

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: July 26, 2017

CAO File No. 0220-04851-0014
Council File No. 09-0969
Council District: Citywide

To: The Mayor
The Council

From: Richard H. Llewellyn, Jr., Interim City Administrative Officer

Reference: Department of City Planning Report dated December 29, 2016; additional information received through June 30, 2017.

Subject: **CITY PLANNING COMPREHENSIVE FEE STUDY**

RECOMMENDATIONS

That the Council, subject to approval by the Mayor:

1. Approve amending the Los Angeles Municipal Code (LAMC) Sections 19.01 through 19.10 (excluding 19.01 F) to revise fees to reflect the total cost per activity in order to more accurately represent the cost of providing planning and land use services and achieve full-cost recovery, as outlined in the Total Cost per Activity column in the attached City Planning Estimated Cost of Service Fee Schedule (Attachment 1); and,
2. Request the Office of the City Attorney to prepare an ordinance to amend the LAMC Sections 19.01 through 19.10 (excluding 19.01 F) in accordance with the fees listed in the Total Cost per Activity column in the attached City Planning Estimated Cost of Service Fee Schedule (Attachment 1).

SUMMARY

In December 2016, the Department of City Planning (DCP), through the contracted services of NBS, completed their comprehensive fee study to achieve full cost recovery for planning services. The fee study utilized a cost-based analytical approach in calculating the full cost of providing planning services, which follows best management practices to ensure fees are fair, equitable, and represent the estimated and reasonable costs of services, as required by the Government Code. The methodology employed was a "bottom up" approach to cost analysis, where time spent per unit of fee activity is determined for each position within the DCP. The times are totaled and then used in calculating all applicable City costs, which include: direct salaries and benefits, operating services and supplies, department and divisional overhead, and citywide overhead costs. For the time period reviewed, the cost of case processing related services was approximately \$29.8 million while revenue from these services was \$22.1 million resulting in a General Fund subsidy of \$7.7 million. The Department's report concludes that the City should try to recover as much of the cost of services as is feasible, but recommends that minor and/or single family project permit compliance cases, reasonable accommodation determinations, historic resources cases, and non-applicant appeals receive some level of subsidy.

The Department's last comprehensive fee study was adopted in 2009 and was phased-in over three years to achieve full-cost recovery for most planning services. At the time, the Mayor and Council adopted a fee study which subsidized single family project permit compliance cases, reasonable accommodation determinations, non-applicant appeals and historic resources. In hindsight, the fee study severely underestimated the annual volume of work associated with these cases. The 2009 fee study assumed zero appeals by parties other than the applicant, so the necessary funds to subsidize the appeal fees are not included in the Department's budget. Therefore, General Fund monies that would be utilized to support long-range planning efforts have been diverted to cover staff time spent on non-applicant appeals.

Based on average annual case volume, the full cost to provide anticipated planning services is \$25.23 million and current fees would recover \$16.77 million resulting in a General Fund subsidy of \$8.46 million. The Department's recommended fee increases would recover \$22.27 million resulting in a General Fund subsidy of \$2.96 million. Adoption of the Department's recommended fees would require General Fund subsidies for non-applicant appeals and historic resources totaling approximately \$3 million. To be consistent with the City's Financial Policies, the Mayor and Council would need to appropriate \$2.68 million annually to subsidize non-applicant appeals and \$320,000 annually to subsidize historic resources. The Department's proposed subsidy is approximately the annual cost to fund one geographic community planning team (15 positions).

The General Fund contribution to the expanded Community Planning Program (CPP) was anticipated to be offset by increasing planning fees to full-cost recovery and diverting the existing General Fund subsidy to support long-range planning. The Fiscal Year 2017-18 Adopted Budget increased the CPP to 78 positions which expands the CPP to five geographic teams. Two of the CPP teams are funded by the General Plan Maintenance Surcharge (C.F. 16-0422). The Mayor and Council authorized setting the General Plan Maintenance Surcharge at a level lower than full-cost recovery based on the fact that planning fees would be increasing to full-cost recovery. Therefore, this Office recommends increasing the single family project permit compliance case fees, reasonable accommodation determination fees, and non-applicant appeal fees to full-cost recovery. During budget deliberations on the Fiscal Year 2017-18 Budget, the Budget and Finance Committee requested the City Attorney to prepare a draft ordinance amending Section 19.04 F of Article 9, Chapter 1 of the Los Angeles Municipal Code (LAMC) to increase the Historic Preservation and Mills Act fees to full cost recovery to fund four fee-funded positions (C.F. 17-0600-S100) to support historic resources casework. The recommendations in this report exclude Section 19.04 F because those fees and the policy decision associated with full-cost recovery for historic resources are pending before the Budget and Finance Committee.

Our Office reviewed the fee study and final report which indicates the City would only recover approximately 66 percent of the full cost of providing planning services if fees are not adjusted. Based on average annual case volume, the full cost to provide planning services is \$25.23 million and current fees recover \$16.77 million. Increasing fees to full-cost recovery will decrease the Department's reliance on the General Fund by \$8.46 million annually. The proposed fee structure establishes a nexus between costs of providing services and specific users. Based on the fee study findings, our Office recommends revising Los Angeles Municipal Code (LAMC) Section 19.01 through 19.10 (excluding 19.01 F) to more accurately represent the cost of providing planning and land use services and achieve full-cost recovery.

FISCAL IMPACT STATEMENT

Consistent with the City's Financial Policies, our Office recommends amending the fees in Los Angeles Municipal Code (LAMC) Sections 19.01 through 19.10 (excluding 19.01 F) to achieve full cost recovery. The revised fees will provide a more reliable funding source for the Department of City Planning's special fund programs and decrease the Department's reliance on the General Fund by \$8.46 million annually. The recommendations in this report comply with the City's Financial Policies in that fees for service are set at full cost recovery to generate revenues sufficient to fully offset associated expenditures.

If the Mayor and Council authorize setting planning service fees at a level lower than full cost recovery, then General Fund monies will need to be appropriated to subsidize the associated planning service fees.

