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June 19, 2009

Honorable Members of the City Council
c/o Office of the City Clerk
Room 395, City Hall
Mail Stop 160

Attention: Lauraine Braithwaite, Legislative Assistant

**DEPARTMENT OF CITY PLANNING FOLLOW-UP REPORT ON THE
COMPREHENSIVE FEE STUDY – CF 09-0969**

On April 17, 2009, the Department of City Planning submitted its comprehensive fee study and fee recommendations to the Mayor and City Council. The report was heard at a joint Planning and Land Use Management (PLUM) and Budget and Finance Committee meeting on June 1, 2009. The two Committees made a decision to forward the item to City Council without recommendation. In addition, the Department was requested to provide additional input on various questions from members of the respective Committees.

The Department is hereby attaching three documents in response to the joint Committee request as follows: 1) List of responses to questions from the joint meeting; 2) Revised Attachment A from the original report adding estimated annual case volumes and fees without the Cost Allocation Plan (CAP) rate and; and 3) Sample Case Fee Calculations.

In considering this additional information, the Council should be aware that any reduction or contribution from the General Fund to offset the fees will result in less revenue to the Department. The original report estimated that the new fee schedule could result in additional annual revenues of \$7 – 8 million. In the 2009-10 Adopted Budget additional revenue in the amount of \$6 million was included in the Department's projection to account for a nine-month implementation period. If CAP rates are not included in the fees, total estimated annual revenue will be reduced to approximately \$6.7 million. A nine-month implementation period on that amount would be \$5 million.

In addition, while individual fee items may appear high, the report also recommended a multiple application policy which would charge fees as follows: 100% of the highest fee; 50% of the second highest fee; and 25% for every additional request. This policy will reduce individual fee amounts when multiple entitlement actions are required.

On June 11, 2009, Department staff met with staff from the CAO, City Attorney and Controller's Office to discuss options for creating a fund to segregate the Planning and Land Use fees. While the Department initially recommended an Enterprise Fund, we have determined that a Special Revenue Fund would serve the same purpose to set aside the fees specifically for use by the Department for case processing services.

If you have any questions regarding this request, please contact me at (213) 978-1271 or Deputy Director of Planning Eva Yuan-McDaniel of my staff at (213) 978-1273.


Sincerely,



S. GAIL GOLDBERG, AICP
Director of Planning

Attachments: Responses to Questions from Joint Committee Meeting
Revised Attachment A - Proposed Fee Schedule
Sample Case Fee Calculations
City Planning Comprehensive Fee Study Results and Recommendations

cc: Raymond P. Ciranna, Interim City Administrative Officer
Gerry Miller, Chief Legislative Analyst

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**RESPONSES TO QUESTIONS FROM JOINT PLUM AND BUDGET AND FINANCE
MEETING OF JUNE 1, 2009**

Why didn't we raise the fees earlier? (Rosendahl)

The City has increased the entitlement application fees by 20% in Fiscal Year 2008-09 and by 15% in Fiscal Year 2007-08. Before that time, the fees were increased by 5% each year in Fiscal Years 2003-04, 2004-05 and 2005-06. Even with these increases, the fee study has shown that the City is still subsidizing planning applications by as much as 60%.

How do we compare with other cities? (Reyes)

In the recent fee analysis, the City of Los Angeles was compared with seven western cities and six regional cities/agencies. In the western cities analysis, the City's current fees are comparable; however, the proposed fees will be higher. In the regional cities analysis, some jurisdictions have higher fees (Santa Clarita and Pasadena), but most of the other cities have lower fees compared to both the current and proposed fees.

Should we be charging the CAP overhead rate on the fees like we charge for federal grants? (Parks)

This is ultimately a policy decision by the City Council. The CAP 30 overhead rate used in the Fee Study was 41.56%, which is the Citywide Central Services rate for City Planning. A revised fee schedule is attached showing what the fees would be without the CAP rate.

