single Family) (Section 11.5.7 and Article 3, Ch. 1)	\$7,859
Design Review Board – Preliminary (Section 16.50 E.3.)	\$4,482
Design Review Board - Preliminary for single-family residential dwelling (Section 16.50 E.3.)	\$1,827
Project Permit Modification (Section 11.5.7 D.)	\$4,482
Project Permit Adjustment (Section 11.5.7 E.)	\$4,890
Specific Plan Exception (Section 11.5.7 F.)	\$14,350
Specific Plan Amendment (Section 11.5.7)	\$21,227
Specific Plan Interpretation (Section 11.5.7)	\$2,921

* See Section 19.01 Q. for multiple applications.

The following definitions shall be used in the categories for Project Permit Compliance:

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.

H. Fees - Exceptions. The fees as provided for in this section shall be subject to the following exceptions:

1. The fees contained in this section shall apply to the City departments of Airports, Harbor, and Water and Power, but shall not apply to any other governmental agency.

2. No fee shall be required in connection with an application for variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

3. No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a child-care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be nonprofit.

4. No fee shall be required in connection with an application, appeal or approval of plans for a conditional use or variance for a nonprofit counseling and referral facility.

5. At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this section may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:

(a) That the applicant made a good-faith attempt to file the application properly; and

(b) That the application could be more appropriately approved if filed under a different procedure.

This subdivision shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

6. No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to Section 12.24 X.27 of this Code.

7. Where an exception from a specific plan and a variance or conditional use or other similar quasi-judicial approval are both required for a project, the lower of the fees charged for the exception and variance, conditional use or other similar quasi-judicial approval shall be waived.

8. No fee shall be required in connection with an initial application for a site plan review for a project within a designated Enterprise Zone or Employment and Economic Incentive Zone.

9. In addition to the fees set forth in this article, the Department of City Planning may negotiate with an applicant for reimbursement of the actual costs associated with the City's processing of applications involving extraordinary projects which require unusually heavy commitments of department resources but not involving major projects as that term is defined in Los Angeles Administrative Code Section 5.400.

I. Transfer Plan.

Type of Application	Fee*
Approval of Transfer of Floor Area Plan - less than and including 49,999 square feet (Section Article 4.5)	\$16,090
Approval of Transfer of Floor Area Plan - 50,000 square feet or greater (Section Article 4.5)	\$19,107

* See Section 19.01 Q. for multiple applications.

J. Extension of Time or Suspension of Time Limits for Planning and Zoning Matters.

Type of Application	Fee
Time Extension for other than Maps	\$336

K. Adult Entertainment Business Exception.

Type of Application	Fee*
Adult Entertainment Business Exception within 500 feet of another Adult Entertainment Establishment (Section 12.22A.20)	\$7,308

* See Section 19.01 Q. for multiple applications.

M. Density Increase.

Type of Application	Fee*
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22A.25 (g)(2))	\$7,282
Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives (Section 12.22A.25 (g)(3))	\$21,227
Application for a Density Bonus in excess of that permitted by Section 12.22 A.26 (Section 12.24U.26)	\$21,227

* See Section 19.01 Q. for multiple applications.

N. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

Type of Application	Fee
Imposition of Conditions (City Initiated) (Section 12.27.1)	\$58,354
Modification (Applicant Initiated) (Section 12.27.1)	\$48,182
Plan Approval for Revocation Case (Section 12.27.1)	\$48,182

In addition to the initial deposit for plan approval for revocation cases set forth in this section, fees shall be paid for the actual costs associated with the plan approval process.

The Planning Department shall calculate the actual costs and resultant fee, in accordance with Section 5.403(b)3 of Chapter 35 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.

O. Site Plan Review.

Type of Application	Fee*
Site Plan Review Application for Residential Project of 50 or more dwelling units (Section 16.05)	\$9,014
For Non-Residential or Mixed Use Building Site Plan Review Application (Section 16.05)	\$9,014

* See Section 19.01 Q. for multiple applications.

P. Hillside. Application pursuant to Section 12.21 A.17 of this Code to permit increased Lot coverage, reduced parking or additional height for One-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map (Section 12.24 X.11); and application to permit construction of or addition to One-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet; and application to permit construction of, or addition to, One-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map on Substandard Hillside Limited Streets where providing parking requires the Grading of 1,000 or more cubic yards from the Lot (Section 12.24 X.21).