RHL:YC:ACA:JLK:02170172C

ATTACHMENT

Fee No.	Fee Description	Article	Notes	Cost Recovery Analysis					Annual Revenue Analysis			
				Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
19.01 FILING FEES FOR APPLICATIONS AND APPEALS												
19.01 A	Establishment or Change of Zones, Height Districts or Supplemental Use Districts and Other Related Actions. <i>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.)</i>		[9]									
1	Zone Change - No New Construction	12.32	[1]	60.00	\$ 11,609	\$ 11,734	\$ 11,609	100%	31	\$ 357,887	\$ 354,076	\$ 354,076
2	Zone Change - With New Construction	12.32		120.00	\$ 20,229	\$ 5,747	\$ 20,229	100%	0	\$ -	\$ -	\$ -
3	Clarification of Q Classifications or D Limitations	12.32 H		21.71	\$ 4,158	\$ 4,428	\$ 4,158	100%	8	\$ 36,531	\$ 34,301	\$ 34,301
4	Land Use Determinations by CPC	12.24.1		7.76	\$ 1,485	\$ 11,060	\$ 1,485	100%	1	\$ 11,060	\$ 1,485	\$ 1,485
5	Amendment of Council's Instructions involving (T) Tentative Classifications	12.32		24.21	\$ 4,637	\$ 4,264	\$ 4,637	100%	1	\$ 2,132	\$ 2,318	\$ 2,318
6	Height District Change	12.32		100.60	\$ 19,270	\$ 11,123	\$ 19,270	100%	9	\$ 84,546	\$ 163,797	\$ 163,797
7	Supplemental Use District: Change or Removal	12.32 S		342.88	\$ 65,680	\$ 67,915	\$ 65,680	100%	0	\$ -	\$ -	\$ -
8	Supplemental Use District: Establishment	12.32 S		882.36	\$ 130,708	\$ 134,608	\$ 130,708	100%	2	\$ 289,216	\$ 281,416	\$ 261,416
9	Conditions of Approval for Oil Drilling	13.01 H		46.00	\$ 8,811	\$ 7,650	\$ 8,811	100%	0	\$ -	\$ -	\$ -
10	Zone Boundary Line Adjustment	12.30 H		27.94	\$ 5,352	\$ 5,473	\$ 5,352	100%	5	\$ 25,997	\$ 25,422	\$ 25,422
11	Building Line - Establishment, Change or Removal	12.32		37.40	\$ 7,164	\$ 8,833	\$ 7,164	100%	6	\$ 46,582	\$ 39,402	\$ 39,402
12	Surface Mining Permits	13.03		12.98	\$ 2,410	\$ 2,640	\$ 2,410	100%	0	\$ -	\$ -	\$ -
19.01 B	Appeal Fees		[2]									
1	Appeal Fee - Applicant (first level appeal)			70.88	\$ 13,538	\$ 13,277	\$ 13,538	100%	24	\$ 321,987	\$ 328,296	\$ 328,296
2	Appeal Fee - Applicant (add'l level appeal)			53.48	\$ 10,243	\$ 11,211	\$ 10,243	100%	0	\$ -	\$ -	\$ -
3	Person other than the applicant			70.88	\$ 13,538	\$ 89	\$ 271	2%	188	\$ 17,822	\$ 2,680,620	\$ 53,610
19.01 C	Commission Conditional Uses and Other Similar Quasi-Judicial Approvals and Public Benefit Approvals		[9]									
1	Conditional Use by APC or CPC <i>Public Benefit Project (sign off for by-right project) - Moved to 19.04</i>	12.24U and 12.24V		65.95	\$ 12,633	\$ 13,224	\$ 12,633	100%	8	\$ 102,488	\$ 97,905	\$ 97,905
2	Public Benefits Alternative Compliance Proposal	14.00B		68.20	\$ 13,064	\$ 16,938	\$ 13,064	100%	0	\$ -	\$ -	\$ -
3	Modification of Existing CUP by APC or CPC	12.24B		67.07	\$ 12,846	\$ 8,878	\$ 12,846	100%	5	\$ 44,390	\$ 64,232	\$ 64,232
4	Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant			7.76	\$ 1,486	\$ 1,331	\$ 1,486	100%	8	\$ 10,848	\$ 11,892	\$ 11,892
19.01 D	Variances, Adjustments or Modifications from the Regulations and Requirements of the Zoning Ordinances											
1	Variance	12.24Y and 12.27		29.02	\$ 5,558	\$ 6,448	\$ 5,558	100%	120	\$ 773,760	\$ 666,948	\$ 666,948
2	Adjustment by ZA except SF dwelling	12.28A		26.87	\$ 5,146	\$ 5,370	\$ 5,146	100%	35	\$ 186,608	\$ 178,826	\$ 178,826
3	Adjustment by ZA for SF dwelling	12.28A		22.57	\$ 4,322	\$ 2,685	\$ 4,322	100%	69	\$ 184,594	\$ 297,164	\$ 297,164
4	Slight Modification by ZA	12.28B.2		28.80	\$ 5,517	\$ 3,941	\$ 5,517	100%	1	\$ 1,971	\$ 2,758	\$ 2,758
5	Reasonable Accommodation Determination	12.22A.27	[3]	11.60	\$ 2,222	\$ -	\$ -	0%	0	\$ -	\$ -	\$ -
19.01 E	Zoning Administrator Conditional Uses, Interpretations and Various Quasi-Judicial Approvals		[9]									