What was the thought process for the density bonus fees? (Reyes)

All fees were calculated based on the amount of staff time required to process applications, plus benefits and overheads. It is less expensive to process density bonus applications that are on-menu compared to those requests for off-menu services.

Did we increase the budget to include these fees? (Greuel)

Yes, revenues for the Planning Department in the amount of \$6 million were added to the 2009-10 adopted budget to account for these fee increases.

I have concerns over the following fee charges: (Greuel)

Fee	Current Fee	Proposed Fee	Fee without CAP
Certified Farmer's Market	586	2,641	2,035
Relief from Fence Height	794	4,525	3,488
Service of Alcohol in a Small Restaurant	229	6,040	4,656
Development Agreement	4,074	29,690	23,098
Coastal Development Permit for SFD Residential with exceptions	1,285	7,057	5,440
Historic Preservation Overlay	1,361	136,656	107,384

Mobile Home Impact Report	2,484	13,992	10,906
Affordable Housing (Density Bonus – On Menu)	1,278	7,115	5,530

All fees were calculated based on the amount of staff time required to process applications, plus benefits and overheads. It is ultimately a policy decision by the City Council to subsidize any specific fee items.

While individual fee items may appear high, the Department's report recommends discounting multiple entitlements as follows: 100% for the highest fee; 50% for the second highest; and 25% for every additional application. This discount will substantially reduce individual fee amounts if they are submitted in combination with other entitlements (see question and attachment below).

Can you pick certain categories and provide examples? (Greuel)

See Sample Case Fee Calculations attachment showing a cost comparison of three cases at the current fees, proposed fees without the CAP, and full cost recovery proposed fees.

Will these fees prohibit lower income residents from filing permits? Should we look at a concept like Lifeline to provide a discount? (Parks)

The City's entitlement fee structure has never been based on income or other categories. However, City Planning is recommending a 50% subsidy to homeowners of single family dwellings and additional subsidies for certain historic applications and appeals. Subsidizing entitlements based on income or other category could be made by the City Council as a policy decision.

How will this impact non-profits and for-profits to build affordable housing? (Rosendahl)

Planning application fees are only a small portion of the costs for developers building affordable housing regardless of whether they are being built for-profit or for a non-profit entity.

Explain the difference between surcharges and fees. (Rosendahl)

Fees are charges for services provided by a government agency to a public citizen or group normally set on a per unit/per project basis. Surcharges are generally assessed as a percentage of fees or some other metric, such as valuation, and are meant to recover costs from entire groups who receive overall benefits from services rather than individual clients.

Are there any fees proposed by the consultant that the Department doesn't agree with? (Rosendahl)

The Department concurs with all the fee recommendations from the consultant since our staff was instrumental in providing the time estimates. After the final report was received, the Department recommended subsidizing fees for single family dwelling applications, certain historic resources applications, and appeals.

Why is the Department down by 100 staff? (Rosendahl)

Over the past couple of years, the Department has been fortunate in acquiring new positions raising our position authorities to just over 400. However, due to the Managed Hiring Policy, combined with attrition, the Department has been unable to fill the 100+ vacancies, leaving us with a 25% vacancy rate.

Are you applying or receiving any Economic Stimulus funding? (Rosendahl)

The Department has received approval for stimulus funding for the SurveyLA match in the amount of \$300,000 and for the Mixed Income CEQA work in the amount of \$400,000.

Provide a report with case type and volume by Council District. (Rosendahl)

The revised Attachment A provides estimated annual volumes by case type. The Department does not have the capacity to break these out by Council District.