Application pursuant to Section 12.21 C.10 and Section 12.24 X.28 on properties zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map to:

1. Reduce Front and Side Yard setback requirements;
2. Permit additions of up to 1,000 square feet to Structures existing prior to August 1, 2010;
3. Exceed the maximum envelope height;
4. Increase the maximum Lot coverage;
5. Exceed the Grading, import and export limits;
6. Reduce the number of required off-street parking; or
7. Permit construction of or addition to One-Family Dwellings on properties which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet.

Type of Application	Fee
Hillside Permit Filing Fee (Section 12.24 X.21.)	\$5,660

Q. 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: one hundred percent (100%) for the highest application fee, fifty percent (50%) for the second application (second highest fee), and twenty-five percent (25%) for each additional application fee.

R. Expedited Permit Fee. 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 deposit of up to \$8,500, 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 Section 5.121.9.2 of Chapter 6, Division 5 of the Los Angeles Administrative Code for purposes of disbursement as permitted therein.

Type of Application	Fee
Expedited Review Services (hourly)	\$219

S. Eldercare Facility Unified Permit Application.

Type of Application	Fee*
Eldercare Facility Unified Permit Application (Section 14.3.1)	\$7,442

* See Section 19.01 Q. for multiple applications.

SEC. 19.02. FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS.

The following fees and charges shall be paid to the Department, except as otherwise specified here, in connection with the following:

A. Subdivision Maps.

1. Tentative Map.

(a) Single-Family Residential Dwellings:

(1) RE40 or More Restrictive Zones:

Type of Application	Fee
Tentative Map - SF RE40 or More Restrictive Zones - 5-10 Lots	\$9,779
Tentative Map - SF RE40 or More Restrictive Zones - 11-49 Lots	\$11,097
Tentative Map - SF RE40 or More Restrictive Zones - Each Set of 50 Lots over 49 Lots (additional)	\$4,013

(2) RE20 or Less Restrictive Zones:

Type of Application	Fee
Tentative Map - SF RE20 or Less Restrictive Zones - 5-10 Lots	\$8,790
Tentative Map - SF RE20 or Less Restrictive Zones - 11-49 Lots	\$9,779
Tentative Map - SF RE20 or Less Restrictive Zones - Each Set of 50 Lots over 49 Lots (additional)	\$3,354

(b) Multi-Family Residential Dwellings:

Type of Application	Fee
Tentative Map - MF Residential - 5-49 Units	\$9,721
Tentative Map - MF Residential - 50-99 Units	\$13,043
Tentative Map - MF Residential - 100 Units or More	\$16,502

(c) Commercial/Industrial:

(1) With Building:

Type of Application	Fee
Tentative Map - Commercial/Industrial w/ Building – Less than 50,000 square feet of Floor Area	\$11,097
Tentative Map - Commercial/Industrial w/ Building – 50,000-99,999 square feet of Floor Area	\$12,744
Tentative Map - Commercial/Industrial w/ Building – 100,000-249,999 square feet of Floor Area	\$14,391
Tentative Map - Commercial/Industrial w/ Building – 250,000 square feet of Floor Area or More	\$16,039

(2) Without Building:

Type of Application	Fee
Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre	\$10,108
Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres	\$11,097

Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More	\$12,085
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(d) **Phasing of Map.** For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of Section 17.07.B of this Code, a fee of \$6,978.00.

(e) **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.

(f) **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 one hundred 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.

(g) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of \$8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of \$1,854.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code. For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of \$1,854.

2. Final Map.

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of \$8,240.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(3) For each airspace subdivision, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of fifty percent of the fee imposed pursuant to the provisions of Paragraph (a) of this subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$2,549.

3. **Improvement Plans.** Engineering, checking and inspection fees shall be deposited with the City in accordance with the provisions of Sections 62.109 and 62.110 of this Code.

4. **Appeals.** Each appeal of a tentative or final map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. **Modifications.** Each request for a modification of an approved Tentative Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

B. Parcel Maps.

1. Preliminary Parcel Map.

(a) Residential Dwellings, up to 4 Lots:

Type of Application	Fee
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones	\$13,095
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones	\$11,282
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	\$14,520

(b) Commercial/Industrial, up to 4 Lots:

(1) With Building:

Type of Application	Fee
Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 square feet of Floor Area	\$10,953
Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 square feet of Floor Area	\$12,600
Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 square feet of Floor Area	\$14,577
Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 square feet of Floor Area or More	\$15,895

(2) Without Building:

Type of Application	Fee
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area	\$9,965
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area	\$10,953
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area	\$11,941

(c) Other Parcel Map Actions:

Type of Application	Fee
Parcel Map Exemption (Lot Line Adjustment) (Section 17.50 B.3)	\$3,474
Parcel Map Waiver (Section 17.50 B.3(d))	\$3,474

(d) Very High Fire Hazard Severity Zone. 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.