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
E.1	<i>The following fees shall be charged pursuant to Section 12.24 of this Code to applicants seeking certain permits, interpretations or approvals</i>											
1	ZA Interpretation of Yard or Use Regulations	12.21A.2		29.19	\$ 5,591	\$ 5,831	\$ 5,591	100%	3	\$ 14,578	\$ 13,979	\$ 13,970
2	Conditional Use by ZA - Alcohol and Entertainment	12.24W.1 and 12.24W.1B		33.47	\$ 6,412	\$ 6,459	\$ 6,412	100%	254	\$ 1,640,586	\$ 1,628,539	\$ 1,628,539
3	Conditional Use by ZA - all other uses	12.24W		29.55	\$ 5,660	\$ 5,358	\$ 5,660	100%	167	\$ 894,786	\$ 945,283	\$ 945,283
4	Modification or Review by ZA	12.24J, 12.24L, and 12.24M		29.85	\$ 5,718	\$ 5,754	\$ 5,718	100%	174	\$ 998,758	\$ 993,576	\$ 993,576
5	Relief from Fence Height Limitation	12.24X.7, 12.24X.8, and 12.28		28.37	\$ 5,434	\$ 4,525	\$ 5,434	100%	35	\$ 158,375	\$ 190,202	\$ 190,202
6	Child Care less than or equal to 50 children in the R-3 zone or Large Family Daycare	12.24X		22.35	\$ 4,281	\$ 4,601	\$ 4,281	100%	3	\$ 11,503	\$ 10,703	\$ 10,703
7	Certified Farmers' Market	12.24X.6		13.03	\$ 2,495	\$ 2,641	\$ 2,495	100%	1	\$ 2,641	\$ 2,495	\$ 2,495
8	Service of Alcohol in a small restaurant less than or equal to 50 seats	12.24X.2		19.77	\$ 3,787	\$ 6,040	\$ 3,787	100%	1	\$ 6,040	\$ 3,787	\$ 3,787
9	Approval to Erect Amateur Radio Antenna	12.24X.3		12.11	\$ 2,320	\$ 2,592	\$ 2,320	100%	0	\$ 648	\$ 580	\$ 580
10	ZA Determination under Section 12.24 X unless listed separately	12.24X		28.59	\$ 5,476	\$ 8,093	\$ 5,476	100%	56	\$ 341,208	\$ 306,830	\$ 306,630
	<i>Items 11 and 12 moved to 19.04</i>											
E.2	<i>The following 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:</i>											
1	Pre-Application Review and Research for Conditional Uses (moved to section 19.09)	12.24 F										
E.3	<i>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</i>											
	<i>Miscellaneous Clearance - Zoning Administrator (moved to 19.04)</i>											
	<i>Miscellaneous Clearance - Zoning Administrator Single Family Dwellings with No Exceptions (moved to 19.04)</i>											
1	Monitoring of Conditional Use Permits	12.24F, 12.24M, 12.24W, 12.24X				\$ 952	\$ 952					
2	Field Verification Prior to Operations	12.24F, 12.24M, 12.24W, 12.24X				\$ 253	\$ 253					
3	Inspection and Field Compliance Review of Operations	12.24F, 12.24M, 12.24W, 12.24X				\$ 746	\$ 746					
4	Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Deposit)	12.24Z	[17]			\$ 5,000	\$ 5,000					

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Cost Recovery Analysis				Annual Revenue Analysis			
					Total Cost per Activity	Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
19.01 F	Fees for Historic Related Applications		[9]									
1	HPOZ: Establishment, Change or Removal	12.20.3	[7]	664.00	\$ 127,191	\$ 138,017	\$ 127,191	100%	0	\$ -	\$ -	\$ -
2	HPOZ Preservation Plan			165.00	\$ 31,606	\$ 30,998	\$ 31,606	100%	0	\$ -	\$ -	\$ -
3	HPOZ Certificate of Appropriateness: not involving new construction or additions	12.20.3		22.25	\$ 4,262	\$ 473	\$ 1,279	30%	4	\$ 1,892	\$ 17,048	\$ 5,114
4	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to 750 sq ft	0		23.25	\$ 4,454	\$ 708	\$ 1,336	30%	23	\$ 15,930	\$ 100,208	\$ 30,062
5	HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than 750 sq ft, or second story additions	12.20		29.75	\$ 5,699	\$ 1,708	\$ 1,710	30%	27	\$ 45,647	\$ 152,440	\$ 45,732
6	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units	12.20		38.25	\$ 7,327	\$ 1,706	\$ 2,198	30%	0	\$ -	\$ -	\$ -
7	HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more	12.20		45.25	\$ 8,668	\$ 1,708	\$ 2,600	30%	0	\$ -	\$ -	\$ -
8	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, up to 5,000 s.f.	12.20		38.25	\$ 7,327	\$ 1,706	\$ 2,198	30%	0	\$ -	\$ -	\$ -
9	HPOZ Certificate of Appropriateness or Compatibility: for new commercial and mixed use construction, greater than 5,000 s.f.	12.20		45.25	\$ 8,668	\$ 1,706	\$ 2,600	30%	0	\$ -	\$ -	\$ -
10	HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction	12.20		23.25	\$ 4,454	\$ 1,706	\$ 1,336	30%	0	\$ -	\$ -	\$ -
11	Historic Resources Building Permit Clearance (Larger Project)	12.20		18.75	\$ 3,592	\$ 783	\$ 1,077	30%	0	\$ -	\$ -	\$ -
12	APC/DEM (Historic) demolition of main structure	0		43.75	\$ 8,380	\$ 4,317	\$ 8,380	100%	0	\$ -	\$ -	\$ -
13	Mills Act Application - Part 1 - City Application Processing Fee	19.144	[19]	4.00	\$ 766	\$ 250	\$ 650	85%	53	\$ 13,250	\$ 40,609	\$ 34,450
14	Mills Act Application - Part 2 - City Contract Execution Processing Fee	19.144	[19]									
	City Administrative Fee			7.00	\$ 1,341	\$ 1,142	\$ 1,142	85%	18	\$ 20,556	\$ 24,136	\$ 20,556
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)	19.144	[19]	n/a	\$ 1,654	\$ -	\$ 1,654	100%	71	\$ -	\$ 117,440	\$ 117,440
15	Mills Act Application (Valuation Exemption)	19.144										
	City Administrative Fee			4.00	\$ 766	\$ 473	\$ 766	100%	7	\$ 3,311	\$ 5,363	\$ 5,363
	Contract Services Provider (Charged at Actual Cost)		[19]	n/a	\$ 1,500	\$ -	\$ 1,500	100%	0	\$ -	\$ -	\$ -
16	Mills Act Application (Appeal to Cultural Heritage Commission)	19.144		8.00	\$ 1,532	\$ 473	\$ 1,532	100%	0	\$ -	\$ -	\$ -
17	Mills Act Inspection (once every 5 years)		[19]									
	City Administrative Fee			3.00	\$ 575	\$ 1,142	\$ 575	100%	0	\$ -	\$ -	\$ -
	Mills Act Contract - Inspection - Contract Services Provider (Charged at actual cost)	19.144	[19]	n/a	\$ 1,500	\$ -	\$ 1,500	100%	0	\$ -	\$ -	\$ -
18	Technical Corrections to previously certified Historic Resource (Applicant Initiated)	0	[7]	13.00	\$ 2,490	\$ -	\$ 2,490	100%	0	\$ -	\$ -	\$ -
19	Historic Resource - Environmental Clearances Except EIRs - EAF Initial Study leading to ND or MND	0		0.00	\$ -	\$ -	\$ -	n/a	0	\$ -	\$ -	\$ -
20	Historic Resources - Environmental Impact Report Review - (hourly)	0		1.00	\$ 192	\$ -	\$ 192	100%	0	\$ -	\$ -	\$ -
21	Major Conforming Work on Contributing and Non-Contributing Elements	0		8.00	\$ 1,532	\$ -	\$ 460	30%	0	\$ -	\$ -	\$ -
22	Modification of a Certificate Determination	0		10.00	\$ 1,918	\$ -	\$ 575	30%	0	\$ -	\$ -	\$ -
23	Preliminary Evaluation of Demolition or Relocation without Permit	12.20.G	[18]	48.00	\$ 9,195	\$ -	\$ 9,195	100%	0	\$ -	\$ -	\$ -
19.01 G	Sign Application											