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
LEGISLATIVE ACTIONS								
	1	GPA (Stand Alone without ZC or Annexation)*		-	delete			-
1	2	Zone Change - SFD/JMF Residential (up to 49 Units)	12.32 F	12,608	reduced	11,734	9,121	36
2	3	Zone Change - SFD/JMF Residential (add'l fee for each 50 units over 49)	12.32 F	6,688	reduced	5,747	4,462	2
3	4	Zone Change - Non-residential (≤ 49,999 s.f.)	12.32 F	12,695	reduced	11,737	9,124	4
4	5	Zone Change - Non-residential (≥ 50,000 s.f.)	12.32 F	12,695		16,440	12,783	-
5	6	Height District Change (each)	12.32 F	2,399		11,123	8,647	2
6	7	Amendment of Council's Instructions: Removal of T Class. (each)	12.32 H + D14	2,179		4,264	3,309	3
7	9	Supplemental Use District: Establishment (Including, but not limited to, O, S, G, RPD, K, CA, POD, CDO, MU, FH, RFA, and SN Districts)	12.32 S	-	New	134,608	104,744	1
8	10	Supplemental Use District: Change or Removal (Including, but not limited to, O, S, G, RPD, K, CA, POD, CDO, MU, FH, RFA, and SN Districts)	12.32 S	1,626		66,289	52,843	-
9	11	Building Line (Establishment, Change or Removal)	12.32 R	3,217		8,833	6,866	2
10	12	Zone Boundary Line Adjustment (each)	12.30 H + K	3,812		5,476	4,253	5
11	13	Approval of Transfer of Floor Area Plan (each)	14.5.1 - 14	14,549		16,292	12,670	-
12	14	General Plan Amendment and Zone Change (≤399 Units., 499K s.f (comm/ind), 249K s.f. (mixed use))	11.5.8	17,578		23,884	18,574	18
13	15	General Plan Amendment and Zone Change (≥400 d.u., 500K s.f (comm/ind), 250K s.f. (mixed use))	11.5.8	22,823		32,116	24,979	-
14	16	Annexation, General Plan Amendment, and Zone Change, (≤399 d.u., 499K s.f (comm/ind), 249K s.f. (mixed use))	11.5.8	4,793		46,357	36,061	-
15	17	Annexation, General Plan Amendment, and Zone Change, (≥400 d.u., 500K s.f (comm/ind), 250K s.f. (mixed use))	11.5.8	-	New	62,566	48,675	-
16	18	Land Use Determinations by City Planning Commission (each)	12.24.1	4,121		11,060	8,597	-
SPECIFIC PLAN APPROVALS								
17	19	Project Permit Compliance and other Specific Plan Reviews (SPP or SPR)	11.5.7 C	1,187		3,808	2,958	411
18	19	Project Permit Compliance and other Specific Plan Reviews (Single Family)	11.5.7 C	1,187	50% subsidy	1,904	1,479	-
19	20	Project Permit With DRB	11.5.7 C	1,187		5,395	4,193	25
20	20	Project Permit With DRB (Single Family)	11.5.7 C	1,187	50% subsidy	2,698	2,097	-
21	21	DRB - Preliminary	16.50 E3	594		3,044	2,364	-
22	22	DRB - Preliminary (Single Family)	16.50 E3	594	50% subsidy	1,522	1,182	-
23	23	Project Permit Modification (each)	11.5.7 D	594		3,308	2,570	83
24	23	Project Permit Adjustment (each)	11.5.7 E	2,395		4,901	3,809	2
25	24	Specific Plan Exception (each)	11.5.7 F	3,847		14,932	11,611	25
26	25	Specific Plan Amendment (each)	11.5.7	17,570		40,560	31,555	1
27	26	Specific Plan Interpretation (each)	11.5.7	4,300	reduced	2,994	2,323	-
GUP's and OTHER SIMILAR QUASI JUDICIAL APPROVALS								
28	27	Conditional Use by APC or CPC (each)	12.24 U + 12.24 V	4,490		13,224	10,281	13
29	28	Child Care (≤ 50 children in the R3 Zone, or Large Family Daycare)	12.24 X, 24 & 25	1,280		4,601	3,547	-
30	29	Conditional Use by ZA (All other uses)	12.24 W	4,490		5,358	4,130	166

