

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL

FILE NO. 09-0969

**FROM: WENDY GREUEL, VICE-CHAIR
BILL ROSENDAHL, MEMBER
BUDGET AND FINANCE COMMITTEE**

**ED REYES, CHAIR
PLANNING AND LAND USE MANAGEMENT COMMITTEE**

COMMUNICATION FROM VICE-CHAIR and MEMBER, BUDGET AND FINANCE COMMITTEE and CHAIR, PLANNING AND LAND USE MANAGEMENT COMMITTEE relative to the Department of City Planning's comprehensive fee study results and recommendations.

SUBMITS WITHOUT RECOMMENDATION the following recommendations of the Department of City Planning relative to the Department's comprehensive fee study:

1. APPROVE amending the Los Angeles Municipal Code (LAMC) Sections 19.01 through 19.12 to revise fees to more accurately represent the cost of providing planning and land use services and achieve full cost recovery, as outlined in the attached fee schedule (Attachment A).
2. ESTABLISH a Department of City Planning Enterprise Fund by amending Sections 5.400, 5.484, and 19.13 of the LAMC.

Fiscal Impact Statement: The Department of City Planning (DCP) reports that the recommended changes to the DCP fee schedule have the potential to increase City revenues by \$7 to \$8 million annually. The Department's case processing functions will become fully cost recoverable and reduce the burden to the General Fund by this same amount.

Community Impact Statement: None submitted

SUMMARY

At a joint meeting of the Budget and Finance (B&F) Committee and Chair of the Planning and Land Use Management (PLUM) Committees, on June 1, 2009, the Committee members considered a DCP report relative to the Department's comprehensive fee study. The fee study, completed by Matrix Consulting Group (Matrix), found that the DCP is currently recovering approximately 40 percent of the estimated full cost of providing most fee related services. The study indicated an overall subsidy is being provided to fee payers, where the annual revenue collected for all fee related services is less than the estimated citywide costs of providing those services.

The DCP reports that the total cost of fee related services included in the fee study is approximately \$18 million. The DCP currently receives revenue for these items in the amount of \$7 million and is, therefore, only achieving 40 percent of total cost recovery. The report estimates that if the fees were set to capture 100 percent of their cost, additional revenue of approximately \$11 million could be realized. Political and economic policy factors which often warrant adoption of fee levels at less

than 100 percent, as well as reduced case processing volume, would likely bring that estimate down as much as 30 percent to \$7 to \$8 million in additional annual revenue.

Based on the fee study findings, the Department is recommending revising the LAMC to more accurately represent the cost of providing planning and land use services. The Department is additionally recommending establishment of a Department of City Planning Enterprise Fund to capture revenues in a separate account and provide for full cost recovery of case processing staff and resources. Fees deposited into the Fund would include: fees related to the processing of applications for all planning and entitlement functions and appeals, as well as processing fees for records, publications and maps. The Fund would also be used to purchase or pay for labor, expenses, equipment, materials, and services in support of planning related functions. The DCA reports that appropriations would be established by an expenditure plan through the annual budget process. The DCA additionally recommends that the Department's Major Projects Trust Fund and Expedited Permit Fund be consolidated into the Enterprise Fund.

The CAO reported, relative to the DCP's request to establish an Enterprise Fund, that the nature of the activity itself does not lend itself to being in an Enterprise Fund. The CAO would like an opportunity to further review the DCP recommendation with the Controller who also has concerns regarding establishment of an Enterprise Fund. If the intent is to segregate the revenues and have a special accounting of revenues and expenditures from the fund, the CAO suggested establishing a special revenue fund in next years' budget which the CAO believes would accomplish much of what the DCP wants.

