



CITY OF SANTA MONICA
CITY PLANNING APPLICATION FEES

Effective: July 1, 2009

Revised: August 27, 2009

(Includes fees for permit issuance & preliminary review, if applicable.)

APPLICATION TYPE	TOTAL FEE DUE WITH APPLICATION
Adjustments	\$2,423.52
Administrative Approval	\$4,623.08
Alcohol Determination	\$1,020.00
Alcohol Exemption	\$1,530.00
Appeals	\$376.23
Applications filed after the fact	Double Fees
Architectural Review – Buildings, Colors & Materials	\$1,428.00
Architectural Review – Signs or Landscaping	\$918.00
ARB Staff Approval	\$255.00
ARB Staff Approval – Single Trade Permits	Waived
Business License Planning Review	\$279.48
Business License Planning Review – Home Occupation Permit	\$32.81
Certification of Appropriateness	Waived
Certificate of Compliance	\$1,439.46
Certificate of Economic Hardship	\$4,335.00
Conditional Use Permit	\$10,998.08
Deed Restriction	\$372.30
Design Compatibility Permit	\$10,080.08
Development Review	\$13,038.08
Fence/Wall/Hedge Height Modification (Administrative)	\$109.37
Fence/Wall/Hedge Height Modification (Discretionary)	\$218.74
Final Map	\$1,035.54
General Plan Amendment	\$10,590.08
Historic District Designation	\$1,035.74
Home Occupation Permit Review	\$32.81
Landmark Designation	\$713.09
Lot Line Adjustment	\$714.00
Minor Outdoor Dining Permits	\$229.67
Multiple Applications	\$1,428.00
Performance Standards Permit	\$1,428.00
Permit Extension – Administrative	\$255.00
Projects in Coastal Zone [Approval in Concept]	\$255.00
Reduced Parking Permit	\$3,147.72
Re-Occupancy Permit	\$1,677.90
Sign Adjustment	\$918.00
Structure of Merit	\$765.00
Temporary Use Permit	\$932.28
Tentative Map	\$3,177.54
Text Amendment / Zone Change	\$9,978.08
Use Permit Application	\$4,062.08
Use Permit Application – Antenna	\$3,544.50
Variance Application (including Noise Variances)	\$3,060.00
Waiver of Parcel Map	\$1,887.00
Yard Modification	\$3,060.00

APPLICATION TYPE**TOTAL FEE DUE
WITH APPLICATION**

Zoning Compliance Letter

\$838.44

APPLICATION TYPE	FEES
Development Agreement	Hourly Cost [\$231.54/hr] with Initial Deposit of \$10,000
Environmental Fees:	
Class 32 Categorical Exemption	\$12,832.62
Negative Declaration	\$20,268.42
Initial Study / Mitigated Negative Declaration (IS/MND) -and- Environmental Impact Report (EIR)	\$10,000 or 25% of Consultant Contract, whichever is greater. Additionally, 11% of Traffic Study portion of Consultant Contract is payable with IS/MND payment (see example).
	Example: Consultant Contract = \$100,000 x 25%= \$25,000 Traffic Study Portion = \$35,000 x 11%= \$ 3,850 Example Total Payment Required = \$28,850

Notes

1. Planning fees are waived for Large Family Daycare and Child Care Center applications.
2. "Affordable Housing Projects" as defined by Zoning Ordinance *are exempt* from Planning application fees.
3. In the case of projects requiring multiple permit applications, which may be approved by the same entity, the fee for the highest permit shall be charged, plus the multiple permit application fee for any additional concurrently processed applications. If multiple permits are required which can not be approved by the same entity, or if an environmental review is needed, the full fee for such applications shall be charged.
4. Non-administrative permit extensions shall be charged the full application fee for the permit to be extended.
5. Sign Adjustment applications for ARB review of buildings which include proposed signage and/or landscaping shall be charged the building review fee only unless a sign adjustment is requested, in which case the multiple application fee shall be charged in addition to the building review fee; separate applications for signage and/or landscaping shall be charged the sign/landscaping review fee.
6. A re-submittal for ARB approval of a design change shall be processed with no fee charge unless a building permit has been issued for the project, in which case the standard fee amounts shall be charged. A re-submittal which includes signage changes which trigger a requirement for a sign adjustment shall be charged the sign adjustment fee.
7. Application fee refunds for withdrawn projects shall be processed as follows: application not yet deemed complete: 90% refund; application deemed complete: 75% refund; determination or Planning Commission or other board report drafted: 50% refund; determination issued, ZA hearing conducted, or Planning Commission or other board report issued: 25% refund.
8. All planning fees for Administrative Approval applications shall be waived for designated landmark structures and structures identified as contributing to designated historic districts.
9. All Certificate of Appropriateness fees for any alteration, restoration, or construction, in whole or in part, to a designated landmark or to structures identified as contributing to a designated historic district shall be waived.
10. Antenna Use Permits for television reception only [TVRO] and ham radio antennas - **\$25.00**. All other antennas are charged the full Use Permit fee.

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