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
31	30	Conditional Use by ZA (Alcohol (on- or off-site sales) Entertainment (dance halls, hostess dance halls, massage parlors))	12.24 W1 + 12.24W18	6,474	reduced	6,459	4,979	228
32	31	Adult Entertainment Business Exception (Within 500 feet of another Adult Entertainment)	12.22 A20	401		5,317	4,099	4
33	32	Reasonable Accommodation Determination (each)	12.22 A27	-	New	3,311	2,570	-
34	33	Variances (All)	12.27	5,879		6,448	4,970	140
35	34	Adjustments by ZA (All except SFD (including, but not limited to, reduced parking for theaters or historic buildings, adaptive reuse, open storage for autos, or live/work))	12.28 A	5,398	reduced	5,370	4,139	48
36	35	Adjustments by ZA (SFD (policy))	12.28 A	1,423	50% subsidy	2,685	2,070	-
37	36	Slight Modification by ZA (each)	12.28 B2	215		3,941	3,038	6
38	37	ZA Interpretation of Yard or Use Regulations (ZAI) (Yards and hillsides)	12.21 A2	397		5,831	4,495	14
39	38	ZA Determinations under 12.24 X (unless listed separately) (each)	12.24 X	4,326		6,093	4,698	129
40	39	Relief from Fence Height Limitation (Fences not to exceed 8 feet in the required front, side, or rear yard in the A and R zones (X7) or Not to exceed 8 feet in the front yard of a group of lots (X8))	12.24 X7 + X8					
41	41	Certified Farmer's Market (each)	12.24 X6	794		4,525	3,488	22
42	42	Service of Alcohol in a Small Restaurant (≤ 50 seats)	12.24 X2	586		2,641	2,035	-
43	43	Approval to Erect Amateur Radio Antenna (each)	12.24 X3	229		6,040	4,656	-
44	44	Coastal Development Permit - SFD/IMF Residential	12.20.2	530		2,592	1,998	-
45	45	Coastal Development Permit - SFD/IMF Residential (no exceptions)	12.20.2	1,285		7,057	5,440	21
46	48	Coastal Development Permit - Non-residential	12.20.2	1,285	50% subsidy	3,529	2,720	-
47	50	Coastal Development Permit - Exemption Determination (each)	12.20.2	10,643	reduced	7,798	6,011	-
48	51	Coastal Development Permit - Approval in Concept (each)	12.20.2.1	108		684	527	258
49	52	Coastal Development Permit - Amendment (Residential/Single-family or Multi-family and Non-residential))	12.20.2.1Q + 12.20.2 O	340		703	542	53
50		Coastal Development Permit - Amendment (Residential Single-family - no exceptions)	12.20.2.1Q + 12.20.2 O	217		6,456	4,976	-
51	53	Coastal Development Permit - Amendment (Non-residential)	12.20.2.1Q + 12.20.2 O	217	50% subsidy	3,228	2,488	-
52	56	Mello Compliance Review (each)*			Combine with Fee 49	6,456	4,976	-
53	57	Public Benefits - Alternative Compliance Proposal (each)	14.00 B	4,490	New	828	638	-
54	58	Eldercare Facility Unified Permit Application (each)	14.3.1	7,266	reduced	16,938	13,171	1
55	59	DENSITY BONUS Application for Density Bonus (Request for one or more Incentives included in the Menu of Incentives)	12.22 A25 (e)	1,278		7,115	5,530	11
56	60	Application for Density Bonus (Request for an Incentive not included in the Menu of Incentives)	12.24 U25 + 14.00 A2	4,490		23,287	18,109	-
57	61	Application for Density Increase in excess of that permitted by Section 12.22 A.25 (each)		4,490		20,718	16,114	-
58	62	SITE PLAN REVIEW Site Plan Review - (Residential Projects of 50 or more dwelling units)	16.05	1,278		7,806	6,064	5
59	63	Site Plan Review - (All Other)	16.05	2,398		7,925	6,156	12
60	64	PLAN APPROVALS Conditions of Approval for Oil Drilling (each)	13.01 H	3,269		7,650	5,896	-