During the Committees discussion, the Director of City Planning reported that the current planning fee structure looks good when compared to surrounding cities; however, the proposed fee structure would result in fees slightly higher than most, but not all, surrounding cities. The Chair of the B&F Committee questioned the application of a 21 percent Cost Allocation Plan (CAP) rate for services performed by other City departments as part of the planning process, i.e., the Bureau of Engineering. The Chair, recognizing that a reduction in the CAP rate translates to a reduction in General Fund revenue, wants to ensure that the CAP, when applied to services performed by other City departments, is fair and reasonable. While the CAO reported that application of the CAP rate is in line with the current City practice, the CAO is studying the CAP rate as it applies to the cost of City services and the impact on fees. The CAO expects to complete its study in approximately three months.

Following a lengthy discussion during which numerous questions were raised regarding many of the fees, the Chair of the Planning and Land Use Management Committee and the Vice-Chair and Member of the Budget and Finance Committee recommended to submit the matter to the Council without recommendation. The Committee members felt that it would be more efficient to send the matter forward to the Council for a full discussion inasmuch as the proposed fees will impact each Council District, and a lengthy discussion is anticipated. Additionally, it was requested that a list of questions asked in Committee be attached to the Committee report to facilitate the Council discussion (Attachment B). This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

WENDY GREUEL, Vice-Chair
Budget and Finance Committee

BILL ROSENDAHL, Member
Budget and Finance Committee

ED REYES, Chair
Planning and Land Use Management Committee

BUDGET AND FINANCE COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PARKS:	ABSENT (left prior to end of discussion)
GREUEL:	YES
SMITH:	ABSENT
ROSENDAHL:	YES
HUIZAR:	ABSENT

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	ABSENT
WEISS:	ABSENT

LB
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Attachments

-NOT OFFICIAL UNTIL COUNCIL ACTS-

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
LEGISLATIVE ACTIONS						
1	1	GPA (Stand Alone without ZC or Annexation)*		-		21,912
2	2	Zone Change - SF/D/MF Residential (up to 49 Units)	12.32 F	12,608	reduced	11,734
3	3	Zone Change - SF/D/MF Residential (add'l fee for each 50 units over 49)	12.32 F	6,688	reduced	5,747
4	4	Zone Change - Non-residential ($\leq 49,999$ s.f.)	12.32 F	12,695	reduced	11,737
5	5	Zone Change - Non-residential ($\geq 50,000$ s.f.)	12.32 F	12,695		16,440
6	6	Height District Change (each)	12.32 F	2,399		11,123
7	7	Amendment of Council's Instructions: Removal of T Class. (each)	D14	2,179		4,264
8	9	Supplemental Use District: Establishment (including, but not limited to, O, S, G, RPD, K, CA, POD, CDO, TOD, MU, FH, RFA, SMA and SN Districts)	12.32 S	-		134,608
9	10	Supplemental Use District: Change or Removal (including, but not limited to, O, S, G, RPD, K, CA, POD, CDO, TOD, MU, FH, RFA, SMA and SN Districts)	12.32 S	1,626		66,289
10	11	Building Line (Establishment, Change or Removal)	12.32 R	3,217		8,833
11	12	Zone Boundary Line Adjustment (each)	12.30 H+			5,476
12	13	Approval of Transfer of Floor Area Plan (each)	K	3,812		16,292
13	14	General Plan Amendment and Zone Change (≤ 999 Units, $499K$ s.f.(comm/ind), $249K$ s.f.(mixed use))	14.5.1 - 14	14,549		23,884
14	15	General Plan Amendment and Zone Change (≥ 100 d.u., $500K$ s.f.(comm/ind), $250K$ s.f.(mixed use))	11.5.8	19,019		32,116
15	16	Annexation, General Plan Amendment, and Zone Change. (≤ 999 d.u., $499K$ s.f.(comm/ind), $249K$ s.f.(mixed use))	11.5.8	3,994		46,357
16	17	Annexation, General Plan Amendment, and Zone Change. (≥ 100 d.u., $500K$ s.f.(comm/ind), $250K$ s.f.(mixed use))	11.5.8	-		62,566
17	18	Land Use Determinations by City Planning Commission (each)	12.24 I	4,121		11,060
SPECIFIC PLAN APPROVALS						
18	19	Project Permit Compliance and other Specific Plan Reviews (SPP or SPR)	11.5.7 C	989		3,808
19	20	Project Permit Compliance and other Specific Plan Reviews (Single Family)	11.5.7 C	989	50% subsidy	1,904
20	20	Project Permit With DRB	11.5.7 C	1,187		5,395
21	21	Project Permit With DRB (Single Family)	11.5.7 C	1,187	50% subsidy	2,698
22	21	DRB - Preliminary	16.50 E3	594		3,044
23	22	DRB - Preliminary (Single Family)	16.50 E3	594	50% subsidy	1,522
24	22	Project Permit Modification (each)	11.5.7 D	1,296		3,308
25	23	Project Permit Adjustment (each)	11.5.7 E	1,278		4,901
26	24	Specific Plan Exception (each)	11.5.7 F	3,847		14,932
27	25	Specific Plan Amendment (each)	11.5.7	14,648		40,560
28	26	Specific Plan Interpretation (each)	11.5.7	4,300	reduced	2,994
CUPS and OTHER SIMILAR QUASI-JUDICIAL APPROVALS						
29	27	Conditional Use by APC or CPC (each)	12.24 U+	4,490		13,224
30	28	Child Care (≤ 50 children in the R3 Zone, or Large Family Daycare)	12.24 X, 24 & 25	1,280		4,601
31	29	Conditional Use by ZA (All other uses)	12.24 W	4,490		5,358

