



# Planning Fees

Fees effective as of July 1, 2025

The Planning Division requires either fees or cost recovery deposits, depending on the application. **Fees** are one-time payments that cover the entire cost of processing the application. **Cost Recovery Deposits** are arrangements where the staff charges their time against the initial deposit, recovering the actual cost of project review.

## Planned Permits

Small Planned Community Permit.....	CR \$7,500
Planned Community Permit.....	CR \$20,000
Planned Development.....	CR \$7,500
Planned Development Amendment.....	\$4,051

## Use & Variance Permits

Use Permit.....	CR \$6,500
Use Permit (no technical studies).....	\$4,565
Use Permit (temporary).....	\$1,787
Large Family Child Care Use Permit.....	\$0
Commercial Child Care Use Permit.....	\$4,051
Variance.....	\$3,614

## Sign Permits

Sign Permit (individual tenant).....	\$377
Sign Program.....	\$2,444
Sign Exception.....	CR \$1,225

## Architectural Permits

Residential (1-2 units).....	\$2,481
Residential (SFR)(Planning Commission).....	CR \$5,000
Multi-family (3 or more units).....	CR \$5,000
Hillside Home (ZA hearing).....	\$4,489
Commercial New Construction.....	CR \$7,500
Commercial Facade Change.....	\$2,043

## Appeals

Initial permit fee/deposit ≥ \$4,500.....	\$5,734
Initial permit fee/deposit < \$4,500.....	\$1,146

## Zoning and General Plan

General Plan Amendment.....	CR \$20,000
Zoning Text/Map Amendment.....	CR \$20,000

## Cost Recovery Deposits

Permits requiring a deposit are marked with **CR**.

## Permits after Work Done

For permits issued after work is done, Planning requires a deposit equal to twice the previously applicable fee, with a \$1,000 minimum.

## Additional Services Not Listed

For any consultation, review, permit, inspection, or formal determination not otherwise listed in this schedule, a deposit is required.

## Maps

Tentative Parcel Map.....	CR \$7,500
Tentative Subdivision Map.....	CR \$15,250
Condominium Permit.....	CR \$4,500
Lot Combo, Merge, Line Adjust.....	\$1,787
Preliminary Design Map.....	CR \$1,000

## Address Assignment

Additional Address for an ADU.....	\$360
New or Change of Address (1 unit).....	\$720
New Address (2-19 units).....	\$1,441
New Address (20 or more units).....	\$2,161

## Affordable Housing Monitoring

Initial Submittal (per unit).....	\$177
Annual Submittal (per unit).....	\$177
Third Party Compliance Review.....	Actual costs

## Miscellaneous

Zoning Verification Letter.....	\$720
Certificate of Compliance.....	\$2,474
Sexually-Oriented Business.....	CR \$2,500
Short-Term Rental Registration.....	\$437
Pre-Application Meeting Request.....	CR \$5,000

## Outdoor Business Activity Permit

Parklet/ Sidewalk Cafe Fee.....	\$2,522
Space Fee (per sq ft).....	\$11.59
Annual Renewal.....	\$662

## Historic Review

Historic Report (pre-1940s structure).....	CR \$5,000
Mills Act Contract.....	\$780
Mills Act 5-Year Inspection.....	\$152