(e) 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 one hundred 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.

(f) Bureau of Engineering Fees. In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

(1) For each map, a fee of \$8,240.

(2) For each modified or revised map requiring a revised engineering report, a fee of \$824.

(3) For each parcel map exemption, a fee of \$1,262.

2. **Certificate or Conditional Certificate of Compliance.** A fee of \$3,375 shall be paid for each determination of the Advisory Agency with respect to a certificate or conditional certificate of compliance pursuant to California Government Code Section 66499.35. The above fee shall be waived when the Advisory Agency has approved a division of land and collected a fee without the requirement of a final map being filed with the County Recorder. In every case, the applicant shall also pay a fee equal to the amount required by law for recording any certificate or conditional certificate of compliance issued in connection with the decision. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 for the review and processing of each application for a Certificate of Compliance.

Type of Application	Fee
Certificate or Conditional Certificate of Compliance - Determination	\$3,375

3. Final Parcel Map.

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a nonrefundable fee of \$8,240 for each final parcel map submitted, except for airspace parcel maps. For each airspace parcel map application submitted, the Bureau of Engineering shall charge actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of fifty percent (50%) of the fee imposed pursuant to the provisions of Paragraph (a) of this subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$1,854.

(e) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 to review and process each application for a final map waiver requested pursuant to the provisions of Section 17.50 D of this Code.

4. Appeals. Each appeal of a parcel map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. Modifications. Each request for a modification of an approved Preliminary Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

C. Private Street Map.

Type of Application	Fee
Deemed to be Approved Private Street (Section 18.00 C.)	\$ 3,210
Private Street Map	\$13,589
Very High Fire Hazard Severity Zone Private Street Map	\$20,013

1. In the event the person plotting or dividing land as lots or building sites pursuant to Article 8 of this chapter shall elect to subdivide land in accordance with Article 7 of this chapter within one year from the filing date of the private street map, the fees required and paid under this subsection may be applied against the payment of the fees required by Subsection A of this section.

2. For each request for modification of the requirements governing private streets pursuant to the provisions of Section 18.12 of this Code, a fee of \$3,168.00 shall be paid. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee of \$56.00 shall be paid.

3. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of \$6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of \$630.

D. Mobile Home Park Impact Reports.

Type of Application	Fee
Mobile Home Park Impact Report (Section 17.04)	\$11,920

1. If no request for hearing is filed within the time periods set forth in Section 47.09 D.5 of this Code, upon written demand by park management, a refund of \$5,229 shall be made to park management.

E. Condominium Conversion for Subdivision and Parcel Maps.

1. **Residential Dwellings:**

(a) Filing Fee.

Type of Application	Fee
1 to 4 Units	\$13,589
5 to 49 Units	\$16,192
50 to 99 Units	\$19,750
100 Units or More	\$22,320

(b) For the approval of any relocation assistance plan required by Section 12.95.2 F.6, a fee of \$177.

2. **Commercial/Industrial:**

Type of Application	Fee
Less than 50,000 Square Feet of Floor Area	\$11,777
50,000 to Less Than 100,000 Square Feet of Floor Area	\$12,600
100,000 to Less Than 250,000 Square Feet of Floor Area	\$13,424
250,000 Square Feet of Floor Area or More	\$14,248

3. **Mixed Use:** Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at one hundred 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 Section 19.02 E.1(b) of this Code.

F. **Map Related Fees.**

Type of Application	Fee
Review of Revision of Tentative/Preliminary Map	\$2,543
Modification to Approved Tentative/Preliminary Map or Recorded Final Map (Section 17.14, 17.59)	\$7,324
Reversion to Acreage (Section 17.1)	\$7,653
Quimby Fee Calculation (per instance)	\$405
Time Extension for Maps	\$1,064
Letter of Clarification or Correction (initiated by Applicant)	\$2,876

SEC. 19.03. FEES FOR GENERAL PLAN CONSISTENCY.