Fee No.	Fee Description	Article	Notes	Cost Recovery Analysis					Annual Revenue Analysis			
				Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
<i>section deleted</i>												
19.01 H	Temporary Subdivision Direction Signs											
<i>moved to 19.04</i>												
19.01 I	Fees for Plan Approvals											
<i>moved to 19.04</i>												
19.01 J	Commission or Director Approvals		[B.9]									
1	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Minor	11.5.7 and Article 3 Ch 1		16.91	\$ 3,239	\$ 1,477	\$ 1,619	50%	89	\$ 131,453	\$ 288,234	\$ 144,117
2	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard	11.5.7 and Article 3 Ch 1		22.58	\$ 4,326	\$ 3,244	\$ 4,326	100%	30	\$ 97,320	\$ 129,775	\$ 129,775
3	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (SF)	11.5.7 and Article 3 Ch 1		19.75	\$ 3,782	\$ 1,622	\$ 3,782	100%	2	\$ 3,244	\$ 7,564	\$ 7,564
4	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 4,787	\$ 6,500	100%	57	\$ 271,662	\$ 368,894	\$ 368,894
5	Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (SF)	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 2,393	\$ 6,500	100%	92	\$ 218,960	\$ 594,781	\$ 594,781
6	Project Permit Compliance with DRB - Minor	11.5.7 and Article 3 Ch 1		29.68	\$ 5,685	\$ 2,496	\$ 2,842	50%	17	\$ 42,432	\$ 96,643	\$ 48,322
7	Project Permit Compliance with DRB - Standard	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 4,167	\$ 6,500	100%	23	\$ 93,758	\$ 146,258	\$ 146,258
8	Project Permit Compliance with DRB - Standard (SF)	11.5.7 and Article 3 Ch 1		33.94	\$ 6,500	\$ 2,083	\$ 3,250	50%	1	\$ 2,083	\$ 6,500	\$ 3,250
9	Project Permit Compliance with DRB - Major	11.5.7 and Article 3 Ch 1		43.87	\$ 8,403	\$ 5,628	\$ 8,403	100%	13	\$ 73,164	\$ 109,239	\$ 109,239
10	Project Permit Compliance with DRB - Major (SF)	11.5.7 and Article 3 Ch 1		41.03	\$ 7,859	\$ 2,814	\$ 7,859	100%	59	\$ 166,028	\$ 463,705	\$ 463,705
11	DRB - Preliminary	16.50E.3		23.40	\$ 4,482	\$ 3,044	\$ 4,482	100%	1	\$ 3,044	\$ 4,482	\$ 4,482
12	DRB - Preliminary for SF residential dwelling	16.50E.3		23.40	\$ 4,482	\$ 1,522	\$ 2,241	50%	8	\$ 12,176	\$ 35,859	\$ 17,929
13	Project Permit Modification	11.5.7D		23.40	\$ 4,482	\$ 3,308	\$ 4,482	100%	7	\$ 23,158	\$ 31,376	\$ 31,376
14	Project Permit Adjustment	11.5.7E		25.53	\$ 4,890	\$ 4,901	\$ 4,890	100%	15	\$ 72,290	\$ 72,128	\$ 72,128
15	Specific Plan Exception	11.5.7F		74.92	\$ 14,350	\$ 14,932	\$ 14,350	100%	10	\$ 149,320	\$ 143,502	\$ 143,502
16	Specific Plan Amendment	11.5.7		110.82	\$ 21,227	\$ 40,560	\$ 21,227	100%	1	\$ 40,560	\$ 21,227	\$ 21,227
17	Specific Plan Interpretation	11.5.7		30.50	\$ 5,841	\$ 2,994	\$ 2,921	50%	3	\$ 9,731	\$ 18,985	\$ 9,492
18	CPIO Fees (place holder)											
19.01 K	Fees - Exceptions											
<i>Placeholder - see existing fee ordinance</i>												
19.01 L	Transfer Plan		[9]									
1	Approval of Transfer of Floor Area Plan - less than and including 49,999 sq ft	Article 4.5		84.00	\$ 16,090	\$ 16,292	\$ 16,090	100%	8	\$ 122,190	\$ 120,678	\$ 120,678