ATTACHMENT A

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
32	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
33	31	Adult Entertainment Business Exception (Within 500 feet of another Adult Entertainment)	12.22 A20	401		5,317
34	32	Reasonable Accommodation Determination (each)	12.22 A27	-		3,311
35	33	Variances (All)	12.27	3,678		6,448
36	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 livework))	12.28 A	5,398	reduced	5,370
37	35	Adjustments by ZA (SFD (policy))	12.28 A	1,423		5,530
38	36	Slight Modification by ZA (each)	12.28 B2	215		3,941
39	37	ZA Interpretation of Yard or Use Regulations (ZAI) (Yards and hillsides)	12.21 A2	397		5,831
40	38	ZA Determinations under 12.24 X (unless listed separately) (each)	12.24 X	4,326		6,093
41	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	794		4,525
42	41	Certified Farmer's Market (each)	12.24 X6	586		2,641
43	42	Service of Alcohol in a Small Restaurant (<=50 seats)	12.24 X2	229		6,040
44	43	Approval to Erect Amateur Radio Antenna (each)	12.24 X3	530		2,592
45	44	Coastal Development Permit - SFD/JAF Residential	12.20.2	1,285		7,057
46	45	Coastal Development Permit - SFD Residential (no exceptions)	12.20.2	1,285	50% subsidy	3,529
47	48	Coastal Development Permit - Non-Residential	12.20.2	10,643	reduced	7,798
48	50	Coastal Development Permit - Exemption Determination (each)	12.20.2.1	108		684
49	51	Coastal Development Permit - Approval in Concept (each)	12.20.2	340		703
50	52	Coastal Development Permit - Amendment (Residential (Single-family or Multi-family))	12.20.2.1Q O	217		6,456
51		Coastal Development Permit - Amendment (Residential Single-family - no exceptions)	12.20.2.1Q O	217	50% subsidy	3,228
52	53	Coastal Development Permit - Amendment (Non-residential)	12.20.2.1Q O	1,280		6,456
53	56	Mello Compliance Review (each)*		-		828
54	57	Public Benefits - Alternative Compliance Proposal (each)	14.00 B	4,490		16,938
55	58	Eldercare Facility Unified Permit Application (each)	14.3.1	7,266	reduced	6,369
		DENSITY BONUS				
56	59	Application for Density Bonus (Request for one or more incentives included in the Menu of Incentives)	12.22 A25 (e)	1,278		7,115
57	60	Application for Density Bonus (Request for an incentive not included in the Menu of Incentives)	12.22 A25 (e)	4,490		23,287
58	61	Application for Density Increase in excess of that permitted by Section 12.22 A.25 (each)	12.24 U25 + 14.00 A2	4,490		20,718
59	62	SITE PLAN REVIEW Site Plan Review - (Residential Projects of 50 or more dwelling units)	16.05	1,278		7,806