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:

Type of Application	Fee*
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed use (Section 11.5.6)	\$25,004
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/ industrial, or 250,000 square feet or greater for mixed use (Section 11.5.6)	\$28,299
Annexation, Zone Change and associated costs for a General Plan Amendment less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed use (Section 11.5.6)	\$83,938
Annexation, Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/ industrial, or 250,000 square feet or greater for mixed use (Section 11.5.6)	\$85,471
Street Re-Classification	\$12,884

* See Section 19.01 Q. for multiple applications.

SEC. 19.04. FEES FOR SIGN-OFF REQUESTS.

The following fees and charges shall be paid to the City Planning Department in connection with sign off requests:

Type of Application	Fee*
Public Benefit Project (sign off for by-right project)	\$1,437
Miscellaneous Sign off – ZA (Section 12.24 and all other projects)	\$2,155
Miscellaneous Sign off – ZA SF dwellings with no exceptions (Section 12.24 and all other projects)	\$2,155
Request for Approval to erect temporary Subdivision Directional Signs (First Sign)	\$287
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign)	\$287
Miscellaneous sign off – Director	\$1,245
Miscellaneous sign off – Commission	\$2,251
Landscape Plan Approval as part of a Discretionary Approval	\$766

Landscape per tract	\$862
Building Permit Sign Off for Minor Projects	\$238

* See Section 19.01 Q. for multiple applications.

A. 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: one hundred percent (100%) for the highest application fee, fifty percent 50% for the second application (second highest fee), and twenty-five (25%) for each additional application fee.

B. Development Plans. Each final development plan for a residential planned development filed with the City Planning Commission for its report and recommendation subsequent to the application for the establishment of an RPD District shall be accompanied by a filing fee of \$190 plus \$1.60 for each acre or portion of an acre shown on the plan.

C. Modification of Plans or Conditions. Each request to the City Planning Commission for its report and recommendations on modifications of an approved final development plan in an RPD District or of a condition imposed on a residential planned development shall be accompanied by a filing fee of \$251.

SEC. 19.05. FILING FEES FOR ENVIRONMENTAL CLEARANCES.

A. Fees. For the processing of each initial study prepared or environmental impact report (EIR) filed in connection with a permit application, or for the processing of any supplemental report or for the preparation of a general exemption pursuant to City CEQA Guidelines, the following fees shall be paid to the appropriate City departments at the time the permit application is filed or the supplemental report or general exemption is prepared or processed:

1. Environmental Clearances Except EIRs:

Type of Application	Fee
Categorical Exemption	\$373
Environmental Assessment Form (EAF) / Initial Study leading to Negative Declaration or Mitigated Negative Declaration or any other State exemptions	\$5,774
Mitigated Negative Declaration – Expanded/Initial Study	\$11,134
Addendum or Supplemental to Prior Environmental Determination	\$1,909
Publication Fee for Negative Declaration or Mitigated Negative Declaration (pass through of publishing costs)	\$676

2. Environmental Impact Reports:

(a) Initial Deposit is required at the time of an Environmental Impact Report application.

Type of Application	Fee
Environmental Impact Reports (Initial Deposit)	\$11,000
Environmental Impact Report Review Services (hourly)	\$192

(b) Supplemental EIR. A fee of one-half the original filing deposit shall be paid for the processing of any report supplemental to the environmental impact report.

(c) EIR Full Cost Recovery. In addition to the fees set forth in this section, fees shall be paid for the actual costs associated with the City's preparation and processing of an environmental impact report, and processing of applications for all discretionary approvals associated with it by hourly rate above.

(d) For purposes of this section, any discretionary approval related to the use of land where an environmental impact report is required include the following: adjustment; building line; coastal development permit; conditional use; parcel map; plan approval; private street; adoption, amendment or repeal of a specific plan pursuant to Subsection (b) of Government Code Section 65456; any approval which is required to be consistent with a specific plan pursuant to Subsection (a) of Government Code Section 65456; subdivision map, zone change, including zone changes pursuant to Section 11.5.8 of this Code; and variance. The actual costs shall be offset by the fees collected pursuant to this chapter.

The Planning Department shall calculate the costs and resultant fee, at the hourly rate in this section, in accordance with Section 5.403(b)3 of Chapter 25 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.

The processing of an initial study is not required as a prerequisite to the filing of an environmental impact report.

B. Child-Care Fees. No fee shall be charged in connection with the processing of an initial study or filing of an environmental impact report for any child care facility or nursery school which is determined to be nonprofit, including but not limited to parent cooperatives and facilities funded by a governmental agency or owned

or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.

Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the child care facility will be nonprofit.

SEC. 19.06. FILING FEES FOR COASTAL DEVELOPMENT PERMITS.

A. Filing Fees. In addition to any other fees set forth in this Code, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications for coastal development permits:

Type of Application	Fee*
Coastal Development Permit for Single Family and Multi-family residential dwelling (Section 12.20.2)	\$13,753
Coastal Development Permit for Single Family residential dwelling with no exceptions (Section 12.20.2)	\$13,753
Coastal Development Permit for Non-residential (Section 12.20.2)	\$13,753
Coastal Development Permit Exemption Determination (Section 12.20.2.1)	\$1,437
Coastal Development Permit Approval in Concept (Section 12.20.2)	\$575
Coastal Development Permit Amendment for Single Family and Multi-family residential dwelling and non-residential (Sections 12.20.2.1 Q and 12.20.2 O.)	\$5,517
Coastal Development Permit Amendment for Single Family residential dwelling with no exceptions (Sections 12.20.2.1 Q and 12.20.2 O.)	\$5,517
Coastal Development Permit – Mello Compliance Review – City Review (Section 12.20.2)	\$6,547
Mello Compliance Review – Third Party Consultant	\$287 + Actual Cost

* See Section 19.01 V. for multiple applications.

1. Fee is for City administration and Consultant fees will be added to City fee for permit requiring Mello Compliance Review.

2. The Planning Department shall calculate actual costs and the resultant fee in accordance with Section 5.121.9.2, Chapter 6 of Division 5 of the

Los Angeles Administrative Code, and shall maintain 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.

B. Filing Fees for Environmental Impact Reports and Negative Declarations. Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in Sections 12.20.2 G.1(a) through (e) of this Code, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in Section 19.05 of this Code shall be applicable and shall be collected by the appropriate permit granting authority.

SEC. 19.07. FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS.

A. Basic Review Fee. Except for services subject to the provisions of Subsection B or C of this section, the Bureau of Engineering shall charge and collect a fee of \$273 to perform each of the following services pertaining to Flood Hazard compliance:

1. **Flood Hazard Compliance Check Fee.** Review to verify that a permitted project would or does comply with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

2. **Elevation Certificate Processing Fee.** Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

3. **Floodproofing Certificate Processing.** Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

4. **Letter of Map Change/Conditional Letter of Map Change Processing.** Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

B. Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours. For all Bureau of Engineering services identified in Subsection A of this section

for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of Section 61.14 of this Code, except for reviews or services provided pursuant to the provisions of Subsection C of this section.

C. Reviews or Services Requiring Additional Staff Time of More than 16 Hours. For all Bureau of Engineering services identified in Subsection A of this section for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

D. All Fees Owed Prior to Bureau Action. The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this section are paid.

SEC. 19.08. SURCHARGE FOR DEVELOPMENT SERVICES CENTERS.

A. There shall be added to each fee imposed for any permit, license, or application provided for in this article, a surcharge in an amount equal to the greater of three percent (3%) of the fee or \$1.00.

B. The previous surcharge amount of two percent is increased solely to pay for the \$21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

C. The surcharge shall be returned to the greater of two percent or \$1.00 when the City Administrative Officer determines the surcharge increase has recovered the \$21.76 million cost of BuildLA.

SEC. 19.09. PROJECT DEVELOPMENT AND COUNSELING SERVICES.

Type of Application	Fee
Pre-Application Review and Research (Section 12.24)	\$383
Zoning Pre-Check (per project, per request)	\$1,149
Pre-development Meeting	
Per meeting	\$1,724
Additional assistance as required, per hour	\$287
Technical Counseling (per meeting)	\$862
Project Navigation Services (deposit required, per hour)	-

Project not requiring EIR	\$287
Project including EIR	\$287

SEC. 19.10. DEVELOPMENT AGREEMENT FEES.


Type of Application	Fee
Initial Development Agreement Deposit (Section 12.32)	\$29,690

In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to City associated with administering the development agreement. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
for KIMBERLY A. HUANGFU
Deputy City Attorney

Date December 12, 2017

File No. 09-0969

M:\Real Prop_Env_Land Use\Land Use\Kimberly Huangfu\Ordinances\Comprehensive Fee Ordinance\Comprehensive Fee Ordinance - Draft Ordinance (final)

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____