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Cost Recovery Analysis				Annual Revenue Analysis			
					Total Cost per Activity	Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
2	Approval of Transfer of Floor Area Plan - 60,000 sq ft and greater	Article 4.5		99.75	\$ 19,107	\$ 16,292	\$ 19,107	100%	0	\$ -	\$ -	\$ -
19.01 M	Extension of Time or Suspension of Time Limits for Planning and Zoning Matters											
1	Time Extension for other than Maps			1.76	\$ 336	\$ 708	\$ 336	100%	25	\$ 17,700	\$ 8,404	\$ 8,404
19.01 N	Adult Entertainment Business Exception		(9)									
1	Adult Entertainment Business Exception within 500 ft of another Adult Entertainment Establishment	12.22A.20		38.15	\$ 7,308	\$ 5,317	\$ 7,308	100%	0	\$ -	\$ -	\$ -
19.01 O	Density Increase		(9)									
1	Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives	12.22A.25 (g)(2)		38.02	\$ 7,282	\$ 7,115	\$ 7,282	100%	110	\$ 780,871	\$ 799,186	\$ 799,186
2	Application for a Density Bonus including a request for an Incentive not included in the Menu of Incentives	12.22A.25 (g)(3)		110.82	\$ 21,227	\$ 23,287	\$ 21,227	100%	14	\$ 326,018	\$ 297,177	\$ 297,177
3	Application for a Density Bonus in excess of that permitted by Section 12.22 A.26	12.24U.26		110.82	\$ 21,227	\$ 20,718	\$ 21,227	100%	0	\$ -	\$ -	\$ -
19.01 P	Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings											
1	Imposition of Conditions (City Initiated)	12.27.1		304.64	\$ 58,354	\$ 26,680	\$ 58,354	100%	0	\$ -	\$ -	\$ -
2	Reconsideration (Applicant Initiated)	12.27.1		251.54	\$ 48,182	\$ 29,866	\$ 48,182	100%	0	\$ -	\$ -	\$ -
3	Plan Approval for Revocation Case	12.27.1		251.54	\$ 48,182	\$ 5,000	\$ 48,182	100%	5	\$ 25,000	\$ 240,911	\$ 240,911
19.01 S	Site Plan Review		(9)									
1	Site Plan Review Application for Residential Project of 50 or more dwelling units	16.05		47.08	\$ 9,014	\$ 7,806	\$ 9,014	100%	26	\$ 201,005	\$ 232,098	\$ 232,098
2	For Non-Residential or Mixed Use Building Site Plan Review Application	16.05		47.08	\$ 9,014	\$ 7,925	\$ 9,014	100%	8	\$ 63,400	\$ 72,108	\$ 72,108
19.01 U	Hillside											
1	Hillside Permit Filing Fee	12.24X2		29.55	\$ 5,660	\$ 6,094	\$ 5,660	100%	15	\$ 88,363	\$ 82,076	\$ 82,076
19.01 V	Multiple or Combination Applications		(9)									
	<i>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: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.</i>											
19.01 W	Expedited Permit Fee											

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
	<i>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 amount of \$5,000, 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 Chapter 6, Section 5.121.9.2 of Division 5 of the Los Angeles Administrative Code for purposes of disbursement as permitted therein.</i>											
	Expedited Review Services (hourly)			1.00	\$ 219	varies	\$ 219	100%	n/a	\$ -	\$ -	\$ -
19.01 X	Eldercare Facility Unified Permit Application											
1	Eldercare Facility Unified Permit Application	14.3.1		38.85	\$ 7,442	\$ 6,369	\$ 7,442	100%	2	\$ 9,554	\$ 11,163	\$ 11,163
19.02 FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS												
19.02 A	Subdivision Maps											
	1. Tentative Map											
1	Tentative Map - SF RE40 or More Restrictive Zones - 5-10 Lots			51.05	\$ 9,779	\$ 11,219	\$ 9,779	100%	0	\$ -	\$ -	\$ -
2	Tentative Map - SF RE40 or More Restrictive Zones - 11-49 Lots			57.93	\$ 11,097	\$ 12,662	\$ 11,097	100%	0	\$ -	\$ -	\$ -
3	Tentative Map - SF RE40 or More Restrictive Zones - Each 50 Lots over 49 Lots			20.95	\$ 4,013	\$ 3,867	\$ 4,013	100%	0	\$ -	\$ -	\$ -
4	Tentative Map - SF RE20 or Less Restrictive Zones - 5-10 Lots			45.89	\$ 8,790	\$ 10,165	\$ 8,790	100%	7	\$ 71,155	\$ 61,532	\$ 61,532
5	Tentative Map - SF RE20 or Less Restrictive Zones - 11-49 Lots			51.05	\$ 9,779	\$ 11,257	\$ 9,779	100%	0	\$ -	\$ -	\$ -
6	Tentative Map - SF RE20 or Less Restrictive Zones - Each 50 Lots over 49 Lots			17.51	\$ 3,354	\$ 3,073	\$ 3,354	100%	0	\$ -	\$ -	\$ -
7	Tentative Map - MF Residential - 5-49 Units			50.75	\$ 9,721	\$ 10,416	\$ 9,721	100%	113	\$ 1,177,008	\$ 1,098,506	\$ 1,098,506
8	Tentative Map - MF Residential - 50-99 Units			68.09	\$ 13,043	\$ 13,856	\$ 13,043	100%	8	\$ 110,848	\$ 104,343	\$ 104,343
9	Tentative Map - MF Residential - 100 Units or More			86.15	\$ 16,502	\$ 17,611	\$ 16,502	100%	11	\$ 193,721	\$ 181,525	\$ 181,525
10	Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 sq ft of Floor Area			57.93	\$ 11,097	\$ 12,552	\$ 11,097	100%	3	\$ 37,656	\$ 33,290	\$ 33,290
11	Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 sq ft of Floor Area			66.53	\$ 12,744	\$ 14,309	\$ 12,744	100%	1	\$ 14,309	\$ 12,744	\$ 12,744
12	Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 sq ft of Floor Area			75.13	\$ 14,391	\$ 16,065	\$ 14,391	100%	2	\$ 32,130	\$ 28,783	\$ 28,783
13	Tentative Map - Commercial/Industrial w/ Building - 250,000 sq ft of Floor Area or More			83.73	\$ 16,039	\$ 17,822	\$ 16,039	100%	1	\$ 17,822	\$ 16,039	\$ 16,039
14	Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre			52.77	\$ 10,108	\$ 11,498	\$ 10,108	100%	0	\$ -	\$ -	\$ -