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
60	63	Site Plan Review - (All Other)	16.05	2,398		7,925
PLAN APPROVALS						
61	64	Conditions of Approval for Oil Drilling (each)	13.01 H	1,274		7,650
62	65	Surface Mining Permits (each)	13.03	1,048		2,640
63	66	Modification of Existing CUP by APC or CPC (each)	12.24 M	2,292		8,878
64	67	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 J, L M	1,332		5,754
65	68	Clarification of Q or D Limitations (each)	12.32 H	607		4,428
ADMINISTRATIVE CLEARANCES						
66	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	488	reduced	338
67	70	Public Benefit Projects (All Other Public Benefit Projects)	14	3,742	reduced	338
68	71	RIVER Clearance (each)*		-		487
69	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
70	73	Miscellaneous Clearances - ZA Decision (each)		-	reduced	1,722
71	74	Miscellaneous Clearances - ZA Decision (SFD - no exceptions)		-	50% subsidy	861
72	75	Time Extension (All (except maps))		-		708
73	76	Letters of Correction, Modification, or Clarification of a ZA's, Director's, or DAA's Determination (each)		-		1,331
74	77	Supplemental Use District Sign-Off (Pedestrian Oriented District Transit Oriented District Community Design Overlay RPD)	13	294	reduced	199
75	79	Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions)		745		3,124
76		Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions) (Single Family - no exceptions)		745	50% subsidy	1,562
OTHER						
80		delete				
77	81	Development Agreement Application - Initial (each)	12.32	4,074		29,690
	82	Change of or Add'l Hearing Scheduling (each)*		-	delete	0
	83	Cancellation of Hearing (each)*		-	delete	0
PARCEL AND TENTATIVE SUBDIVISION MAPS						
78	85	SFD (RE 20 or less restrictive zone) (up to 4 lots)	17.50 - 17.58	1,115		8,935
79	86	SFD (RE 20 or less restrictive zone) (5 to 10 lots)	17.01 - 17.13	3,256		10,165
80	87	SFD (RE 20 or less restrictive zone) (11-49 lots)	17.01 - 17.13	3,256		13,257
81	88	SFD (RE 20 or less restrictive zone) (add'l fee for each 50 lots over 49)*	17.01 - 17.13	-		3,073
82	89	SFD (RE 40 or more restrictive zone) (up to 4 lots)	17.50 - 17.58	1,115		9,989

