

Planning Fees – Fiscal Year 2025-2026

Planning Application	Planning Total Fee	Fee Breakdown
SB 35 NOI	\$11,079.83	\$9,233.19 – App Fee \$1,846.64 – 20% GP Maint Fee
SB 35 NOI Tribal Consultation Fee	\$2,603.64	\$2,169.70 – App Fee \$433.94 – 20% GP Maint Fee
SB 35 Streamlined Ministerial Review	\$23,556.56	\$19,305.92 – App Fee \$3,861.18 – 20% GP Maint Fee \$389.46 – Mailing Fee
AB 2011 Streamlined Ministerial Review	\$23,556.56	\$19,305.92 – App Fee \$3,861.18 – 20% GP Maint Fee \$389.46 – Mailing Fee
Accessory Structure Covenant	\$1,149.95	\$958.29 – App Fee \$191.66 – 20% GP Maint Fee
Single-Family – Whole House Teardown with New Construction	\$5,444.38	\$5,444.38 – App Fee
Accessory Dwelling Unit	\$2,019.58	\$1,682.98 – App Fee \$336.60 – 20% GP Maint Fee
Administrative Use Permit – Home Occupation – Music Lessons	\$2,176.06	\$1,488.83 – App Fee \$389.46 – Mailing Fee \$297.77 – 20% GP Maint Fee
Conditional Use Permit (SFR)	\$8,159.35	\$6,150.36 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$1,230.07 – 20% GP Maint Fee
Fence Exception Permit Major	\$3,237.43	\$2,048.76 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$409.75 – 20% GP Maint Fee
Fence Exception Permit Minor	\$2,808.47	\$2,015.84 – App Fee \$389.46 – Mailing Fee \$403.17 – 20% GP Maint Fee
Floor Area Ration (FAR) Exception	\$3,872.32	\$2,577.83 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$515.57 – 20% GP Maint Fee
Hillside Development Permit	\$11,397.86	\$ 9,173.67 – App Fee \$389.46 – Mailing Fee \$1,834.73 – 20% GP Maint Fee
Historic Preservation Mills Act	Contact Planning Division	
Minor Setback Exception	\$678.10	\$565.08 – App Fee \$113.02 – 20% GP Maint Fee
Urban Lot Splits	\$9,051.82	\$7,543.18 – App Fee \$1,508.64 – 20% GP Maint Fee

Planning Fees – Fiscal Year 2025-2026

Planning Application	Planning Total Fee	Fee Breakdown
Variance (SFR)	\$8,373.00	\$6,328.40 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$1,265.68 – 20% GP Maint Fee
Wall and Fence Permit (both residential and non-residential properties)	\$169.52	\$141.27 – App Fee \$28.25 – 20% GP Maint Fee
Administrative Use Permit – Home Occupation (MFR)	\$2,176.06	\$1,488.83 – App Fee \$389.46 – Mailing Fee \$297.77 – 20% GP Maint Fee
Development Review	\$10,985.33	\$8,829.89 – App Fee \$389.46 – Mailing Fee \$1,765.98 – 20% GP Maint Fee
Residential Landscape Development Review	Contact Planning Division	
Pre-Development Review	\$5,464.31	\$4,553.59 – App Fee \$910.72 – 20% GP Maint Fee
Fence Exception Permit Major	\$3,237.43	\$2,048.76 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$409.75 – 20% GP Maint Fee
Fence Exception Permit Minor	\$2,808.47	\$2,015.84 – App Fee \$389.46 – Mailing Fee \$403.17 – 20% GP Maint Fee
Variance (MFR and Non-residential)	\$13,058.78	\$10,233.22 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$2,046.64 – 20% GP Maint Fee
Annual Affordable Housing Monitoring Fee	Contact Planning Division	
Residential Development Pursuant to SB9	\$3,439.06	\$3,439.06 – App Fee
AUP (Non-residential) – General	\$6,428.15 For specific AUP application fees, refer to Planning fee schedule of Article III Land Use and Zoning in the FY 2025-26 Adopted Citywide Fee Schedule.	\$5,032.24 – App Fee \$389.46 – Mailing Fee \$1,006.45 – 20% GP Maint Fee
Conditional Use Permit – General	\$13,105.31	\$10,271.99 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$2,054.40 – 20% GP Maint Fee
Development Agreement	\$107,989.96	\$88,693.43 – App Fee \$778.92 – (2) Mailing Fees \$778.92 – (2) Noticing Fees \$17,738.69 – 20% GP Maint Fee

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Planning Application	Planning Total Fee	Fee Breakdown
Covenants	\$1,149.95	\$958.29 – App Fee \$191.66 – 20% GP Maint Fee
Development Review	\$10,985.33	\$8,829.89 – App Fee \$389.46 – Mailing Fee \$1,765.98 – 20% GP Maint Fee
Pre-Development Review	\$5,464.31	\$4,553.59 – App Fee \$910.72 – 20% GP Maint Fee
Planned Development	\$107,057.74	\$87,916.58 – App Fee \$778.92 – (2) Mailing Fees \$778.92 – (2) Noticing Fees \$17,583.32 – 20% GP Maint Fee
Sign Permit Zoning Review	\$169.52	\$141.27 – App Fee \$28.25 – 20% GP Maint Fee
Sign Permit Program Review – Standard	\$678.10	\$565.08 – App Fee \$113.02 – 20% GP Maint Fee
Sign Permit Program – Planned Development	\$1,356.18	\$1,130.15 – App Fee \$226.03 – 20% GP Maint Fee
Variance	\$13,058.78	\$10,233.22 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$2,046.64 – 20% GP Maint Fee
Zone Text Amendment	Contact Planning Division	
Zone Map Amendment	Contact Planning Division	
General Plan Amendment	Contact Planning Division	
Certificate of Compliance	\$1,869.42	\$1,557.85 – App Fee \$311.57 – 20% GP Maint Fee
Lot Line Adjustment	Contact Planning Division	
Parcel Map	Contact Planning Division	
Reversion of Acreage	Contact Planning Division	
Tentative Tract Map – Condo Map	Contact Planning Division	
Tentative Tract Maps – Land Subdivision	Contact Planning Division	
Urban Lot Splits	\$9,051.82	\$7,543.18 – App Fee \$1,508.64 – 20% GP Maint Fee
Alcoholic Beverage Sales	Contact Planning Division	
Covenants	Contact Planning Division	
Sign Variance	\$13,058.78	\$10,233.22 – App Fee \$389.46 – Mailing Fee \$389.46 – Noticing Fee \$2,046.64 – 20% GP Maint Fee
WTF – planning application review required	Contact Planning Division	
WTF – if permitted and building plan-check review required	Contact Planning Division	