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
15	Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres			57.93	\$ 11,097	\$ 12,552	\$ 11,097	100%	2	\$ 25,104	\$ 22,193	\$ 22,193
16	Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More			63.09	\$ 12,085	\$ 13,608	\$ 12,085	100%	1	\$ 13,608	\$ 12,085	\$ 12,085
17	Phasing of Map Very High Fire Hazard Severity Zone	17.07		36.43	\$ 6,978	\$ 545	\$ 6,978	100%	0	\$ -	\$ -	\$ -
18	Mixed Use Projects		(10)									
19	BOE Fees - Tentative Maps		(11)									
	2. BOE Fees - Final Maps		(14)									
	3. BOE Fees - Improvement Plans		(14)									
	4. Appeals - reference 19.01 B											
	5. Modifications - reference 19.02 F											
19.02 B	Parcel Maps		(10)									
	1. Preliminary Parcel Map		(11)									
1	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE40 or More Restrictive Zones			66.36	\$ 13,095	\$ 9,989	\$ 13,095	100%	2	\$ 19,978	\$ 26,189	\$ 26,189
2	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - SF, RE20 or Less Restrictive Zones			58.90	\$ 11,282	\$ 8,935	\$ 11,282	100%	20	\$ 178,700	\$ 225,649	\$ 225,649
3	Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family			75.80	\$ 14,520	\$ 10,416	\$ 14,520	100%	2	\$ 20,832	\$ 29,039	\$ 29,039
4	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - Less than 50,000 sq ft of Floor Area			57.18	\$ 10,953	\$ 12,552	\$ 10,953	100%	0	\$ -	\$ -	\$ -
5	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 50,000 to Less than 100,000 sq ft of Floor Area			65.78	\$ 12,600	\$ 14,309	\$ 12,600	100%	0	\$ -	\$ -	\$ -
6	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 100,000 to Less than 250,000 sq ft of Floor Area			76.10	\$ 14,577	\$ 16,065	\$ 14,577	100%	0	\$ -	\$ -	\$ -
7	Preliminary Parcel Map - Commercial/Industrial (w/Building), up to 4 Lots - 250,000 sq ft of Floor Area or More			82.98	\$ 15,895	\$ 17,822	\$ 15,895	100%	0	\$ -	\$ -	\$ -
8	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area			52.02	\$ 9,965	\$ 11,498	\$ 9,965	100%	0	\$ -	\$ -	\$ -
9	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area			57.18	\$ 10,953	\$ 12,552	\$ 10,953	100%	0	\$ -	\$ -	\$ -
10	Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area			62.34	\$ 11,941	\$ 13,608	\$ 11,941	100%	0	\$ -	\$ -	\$ -
11	Other Preliminary Parcel Map Actions - Preliminary Parcel Map Exemption (Lot Line Adjustment)	17.50 B.3		18.14	\$ 3,474	\$ 3,507	\$ 3,474	100%	63	\$ 220,941	\$ 218,862	\$ 218,862
12	Other Preliminary Parcel Map Actions - Preliminary Parcel Map Waiver	17.50 B.3 (d)		18.14	\$ 3,474	\$ 3,729	\$ 3,474	100%	0	\$ -	\$ -	\$ -
13	Mixed Use Projects		(11)									
14	BOE Fees - Parcel Maps		(14)									
	2. Certificate or Conditional Certificate of Compliance-Determination	68499.35		17.82	\$ 3,375	\$ 3,683	\$ 3,375	100%	30	\$ 110,490	\$ 101,255	\$ 101,255
	2. BOE Fees - Final Parcel Maps		(14)									

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
4. Appeals - reference 19.01 B												
5. Modifications - reference 19.02 F												
19.02 C Private Street Map												
1	Filing - Deemed to be Approved Private Street	18.00C		18.76	\$ 3,210	\$ 3,787	\$ 3,210	100%	5	\$ 18,935	\$ 16,052	\$ 18,052
2	Filing - Private Street Map			70.94	\$ 13,589	\$ 15,421	\$ 13,589	100%	0	\$ -	\$ -	\$ -
3	Filing - Very High Fire Hazard Severity Zone Private Street Map			104.48	\$ 20,013	\$ 22,415	\$ 20,013	100%	2	\$ 44,830	\$ 40,027	\$ 40,027
4	BOE Fees - Private Street Maps		[14]									
19.02 D Mobile Home Park Impact Reports												
1	Mobile Home Park Impact Report	17.04		62.23	\$ 11,920	\$ 13,992	\$ 11,920	100%	0	\$ -	\$ -	\$ -
19.02 E Condominium Conversion for Subdivision and Parcel Maps												
1. Residential												
1	Condominium Conversion for Parcel Maps - Residential - 1-4 Units			70.94	\$ 13,589	\$ 8,055	\$ 13,589	100%	3	\$ 24,165	\$ 40,768	\$ 40,768
2	Condominium Conversion for Subdivision - Residential - 5-49 Units			84.53	\$ 18,192	\$ 16,109	\$ 16,192	100%	0	\$ -	\$ -	\$ -
3	Condominium Conversion for Subdivision - Residential - 50-99 Units			103.10	\$ 19,750	\$ 19,575	\$ 19,750	100%	0	\$ -	\$ -	\$ -
4	Condominium Conversion for Subdivision - Residential - 100 Units or More			118.52	\$ 22,320	\$ 22,161	\$ 22,320	100%	1	\$ 22,161	\$ 22,320	\$ 22,320
2. Commercial / Industrial												
5	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - Less than 50,000 sq ft of Floor Area			61.48	\$ 11,777	\$ 13,430	\$ 11,777	100%	0	\$ -	\$ -	\$ -
6	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 50,000 to Less than 100,000 sq ft of Floor Area			65.78	\$ 12,600	\$ 14,309	\$ 12,600	100%	0	\$ -	\$ -	\$ -
7	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 100,000 to Less than 250,000 sq ft of Floor Area			70.08	\$ 13,424	\$ 15,187	\$ 13,424	100%	0	\$ -	\$ -	\$ -
8	Condominium Conversion for Subdivision and Parcel Maps - Commercial/Industrial - 250,000 sq ft of Floor Area or More			74.38	\$ 14,248	\$ 16,065	\$ 14,248	100%	0	\$ -	\$ -	\$ -
3. Mixed Use												
			[11]									
19.02 F Map Related Fees												
1	Review or Revision of Tentative/Preliminary Map			13.28	\$ 2,543	\$ 889	\$ 2,543	100%	1	\$ 889	\$ 2,543	\$ 2,543
2	Modification to Approved Tentative/Preliminary Map or Recorded Final Map	17.14, 17.58		38.24	\$ 7,324	\$ 8,052	\$ 7,324	100%	16	\$ 128,832	\$ 117,184	\$ 117,184
3	Reversion to Acreage	17.10		39.96	\$ 7,653	\$ 8,676	\$ 7,653	100%	0	\$ -	\$ -	\$ -
4	Quimby Fee Calculation			2.12	\$ 405	\$ 276	\$ 405	100%	16	\$ 4,416	\$ 6,482	\$ 6,482
5	Time Extension for Maps			5.58	\$ 1,064	\$ 793	\$ 1,064	100%	36	\$ 28,548	\$ 38,307	\$ 38,307
6	Letter of Clarification or Correction (initiated by Applicant)			15.02	\$ 2,876	\$ 1,331	\$ 2,876	100%	0	\$ -	\$ -	\$ -
19.03 FEES FOR GENERAL PLAN CONSISTENCY												