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
83	90	SFD (RE 40 or more restrictive zone) (5 to 10 lots)	17.01 - 17.13	3,256		11,219
84	91	SFD (RE 40 or more restrictive zone) (11-49 lots)	17.01 - 17.13	3,256		12,662
85	92	SFD (RE 40 or more restrictive zone) (add'l fee for each 50 lots over 49)*	17.01 - 17.13	-		3,867
86	93	Multi-Family (<50 units)	17.01 - 17.13	992		10,416
87	94	Multi-Family (50-99 units)	17.01 - 17.13	2,657		13,856
88	95	Multi-Family (≥100 units)	17.01 - 17.13	2,657		17,611
89	96	COMM / IND (with building) (<50K FAR s.f.)	12.95.3	2,732		12,552
90	97	COMM / IND (with building) (50K FAR s.f. - <100K FAR s.f.)	12.95.3	5,327		14,309
91	98	COMM / IND (with building) (≥100K FAR s.f. - <250K FAR s.f.)	12.95.3	5,327		16,095
92	99	COMM / IND (with building) (≥50K FAR s.f.)	12.95.3	5,327		17,822
93	100	COMM / IND (without building) (< 1 acre)	12.95.3	2,732		11,498
94	101	COMM / IND (without building) (≥ 1 acre to <5 acres)	12.95.3	5,327		12,552
95	102	COMM / IND (without building) (≥ 5 acres)	12.95.3	5,327		13,605
96	103	Review or Revision to Tentative Maps (Prior to Hearing)*	17	-		889
97	104	Review or Revision to Tentative Maps (After Hearing)*	17	-		1,374
98	105	Phasing of Map (each)*	17	-		545
99	106	Condo Conversion MF (<50 units)	12.95.2 + 12.95.3	1,984		16,109
100	107	Condo Conversion MF (50-99 units)	12.95.2 + 12.95.3	5,314		19,530
101	108	Condo Conversion MF (≥100 units)	12.95.2 + 12.95.3	5,314		22,161
102	109	Condo Conv. COMM / IND (with building) (<50K FAR s.f.)	12.95.2 + 12.95.3	5,464		13,430
103	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
104	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
105	112	Condo Conv. COMM / IND (with building) (≥250K FAR s.f.)	12.95.2 + 12.95.3	10,654		16,085
106	113	Mountain Fire Dist. SFD (RE 20 or less restrictive) (up to 4 lots)	17.52	4,233		13,482
107	114	Mountain Fire Dist. SFD (RE 20 or less restrictive) (5 - 10 lots)	17.52	4,233		14,887
108	115	Mountain Fire Dist. SFD (RE 20 or less restrictive) (11-49 lots)	17.52	4,233		16,478
109	116	Mountain Fire Dist. SFD (RE 20 or less restrictive) (add'l fee for each 50 lots over 49)*	17.52	-		6,096
110	117	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (up to 4 lots)	17.52	1,450		15,424
111	118	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (5 - 10 lots)	17.52	4,233		16,478
112	119	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (11 to 49 lots)	17.52	4,233		18,586
113	120	Mountain Fire Dist. SFD (RE 40 or more restrictive) - (add'l fee for each 50 lots over 49)*	17.52	-		6,354
114	121	Hillside Grading Plan Review (≥60K cu.yds.)	17.05 J + L	3,034		12,201

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/Unit	Subsidized Fees & Notes	New Proposed Fee Amount
115	122	Time Extension (Maps)	17.06	384		793
116	123	Parcel Map Exemption (Lot Line Adj.) (each)	17.5	1,048		3,507
117	124	Parcel Map Waiver (each)*	17.5	-		3,729
118	125	Certificate of Compliance (each)		931		3,683
		PRIVATE STREET MAPS				
119	126	Private Street map (each)	18 - 18.12	7,370		15,421
120	127	Very High Fire Hazard Private Street Map (each)	18 - 18.12	11,055		22,415
121	128	Deemed to be Approved Private Street (each)*	18 - 18.12	-		3,787
		LAND DIVISION - OTHER				
122	129	Temporary Subdivision Direction Sign (First sign)	17	845		1,052
123	130	Temporary Subdivision Direction Sign (Each additional sign)	17	845	reduced	383
124	131	Mobile Home Park Impact Report (each)	17.04	2,484		13,992
		delete				
125	133	Landscape Plan Approval (incl. water mgmt approval) As Part of a Discretionary Approval (each)	12.40	169		647
126	134	Reversion to Acreage (each)*	17.10 A	-		8,876
127	135	Modifications to Maps (each)	17.14 +	1,229		8,052
128	136	Quimby Fee Calculation (per instance) (each)*	12.33 A +	-		276
129	137	Advisory Agency (AA) Public Discussion Meeting (each)*	17.12	-		1,734
		ENVIRONMENTAL REVIEW				
130	138	EAF - Initial Study to ND/MND - base fee includes traffic study		923		2,280
131	139	MND - Expanded (per add'l study)*		-		1,953
132	142	Categorical Exemption (each)		79		81
133	143	Reconsideration Request (each)		146		703
		HISTORIC RESOURCES				
134	144	Mills Act - Application (Single-Family Dwelling)		200	88% subsidy	250
135		Mills Act - Application (Commercial)		200		1,142
136	145	Mills Act - Contract Execution (Single-Family Dwelling)		243	\$1/\$1,000 valuation	variable
137	146	Mills Act - Contract Execution (Commercial)		243		1,865
138	147	Valuation Exemption Processing (each)*		243		609
139	148	Contract Compliance Periodic Inspection (each)*	12.20.3	-	delete	0
140	149	Historic Cultural Monument Application (each)*	12.20.3	-		3,366
141	150	Historic Cultural Monument Application (each)* (Owner Initiated)	12.20.3	-	100% subsidy	0
142	151	Historic Preservation Overlay: Establishment, Change, or Removal (each)	12.20.3	1,361		136,656
143	152	HPOZ Preservation Plan (Stand Alone application of Preservation plan, not as part of establishment, change or removal of the original HPOZ)*	12.20.3	-		30,998
144	153	HPOZ Certificate of Appropriateness (not involving new construction or additions)	12.20.3	294	90% subsidy	472
		HPOZ Certificate of Appropriateness or Compatibility (new additions or construction up to 750 sq ft)	12.20.3	294	85% subsidy	708
145		HPOZ Certificate of Appropriateness or Compatibility (new additions or construction over 750 sq ft)	12.20.3	294		
154	154	HPOZ Conforming Work (Board sign-off)*	12.20.3	-	75% subsidy	1,181
155	155	HPOZ Conforming Work (Staff sign-off)*	12.20.3	-	delete	0
156	156	HR Building Permit Clearance - (Admin. Review)*	12.20.3	-	delete	0

