

**CITY OF LOS ANGELES**

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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City Clerk

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Executive Officer

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August 6, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file No. 09-0969, at its meeting held AUGUST 5, 2009.

  
City Clerk  
VCW

44

**VERBAL MOTION**

I HEREBY MOVE that Council ADOPT the following recommendations of the City Planning Department (Item No. 44, CF 09-0969) 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.

PRESENTED BY \_\_\_\_\_  
ED P. REYES  
Councilmember, 1st District

SECONDED BY \_\_\_\_\_  
BERNARD C. PARKS  
Councilmember, 8th District

August 5, 2009

CF 09-0969

**ADOPTED**  
AUG 05 2009  
LOS ANGELES CITY COUNCIL  
**FORTHWITH**

NEW FEE NO.	STUDY FEE NO.	Fee Name	Code Section	Average Current Fee/ Unit	Subsidized Fees & Notes	New Proposed Fee Amount
<b>LEGISLATIVE ACTIONS</b>						
1	1	GPA (Stand Alone without ZC or Annexation)*		-		21,912
2	2	Zone Change - SFD/MF Residential (up to 49 Units)	12.32 F	12,608	reduced	11,734
3	3	Zone Change - SFD/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 (<=49,999 s.f.)	12.32 F	12,695	reduced	11,737
5	5	Zone Change - Non-residential (>=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)	12.32 H + 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 + K	3,812		5,476
12	13	Approval of Transfer of Floor Area Plan (each)	14.5.1 - 14	14,549		16,292
13	14	General Plan Amendment and Zone Change (<=399 Units, <=499K s.f. (comm/ind), <=249K s.f. (mixed use))	11.5.8	14,648		23,884
14	15	General Plan Amendment and Zone Change (<=400 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, (<=399 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, (<=400 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
<b>SPECIFIC PLAN APPROVALS</b>						
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	21	Project Permit With DRB	11.5.7 C	1,187		5,395
21	22	Project Permit With DRB (Single Family)	11.5.7 C	1,187	50% subsidy	2,698
22	23	DRB - Preliminary	16.50 E3	594		3,044
23	24	DRB - Preliminary (Single Family)	16.50 E3	594	50% subsidy	1,522
24	25	Project Permit Modification (each)	11.5.7 D	1,296		3,308
25	26	Project Permit Adjustment (each)	11.5.7 E	1,278		4,901
26	27	Specific Plan Exception (each)	11.5.7 F	3,847		14,932
27	28	Specific Plan Amendment (each)	11.5.7	14,648		40,560
28	29	Specific Plan Interpretation (each)	11.5.7	4,300	reduced	2,994
<b>CUPS and OTHER SIMILAR QUASI JUDICIAL APPROVALS</b>						
29	27	Conditional Use by APC or CPC (each)	12.24 U + 12.24 V	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

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 live/work))	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 (ZA) (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/IMF Residential	12.20.2	1,285		7,057
46	44	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	217		6,456
51		Coastal Development Permit - Amendment (Residential Single-family - no exceptions)	12.20.2.1Q + 12.20.2	217	50% subsidy	3,228
52	53	Coastal Development Permit - Amendment (Non-residential)	12.20.2.1Q	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
56	59	DENSITY BONUS				
56	59	Application for Density Bonus (Request for one or more Incentives Included in the Menu of Incentives)	12.22 A25	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				
59	62	Site Plan Review - (Residential Projects of 50 or more dwelling units)	16.05	1,278		7,806