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
<i>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:</i>												
			[9]									
1	Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use	11.5.6		130.54	\$ 25,004	\$ 23,884	\$ 25,004	100%	14	\$ 334,376	\$ 360,080	\$ 350,060
2	Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use	11.5.6		147.74	\$ 28,289	\$ 32,116	\$ 28,299	100%	2	\$ 64,232	\$ 58,596	\$ 58,598
3	Annexation, Zone Change and Associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 sq ft for C/I, or 250,000 for mixed use	11.5.6		438.20	\$ 83,938	\$ 46,357	\$ 83,938	100%	0	\$ -	\$ -	\$ -
4	Annexation, Zone Change and Associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 sq ft or greater for C/I, or 250,000 or greater for mixed use	11.5.6		448.20	\$ 85,471	\$ 62,566	\$ 85,471	100%	0	\$ -	\$ -	\$ -
5	Street Re-Classification			67.26	\$ 12,884	\$ -	\$ 12,884	100%	0	\$ -	\$ -	\$ -
19.04 FEES FOR SIGN OFF REQUESTS												
1	Public Benefit Project (sign off for by-right project)			7.50	\$ 1,437	\$ 338	\$ 1,437	100%	0	\$ -	\$ -	\$ -
2	Miscellaneous Clearance - ZA	12.24 and all other projects		11.25	\$ 2,155	\$ 1,722	\$ 2,155	100%	170	\$ 292,740	\$ 366,344	\$ 366,344
3	Miscellaneous Clearance - ZA SF dwellings with no exceptions	12.24 and all other projects		11.25	\$ 2,155	\$ 861	\$ 2,155	100%	24	\$ 20,664	\$ 51,719	\$ 51,719
4	Request for Approval to Erect Temporary Subdivision Directional Signs (First Sign)			1.50	\$ 287	\$ 1,052	\$ 287	100%	0	\$ -	\$ -	\$ -
5	Request for Approval to Erect Temporary Subdivision Directional Signs (Each Additional Sign)			1.50	\$ 287	\$ 383	\$ 287	100%	0	\$ -	\$ -	\$ -
6	Miscellaneous Clearance - Director	[9]		11.75	\$ 2,251	\$ 746	\$ 2,251	100%	184	\$ 137,080	\$ 414,137	\$ 414,137
7	Miscellaneous Clearance - Commission	[9]		6.50	\$ 1,245	\$ 647	\$ 1,245	100%	48	\$ 31,056	\$ 59,764	\$ 59,764
8	Landscape Plan Approval as part of a Discretionary Approval	[9]		4.00	\$ 766	\$ 647	\$ 766	100%	48	\$ 31,056	\$ 36,778	\$ 36,778
9	Landscape per tract	[9]		4.50	\$ 862	\$ 199	\$ 862	100%	154	\$ 30,646	\$ 132,746	\$ 132,746
10	Building Permit Sign-off for minor Projects	[9]		1.25	\$ 238	\$ 199	\$ 238	100%	154	\$ 30,646	\$ 38,726	\$ 38,726
19.05 FILING FEES FOR ENVIRONMENTAL CLEARANCES												
19.05 A Fees												
1. Environmental Clearances Except EIRs												
1	Categorical Exemption			1.95	\$ 373	\$ 81	\$ 373	100%	1,033	\$ 83,873	\$ 384,865	\$ 384,865
2	EAF/Initial Study leading to ND or MND or any other State exemptions			30.15	\$ 5,774	\$ 2,280	\$ 5,774	100%	701	\$ 1,598,280	\$ 4,047,822	\$ 4,047,822
3	MND - Expanded / Initial Study	[15]		58.13	\$ 11,134	\$ 1,953	\$ 11,134	100%	6	\$ 11,718	\$ 66,804	\$ 66,804
4	Reconsideration-Addendum or Supplemental to Prior Environmental Determination			9.97	\$ 1,909	\$ 703	\$ 1,909	100%	62	\$ 43,586	\$ 118,347	\$ 118,347
5	Publication Fee for ND or MND (pass through of publishing costs)			n/a	\$ 676	\$ 946	\$ 676	100%	756	\$ 715,176	\$ 511,317	\$ 511,317
2. Environmental Impact Reports												
			[13]									