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
60	65	Surface Mining Permits (each)	13.03	1,258		2,640	2,035	-
61	66	Modification of Existing CUP by APC or CPC (each) Modification or Review by ZA (Plan Approval Applications, and, for example, non-conforming oil wells, landscaping nonconforming in the A and R Zones, shared parking, and parking near transit. Existing CUP or Variance)	12.24 M	2,750		8,878	6,903	1
62	67	Clarification of Q or D Limitations (each)	12.24 J, L, M	1,280		5,754	4,436	233
63	68	ADMINISTRATIVE CLEARANCES	12.32 H	607		4,428	3,441	8
64	69	Public Benefit Projects (SIGN OFF FOR BY-RIGHT PROJECT Shelter for Homeless with ≤ 30 beds in the R3, M1, M2, or M3 Zones; or Shelter for Homeless in ≤ 6 trailers by a church, religious institution, or philanthropic institution)	14	586	reduced	338	260	-
65	70	Public Benefit Projects (All Other Public Benefit Projects)	14	4,490	reduced	338	260	-
66	71	RIVER Clearance (each)*		-	New	487	376	75
67	72	Green Building Program Application (Includes staff time only. Consultant costs are a pass through and will be calculated separately.)	16.10	282	reduced	115	88	24
68	73	Miscellaneous Clearances - ZA Decision (each)		-	New	1,722	1,327	-
69	74	Miscellaneous Clearances - ZA Decision (SFD - no exceptions)		-	50% subsidy	861	664	-
70	75	Time Extension (All (except maps))		-	New	708	546	144
71	76	Letters of Correction, Modification, or Clarification of a ZA's, Director's, or DAA's Determination (each)		-	New	1,331	1,026	1
72	77	Supplemental Use District Sign-Off (Pedestrian Oriented District/ Transit Oriented District Community Design Overlay RPD)	13	294	reduced	199	155	150
73	79	Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions)		745		3,124	2,431	228
74	74	Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions) (Single Family - no exceptions)		745	50% subsidy	1,562	1,216	-
	80	OTHER						
	81	delete						
75	81	Development Agreement Application - Initial (each)	12.32	4,074		29,690	23,098	2
	82	Change of or Addl Hearing Scheduling (each)*		-	delete	0	0	
	83	Cancellation of Hearing (each)*		-	delete	0	0	
		PARCEL AND TENTATIVE SUBDIVISION MAPS						
76	85	SFD (RE 20 or less restrictive zone) (up to 4 lots)	17.50 - 17.58	1,115		8,935	6,964	16
77	86	SFD (RE 20 or less restrictive zone) (5 to 10 lots)	17.01 - 17.13	3,256		10,165	7,923	7
78	87	SFD (RE 20 or less restrictive zone) (11-49 lots)	17.01 - 17.13	3,256		11,257	8,773	3
79	88	SFD (RE 20 or less restrictive zone) (add'l fee for each 50 lots over 49)*	17.01 - 17.13	-	New	3,073	2,393	-
80	89	SFD (RE 40 or more restrictive zone) (up to 4 lots)	17.50 - 17.58	1,115		9,989	7,786	1
81	90	SFD (RE 40 or more restrictive zone) (5 to 10 lots)	17.01 - 17.13	3,256		11,219	8,744	1
82	91	SFD (RE 40 or more restrictive zone) (11-49 lots)	17.01 - 17.13	3,256		12,662	9,869	-