ATTACHMENT A

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
		<b>PLAN APPROVALS</b>				
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
		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
64	67	Clarification of Q or D Limitations (each)	12.32 H	607		4,428
65	68	<b>ADMINISTRATIVE CLEARANCES</b>				
		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	388
66	69	Public Benefit Projects (All Other Public Benefit Projects)	14	3,742	reduced	338
67	70	RIVER Clearance (each)*		-		487
68	71	Green Building Program Application (Includes staff time only. Consultant costs are a pass through and will be calculated separately.)	16.10	282	reduced	115
69	72	Miscellaneous Clearances - ZA Decision (each)		-		1,722
70	73	Miscellaneous Clearances - ZA Decision (SFD - no exceptions)		-	50% subsidy	861
71	74	Time Extension (All (except maps))		-		708
72	75	Letters of Correction, Modification, or Clarification of a ZA's, Director's, or DAA's Determination (each)		-		1,331
73	76	Supplemental Use District Sign-Off (Pedestrian Oriented District/ Transit Oriented District Community Design Overlay RPD)	13	294	reduced	199
74	77	Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions)		745		3,124
75	79	Miscellaneous Clearances - CPB (For example, ICO and Director's Determination Conditions) (Single Family - no exceptions)		745	50% subsidy	1,562
76		<b>OTHER</b>				
	80	delete				
77	81	Development Agreement Application - Initial (each)	12.32	4,074	delete	29,690
	82	Change of or Addl Hearing Scheduling (each)*		-	delete	0
	83	Cancellation of Hearing (each)*		-	delete	0
		<b>PARCEL AND TENTATIVE SUBDIVISION MAPS</b>				
78	85	SFD (RE 20 or less restrictive zone) (up to 4 lots)	17.50 -	1,115		8,935
79	86	SFD (RE 20 or less restrictive zone) (5 to 10 lots)	17.58	3,256		10,165
80	87	SFD (RE 20 or less restrictive zone) (11-49 lots)	17.01 -	3,256		11,257
81	88	SFD (RE 20 or less restrictive zone) (add'l fee for each 50 lots over 49)*	17.01 -	-		3,073
82	89	SFD (RE 40 or more restrictive zone) (up to 4 lots)	17.13	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		16,065
92	99	COMM / IND (with building) (≥250K 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 +	1,984		16,109
100	107	Condo Conversion MF (50-99 units)	12.95.2 +	5,314		19,530
101	108	Condo Conversion MF (≥100 units)	12.95.2 +	5,314		22,161
102	109	Condo Conv. COMM / IND (with building) (<50K FAR s.f.)	12.95.2 +	5,464		13,430
103	110	Condo Conv. COMM / IND (with building) (≥50K FAR s.f. - <100K FAR s.f.)	12.95.2 +	10,654		14,309
104	111	Condo Conv. COMM / IND (with building) (≥100K FAR s.f. - <250K FAR s.f.)	12.95.2 +	10,654		15,187
105	112	Condo Conv. COMM / IND (with building) (≥250K FAR s.f.)	12.95.3	10,654		16,065
106	113	Mountain Fire Dist. SFD (RE 20 or less restrictive) (up to 4 lots)	17.52	1,450		13,492
107	114	Mountain Fire Dist. SFD (RE 20 or less restrictive) (5 - 10 lots)	17.52	4,233		14,897
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 (≥80K 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
		<b>PRIVATE STREET MAPS</b>				
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
		<b>LAND DIVISION - OTHER</b>				
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 (inci; 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 + 17.59	1,229		8,052
128	136	Quimby Fee Calculation (per instance) (each)*	12.33 A + 17.12	-		276
129	137	Advisory Agency (AA) Public Discussion Meeting (each)*	17.03	-		1,734
		<b>ENVIRONMENTAL REVIEW</b>				
130	138	EAf - Initial Study to NID/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
		<b>HISTORIC RESOURCES</b>				
134	144	Mills Act - Application (Single-Family Dwelling)		200	88% subsidy	250
135		Mills Act - Application (Commercial)		200	\$1/\$1,000 valuation	1,142
136	145	Mills Act - Contract Execution (Single-Family Dwelling)		243		variable
137	146	Mills Act - Contract Execution (Commercial)		243		1,866
138	147	Valuation Exemption Processing (each)*		-	delete	609
139	148	Contract Compliance Periodic Inspection (each)*	12.20.3	-		0
140	149	Historic Cultural Monument Application (each)*	12.20.3	-	100% subsidy	3,366
141	150	Historic Cultural Monument Application (each)* (Owner-Initiated)	12.20.3	1,361		0
142	151	Historic Preservation Overlay: Establishment, Change, or Removal (each)	12.20.3	-		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	294	90% subsidy	30,998
144	153	HPOZ Certificate of Appropriateness or Compatibility (new additions or construction up to 750 sq ft)	12.20.3	294	85% subsidy	472
145		HPOZ Certificate of Appropriateness or Compatibility (new additions or construction over 750 sq ft)	12.20.3	294	75% subsidy	708
154	154	HPOZ Conforming Work (Board sign-off)*	12.20.3	-	delete	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 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	-	66% subsidy	784
	158	HR Building Permit Clearance - (Minor 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	173	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
		<b>MODIFICATIONS/DISCONTINUANCE OF USE (REVOCATIONS)</b>				
149	169	Imposition of Conditions	12.27.1	3,914		26,680
150	170	Reconsideration	12.27.1	746		29,866
151	171	Plan Approval for RV Case	12.27.1	2,398		35,027
152	172	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)				