NEW STUDY FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
146	157	HR Building Permit Clearance - (Larger Project)*	12.20.3	-	68% subsidy	784
	158	HR Building Permit Clearance - (Mirror Project)*	12.20.3	-	delete	0
	159	Demolition Review - (Minor Historic Significance)*	12.20.3	-	delete	0
	160	Demolition Review - (Major Historic Significance)*	12.20.3	-	delete	0
	147	APC/DEM Case (Historic) - demolition of main structure	12.20.3	294		4,317
	148	APC/DEM Case (Historic) - demolition of accessory structure	12.20.3	294	50% subsidy	2,159
		MODIFICATIONS/DISCONTINUANCE OF USE (REVOCACTIONS)				
	149	Imposition of Conditions	12.27.1	3,914		26,680
	150	Reconsideration	12.27.1	746		29,866
	151	Plan Approval for RV Case	12.27.1	2,398		35,027
	152	Parcel Map Violations (IMPOSITION OF COND.)	12.27.1	-		2,074

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

APPEALS/SUPPORTING ACTIVITY FEES						
	153	Appeal by Applicant (85% of the application fee)				variable
	154	Appeal by Aggrieved Parties within legal notice area		74	subsidized	150
	155	Appeal by Aggrieved Parties outside of the legal notice area		74	subsidized	500
	156	Building and Safety Appeal	12.26 K	368		7,933
	157	General Plan Maintenance Fee (3% on all permits and applications)				
	158	Historic Resources Fee (1% on all permits and applications - to sunset on 6/30/12)				

Attachment B

The Planning Department was asked to be prepared to address questions relative to the following fees and issues:

1. Certified Farmers Markets fees
2. Service of Alcohol in a Small Restaurant fees
3. Coastal Development Permit fees
4. Development Agreement application fees
5. Mountain Fire District fees
6. Condo Conversion fees
7. Historic Preservation Overlay Zone fees
8. Mobile Home Park fees
9. Revocation fees
10. the proposed General Plan Maintenance Fee
11. consideration of adjusted rates for seniors, low income, etc.
12. will the significant increase in fees result in an increase in non-permitted projects?
13. application of a 21 percent CAP rate to the proposed fees
14. the impact on for-profit and not-for-profit developers of affordable housing
15. the practicality of increasing fees for developments that include 80 percent or more of affordable rental units
16. how will the proposed fee increases affect incentives for development of "green" buildings?
17. what is the difference between a surcharge and the proposed fees?
18. is there any fee(s) proposed by the Consultant that the Planning Department disagrees with?
19. what kind of additional personnel would be needed to adequately staff the Department to process planning applications?