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
83	92	SFD (RE 40 or more restrictive zone) (add'l fee for each 50 lots over 49)*	17.01 - 17.13	-	New	3,867	3,012	-
84	93	Multi-Family (<50 units)	17.01 - 17.13	992		10,416	8,117	41
85	94	Multi-Family (50-99 units)	17.01 - 17.13	2,657		13,856	10,798	2
86	95	Multi-Family (≥ 100 units)	17.01 - 17.13	2,657		17,611	13,724	3
87	96	COMM / IND (with building) (<50K FAR s.f.)	12.95.3	2,732		12,552	9,783	9
88	97	COMM / IND (with building) (50K FAR s.f. - <100K FAR s.f.)	12.95.3	5,327		14,309	11,153	1
89	98	COMM / IND (with building) (≥100K FAR s.f. - <250K FAR s.f.)	12.95.3	5,327		16,065	12,522	2
90	99	COMM / IND (with building) (≥250K FAR s.f.)	12.95.3	5,327		17,822	13,892	-
91	100	COMM / IND (without building) (< 1 acre)	12.95.3	2,732		11,498	8,962	6
92	101	COMM / IND (without building) (≥1 acre to <5 acres)	12.95.3	5,327		12,552	9,783	6
93	102	COMM / IND (without building) (≥5 acres)	12.95.3	5,327		13,605	10,605	-
94	103	Review or Revision to Tentative Maps (Prior to Hearing)*	17	-	New	889	693	-
95	104	Review or Revision to Tentative Maps (After Hearing)*	17	-	New	1,374	1,071	-
96	105	Phasing of Map (each)*	17	-	New	545	425	-
97	106	Condo Conversion MF (<50 units)	12.95.2 + 12.95.3	1,984		16,109	12,556	20
98	107	Condo Conversion MF (50-99 units)	12.95.2 + 12.95.3	2,657		19,530	15,258	1
99	108	Condo Conversion MF (≥ 100 units)	12.95.2 + 12.95.3	5,002		22,161	17,274	2
100	109	Condo Conv. COMM / IND (with building) (<50K FAR s.f.)	12.95.2 + 12.95.3	5,464		13,430	10,468	6
101	110	Condo Conv. COMM / IND (with building) (≥50K FAR s.f. - <100K FAR s.f.)	12.95.2 + 12.95.3	10,654		14,309	11,153	2
102	111	Condo Conv. COMM / IND (with building) (≥100K FAR s.f. - <250K FAR s.f.)	12.95.2 + 12.95.3	10,654		15,187	11,838	-
103	112	Condo Conv. COMM / IND (with building) (≥250K FAR s.f.)	12.95.2 + 12.95.3	10,654		16,065	12,522	-
104	113	Mountain Fire Dist. SFD (RE 20 or less restrictive) (up to 4 lots)	17.52	1,652		13,492	10,516	-
105	114	Mountain Fire Dist. SFD (RE 20 or less restrictive) (5 - 10 lots)	17.52	4,884		14,897	11,611	-
106	115	Mountain Fire Dist. SFD (RE 20 or less restrictive) (11-49 lots)	17.52	4,884		16,478	12,844	-
107	116	Mountain Fire Dist. SFD (RE 20 or less restrictive) (add'l fee for each 50 lots over 49)*	17.52	-	New	6,096	4,752	-
108	117	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (up to 4 lots)	17.52	1,450		15,424	12,022	-
109	118	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (5 - 10 lots)	17.52	4,233		16,478	12,844	-
110	119	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (11 to 49 lots)	17.52	4,233		18,586	14,487	-
111	120	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (add'l fee for each 50 lots over 49)*	17.52	-	New	6,354	4,952	-
112	121	Hillside Grading Plan Review (≥60K sq.ft.)	91.7006.8.2	3,034		12,201	9,510	1
113	122	Time Extension (Maps)	17.06	384		793	618	56
114	123	Parcel Map Exemption (Lot Line Adj.) (each)	17.5	1,048		3,507	2,734	80
115	124	Parcel Map Waiver (each)*	17.5	-	New	3,729	2,907	-
116	125	Certificate of Compliance (each)	17.5	931		3,683	2,871	70
117	126	PRIVATE STREET MAPS Private Street map (each)	18 - 18.12	7,370		15,421	12,020	4