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
6	Environmental Impact Reports (Initial Deposit)			0.00	varies	Average Initial Deposit \$15,125	Initial Deposit - \$11,000	n/a	19	\$ 287,375	n/a	n/a
7	Environmental Impact Report Review Services (hourly)			1.00	\$ 192	varies	\$ 192	100%	n/a			
19.06 FILING FEES FOR COASTAL DEVELOPMENT PERMITS												
		(9)										
1	Coastal Development Permit - SF and MF residential dwelling	12.20.2		71.80	\$ 13,753	\$ 7,057	\$ 13,753	100%	23	\$ 162,311	\$ 316,330	\$ 316,330
2	Coastal Development Permit - SF residential dwelling with no exceptions	12.20.2		71.80	\$ 13,753	\$ 3,528	\$ 13,753	100%	71	\$ 249,606	\$ 973,059	\$ 973,059
3	Coastal Development Permit - Non-residential	12.20.2		71.80	\$ 13,753	\$ 7,798	\$ 13,753	100%	13	\$ 97,475	\$ 171,918	\$ 171,918
4	Coastal Development Permit - Exemption Determination	12.20.2.1		7.50	\$ 1,437	\$ 684	\$ 1,437	100%	273	\$ 186,732	\$ 392,204	\$ 392,204
5	Coastal Development Permit - Approval in Concept	12.20.2		3.00	\$ 575	\$ 703	\$ 575	100%	0	\$ -	\$ -	\$ -
6	Coastal Development Permit - Amendment	12.20.2.1Q and 12.20.2O		28.80	\$ 5,517	\$ 5,455	\$ 5,517	100%	7	\$ 41,964	\$ 35,859	\$ 35,859
7	Coastal Development Permit - Amendment with no exceptions	12.20.2.1Q and 12.20.2O		28.80	\$ 5,517	\$ 3,228	\$ 5,517	100%	0	\$ 807	\$ 1,378	\$ 1,378
8	Coastal Development Permit - Mello Compliance Review - City Review	12.20.2	(8)	34.18	\$ 6,547	\$ 626	\$ 6,547	100%	13	\$ 10,971	\$ 86,751	\$ 86,751
9	Mello Compliance Review - 3rd Party Consultant			1.50	\$ 287	Fee + Actual Cost	Fee + Actual Cost	n/a	0	\$ -	\$ -	\$ -
19.07 FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS												
<i>Section Deleted</i>												
19.08 SURCHARGE FOR ONE-STOP PERMIT CENTER												
<i>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 two percent of the fee or \$1.00.</i>												
19.09 PROJECT DEVELOPMENT AND COUNSELING SERVICES												
1	Pre-Application Review and Research	12.24 and all other appl.		2.00	\$ 383	\$ 293	\$ 383	100%	0	\$ -	\$ -	\$ -
2	Zoning Pre-Check (per project, per request)			6.00	\$ 1,149	\$ 432	\$ 1,149	100%	0	\$ -	\$ -	\$ -
3	Pre-development Meeting											
	Per meeting			9.00	\$ 1,724	\$ 432	\$ 1,724	100%	0	\$ -	\$ -	\$ -
	Additional assistance as required, per hour			1.50	\$ 287	\$ 432	\$ 287	100%	0	\$ -	\$ -	\$ -
	Technical Counseling (per meeting)			4.50	\$ 862	\$ 432	\$ 862	100%	0	\$ -	\$ -	\$ -
4	Project Navigation Services (deposit required, per hour)											
	Project not requiring EIR			1.50	\$ 287	\$ 432	\$ 287	100%	0	\$ -	\$ -	\$ -
	Project including EIR			1.50	\$ 287	\$ 432	\$ 287	100%	0	\$ -	\$ -	\$ -
19.10 DEVELOPMENT AGREEMENT FEES												
1	Initial Development Agreement Application (Deposit)	12.32		0.00	varies	\$29,690 Initial Deposit	\$29,690 Initial Deposit	n/a	3	\$ 89,070	\$ -	\$ 89,070

Fee No.	Fee Description	Article	Notes	Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Cost Recovery Analysis			Annual Revenue Analysis			
						Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee	Annual Estimated Revenues at Recommended Fee
19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.												
1	Annual Inspection of Compliance	12.24 B.25. and 12.24 C.58.	[14]									
19.12. [DEVIATIONS PURSUANT TO SECTION 16.03 E.] Section Deleted												
19.13 SURCHARGE FOR AUTOMATED SYSTEMS FOR THE DEPARTMENT OF CITY PLANNING												
1	Operating Surcharge					Greater of 7% of the fee or \$1.00	Greater of 7% of the fee or \$1.00					
2	Development Surcharge					Greater of 6% of the fee or \$1.00	Greater of 6% of the fee or \$1.00					
19.14 FEES FOR ENFORCEMENT OF HOUSING COVENANTS NONE LISTED												
19.15 DEPARTMENT OF TRANSPORTATION TRAFFIC STUDY REVIEW, CONDITION CLEARANCE AND PERMIT ISSUANCE FEES.												
			[14]									
19.16 GENERAL PLAN MAINTENANCE SURCHARGE FOR THE DEPARTMENT OF CITY PLANNING												
						Greater of 5% of the fee or \$1.00	Greater of 5% of the fee or \$1.00					
										\$ 16,773,498	\$ 25,233,969	\$ 22,274,494

Notes

- [1] A filing fee of \$149.00 shall accompany each application for a credit pursuant to Section 12.33 B. A fee equal to 85% of the filing fee shall accompany each appeal of a determination of credit made pursuant to Section 12.33 B.
- [2] (a) A fee equal to 85% of the underlying application or the set fee will be charged, which ever is lower. 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. (b) 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] City can not charge a fee
- [4] See Section 19.01 A (Sign Districts)
- [5] See Section 19.01 G (Comprehensive Sign Program)
- [6] Fee is for City administration and Consultant fees will be added to City fee
- [7] HPOZ fees are not to be charged for technical corrections to a previously certified Historic Resource Survey.
- [8] 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.

Fee No.	Fee Description	Article	Notes	Cost Recovery Analysis				Annual Revenue Analysis			
				Estimated Average Labor Time Per Activity (hours)	Total Cost per Activity	Current Cost Recovery Amount	Recommended Fee Level / Deposit	Recomm. Fee Cost Recovery %	Estimated Volume of Activity (Performed)	Annual Estimated Revenues at Current Fee	Annual Estimated Revenues at Full Cost Recovery Fee
[8]			<p><i>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: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.</i></p> <p><i>Subdivision Maps: 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.</i></p> <p><i>Parcel Maps: 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.</i></p>								
[10]			<p><i>Subdivision Maps - 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 100 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 (a) of this subdivision.</i></p> <p><i>Parcel Maps - 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 100 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.</i></p> <p><i>Condominium Conversions - Mixed Use: Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at 100 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 paragraph (b) of subdivision 1. of subsection E. of this Section 19.02 of this Code, above.</i></p>								
[11]											
[12]											
[13]			<p><i>The Planning Department shall calculate the actual costs and resultant fee, in accordance with Chapter 35, Section 5.403(b)(3) 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 disputes related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.</i></p>								
[14]			<p><i>Fee collected by the BOE, DBS, or DOT</i></p>								
[15]			<p><i>Fee is applied in addition to Environmental Clearances Except EIRs - EAF/Initial Study leading to ND or MND</i></p>								
[16]			<p><i>NBS did not evaluate; fees were adopted per ordinance specific to CGU</i></p>								
[17]			<p><i>The Planning Department shall calculate actual costs and the resultant fee in accordance with Chapter 6, Section 5.121.9.2 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.</i></p>								
[18]			<p><i>NBS did not evaluate - fee set per City Policy</i></p>								
[19]			<p><i>Fees reflect pass through of average contractor costs.</i></p>								