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
118	127	Very High Fire Hazard Private Street Map (each)	18 - 18.12	11,055		22,415	17,471	-
119	128	Deemed to be Approved Private Street (each)*	18 - 18.12	-	New	3,787	2,952	1
LAND DIVISION - OTHER								
120	129	Temporary Subdivision Direction Sign (First sign)	17	845		1,052	820	-
121	130	Temporary Subdivision Direction Sign (Each additional sign)	17	425	reduced	383	299	-
122	131	Mobile Home Park Impact Report (each)	17.04	2,484		13,992	10,906	-
123	132	delete						
124	133	Landscape Plan Approval (incl. water mgmt approval) As Part of a Discretionary Approval (each)	12.40	169		647	504	144
125	134	Reversion to Acreage (each)*	17.10 A	-	New	8,876	6,919	1
			17.14 +					
126	135	Modifications to Maps (each)	17.59	1,229		8,052	6,276	-
127	136	Quimby Fee Calculation (per instance) (each)*	12.33 A +	-	New	276	215	-
128	137	Advisory Agency (AA) Public Discussion Meeting (each)*	17.12	-	New	1,734	1,351	-
			17.03	-				
ENVIRONMENTAL REVIEW								
129	138	EAF - Initial Study to ND/MND		923		2,280	1,774	685
130	139	Publication Fee for ND/MND		-	New	946	946	-
131	139	MND -Expanded (per add'l study)*		-	New	1,953	1,520	-
132	142	Categorical Exemption (each)		79		81	63	1,260
133	143	Reconsideration Request (each)		146		703	548	139
HISTORIC RESOURCES								
134	144	Mills Act - Application (Single-Family Dwelling)		200	88% subsidy	250	250	19
135	144	Mills Act - Application (Commercial)		200		1,142	1,142	-
136	145	Mills Act - Contract Execution (Single-Family Dwelling)				variable	variable	-
137	146	Mills Act - Contract Execution (Commercial)		243	\$1/\$1,000 valuation	1,866	1,866	-
138	147	Valuation Exemption Processing (each)*		243		609	473	30
148	148	Contract Compliance Periodic Inspection (each)*	12.20.3	-	New	0	0	0
149	149	Historic Cultural Monument Application (each)*	12.20.3	-	delete	0	0	66
		Historic Cultural Monument Application (each)* (Owner Initiated)	12.20.3	-	delete	0	0	0
139	150	Historic Preservation Overlay: Establishment, Change, or Removal (each)	12.20.3	1,361		136,656	107,384	2
140	151	HPOZ Preservation Plan (Stand Alone application of Preservation plan, not as part of establishment, change or removal of the original HPOZ)*	12.20.3	-	New	30,998	24,119	-
141	152	HPOZ Certificate of Appropriateness (not involving new construction or additions)	12.20.3	294	90% subsidy	472	367	47
142	153	HPOZ Certificate of Appropriateness or Compatibility (new additions or construction up to 750 sq ft)	12.20.3	294	85% subsidy	708	490	13
143	154	HPOZ Certificate of Appropriateness or Compatibility (new additions or construction over 750 sq ft)	12.20.3	294	75% subsidy	1,181	1,181	-
	155	HPOZ Conforming Work (Board sign-off)*	12.20.3	-	delete	0	0	612
	156	HPOZ Conforming Work (Staff sign-off)*	12.20.3	-	delete	0	0	0
	157	HR Building Permit Clearance - (Admin. Review)*	12.20.3	-	delete	0	0	0
144	157	HR Building Permit Clearance - (Larger Project)*	12.20.3	-	delete	784	603	8
	158	HR Building Permit Clearance - (Minor Project)*	12.20.3	-	delete	0	0	0
	159	Demolition Review - (Minor Historic Significance)*	12.20.3	-	delete	0	0	0
	160	Demolition Review - (Major Historic Significance)*	12.20.3	-	delete	0	0	0
145	173	APC/DEM Case (Historic) - demolition of main structure	12.20.3	294	50% subsidy	4,317	3,359	1
146	173	APC/DEM Case (Historic) - demolition of accessory structure	12.20.3	294		2,159	1,680	-

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
		MODIFICATIONS/DISCONTINUANCE OF USE (REVOCATIONS)						
147	169	Imposition of Conditions	12.27.1	3,914		26,680	21,025	8
148	170	Reconsideration	12.27.1	746		29,866	23,536	1
149	171	Plan Approval for RV Case	12.27.1	2,398		35,027	27,603	8
	172	Parcel Map Violations (IMPOSITION OF COND.)		-	delete			
								6,002

NOTES:

- * Denotes new fee items added or resulting from fee restructuring
- ** Amendments / Additions to Approved Plans or Vested Regulations will be charged at 25% of the original application fee
- *** Multiple Application permits will be charged as follows: 100% of the first application (highest fee), 50% of the second application (second highest fee), 25% of each additional application

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/Unit	Subsidized Fees & Notes	Full Cost Recovery Fee Amount	Proposed Fee Amount w/out CAP	Estimated Annual Volume
		APPEALS/SUPPORTING ACTIVITY FEES						
150		Appeal by Applicant (85% of the application fee)				variable	variable	255
151		Appeal by Aggrieved Parties within legal notice area		74	subsidized	150	150	-
152		Appeal by Aggrieved Parties outside of the legal notice area		74	subsidized	500	500	-
153		Building and Safety Appeal	12.26 K	368		7,933	7,933	9
154		General Plan Maintenance Fee (3% on all permits and applications)						
155		Historic Resources Fee (1% on all permits and applications - to sunset on 6/30/12)						
								6,266

MPLE CASE FEE CALCULATION

Case Type	Current Fee	Proposed Fee without CAP Includes multiple application policy	Full Cost Recovery Proposed Fee
Sample Case #1			
Project Permit with Design Review Board (Single Family)	1,187	2,097	2,698
Project Permit Compliance with Specific Plan Review	1,187	740	952
Categorical Exemption	79	63	81
Subtotal	2,453	2,900	3,731
OSS Surcharge - 2%	50	58	75
Development Surcharge - 6%	147	174	224
Operating Surcharge - 7%	172	203	261
General Plan Maintenance Surcharge - 3%		87	112
Historic Resources Surcharge - 1%		29	37
TOTAL	\$ 2,822	\$ 3,451	\$ 4,440
Percentage Increase		22%	57%
Sample Case #2			
Zone Variance (ZV)	5,879	4,970	6,448
Zone Variance (3 Combination Permits)	5,001	4,970	6,448
Zoning Administration Interpretation (ZAI)	397	1,124	1,458
Environmental Assessment Finding (EAF)	923	1,774	2,280
Subtotal	12,200	12,838	16,634
OSS Surcharge - 2%	244	257	333
Development Surcharge - 6%	732	770	998
Operating Surcharge - 7%	854	899	1,164
General Plan Maintenance Surcharge - 3%		385	499
Historic Resources Surcharge - 1%		128	166
Publication Fee for ND/MND		946	946
TOTAL	\$ 14,030	\$ 16,223	\$ 20,740
Percentage Increase		16%	48%
Sample Case #3			
Zone Variance (ZV)	5,879	2,485	3,224
Zoning Administration Adjustment	1,667	1,035	1,343
Site Plan Review	1,278	6,064	7,806
MND - Reconsideration Request	146	548	703
Subtotal	8,970	10,132	13,076
OSS Surcharge - 2%	180	203	262
Development Surcharge - 6%	539	608	785
Operating Surcharge - 7%	628	709	915
General Plan Maintenance Surcharge - 3%		304	392
Historic Resources Surcharge - 1%		101	131
Publication Fee for ND/MND		946	946
Expediting Fee	6,500	6,500	6,500
TOTAL	\$ 16,817	\$ 19,503	\$ 23,006
Percentage Increase		16%	37%