

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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Administrative Deputy,
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October 24, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**Project No. PRJ2023-003413, Advance Planning Case No. RPPL2023004988
DEPARTMENT OF REGIONAL PLANNING: ADOPTION OF ORDINANCE
AMENDING TITLES 12, 21 AND 22 RELATING TO FEE REVISIONS
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

The recommended actions are to approve amendments to Titles 12, 21 and 22 of the Los Angeles County Code to revise existing fees and implement new fees charged by the Department of Regional Planning (DRP) effective January 1, 2024. The proposed fee revisions are warranted and appropriate based on a comprehensive review and cost analysis of fees charged for similar services provided by comparable public agencies.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Find that the proposed Ordinance is being adopted for the purpose of meeting operational expenses and is, therefore, exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080(b)(8) and Section 15273 of Title 14 of the State CEQA Guidelines.
2. Adopt the Ordinance amending Titles 12, 21 and 22 of the Los Angeles County Code approving revised and new fees to be charged by the DRP in connection with the review and processing of development projects.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Adoption of the proposed ordinance (Attachment A) will allow the DRP to adjust its fees as outlined in the attached Fee Schedule (Attachment B). The recommended actions will effectively adjust existing planning permits and service fees, consolidate similar fee types into a single fee and implement new fees imposed by the DRP to recover costs for services rendered. As a result, a net revenue increase will be utilized to fund operating costs. These fee revisions are recommended based on a detailed methodology that was designed to capture the actual costs of providing planning and zoning services in the fee structure.

The DRP completed an in-house comprehensive review of the fees it charges for its services. Staff utilized a cost-based analytical approach in calculating the full cost of providing case processing services, which follows best management practices to ensure fees are fair, equitable, and represent the estimated and reasonable costs of services, as required by the California Government Code. The methodology uses the approach where time allocated to fee-related tasks are calculated for each position within the DRP. The staff hours are totaled, and this estimate is then used in calculating all applicable County costs, which includes the following: direct salaries and employee benefits, operating services and supplies, departmental and divisional overhead, and Countywide overhead costs. This review included obtaining fee data for similar services provided by comparable public agencies (Attachment D). The findings of the review indicate that adjustments to the existing fees, consolidation of similar fees into a single fee and proposed new fees are warranted and appropriate.

The purpose of the proposed Ordinance is to update the fees charged by the DRP to accurately reflect the current costs incurred in reviewing, evaluating, and processing proposed zoning permits, entitlements, subdivisions, and related land development proposals, including tract and parcel maps. The recommended fee changes were reviewed and approved on August 17, 2023, by the Auditor-Controller (Attachment C) to ensure that they are reasonable and cost effective in comparison to other public agencies that provide similar services (Attachment D). The last revision to the DRP's fees was approved by your Board on April 27, 2010, and made effective July 1, 2010. Since then, there have been various major operational and workflow changes which are not reflected in the current fee structure.

Implementation of Strategic Plan Goals

Approval of the recommended action is consistent with the County's Strategic Plan Goal No. III, Strategy III.3.1. Maximize Revenue by implementing the process to systematically leverage resources to help fund County initiative.

FISCAL IMPACT/FINANCING

The recommended actions will result in an estimated net revenue increase of \$895,000 in FY 2023-2024 if implemented by January 1, 2024, which will be utilized to fund operating costs. This increase will be added to the DRP's FY 2023-2024 Operating Budget when approved.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All fees were reviewed to ensure that they are reasonable and cost effective in comparison to other municipalities and public agencies. The findings are reflected in the DRP's recommendations.

The Auditor-Controller has reviewed the calculations used to determine the amount of the revised fees and has determined that the proposed fees are reasonable.

County Counsel has reviewed and approved the proposed Ordinance as to form.

Pursuant to Section 66017 of the California Government Code, any action adopting a new fee or charge, or increasing an existing fee or charge to be charged to a development project which includes the filing, accepting, reviewing, approving, or issuing of an application, permit or entitlement to use, shall be enacted in accordance with the notice and public hearing procedure specified in Section 66016 of the California Government Code and shall be effective no sooner than 60 days following the final action on the adoption of the fee, or charge, or increase in the fee or charge.

The public hearing notice requirements of Government Code Section 6062a have been satisfied and public hearing requirements of Government Code Section 66018, for fee revisions will be satisfied by this action.

ENVIRONMENTAL DOCUMENTATION

The proposed fee revisions are statutorily exempt from the provisions of the CEQA Guidelines and pursuant to Public Resources Code Section 21080(b)(8), upon your Board's finding that such fees are necessary to meet operating expenses, including employee salaries and benefits and/or necessary supply, equipment, and material cost.

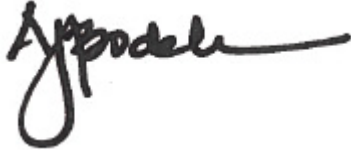
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The approval of the recommended actions will allow the DRP to provide services in a timely and efficient manner.

CONCLUSION

For further information, please contact Karen Chin at (213) 974-6489 or Kchin@planning.lacounty.gov or Carmen Sainz at (213) 893-2238 or Csainz@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:JH:KC:CS:LFS

Attachments:

1. Attachment A – Fee Ordinance FY 2023-24
2. Attachment B – Fee Schedule FY 2023-24
3. Attachment C – Regional Planning Fees FY 2023-24
4. Attachment D – Fee Comparison FY 2023-24

c: Executive Office, Board of Supervisors
Assessor Office
Chief Executive Office
County Counsel
Public Works

ANALYSIS

This ordinance amends the Los Angeles County Code, Title 12 – Environmental Protection, Title 21 – Subdivisions and Title 22 – Planning and Zoning, revising the fees for applications and petitions to be filed with the Department of Regional Planning.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 12.04.020 is hereby amended to read as follows:

12.04.020 Processing Fees.*

...

A. For the purpose of defraying the expenses involved in connection with the review and processing of environmental documents, the following fees and deposits shall apply:

...

3. Environmental Assessments – Initial Studies.

a. The applicant shall pay the following fees as indicated:

(1) An environmental assessment fee in the amount shown on the Fee Schedule \$419.00 to the Department of Regional Planning;

(3) An initial study for which a negative declaration is required, a subsequent fee shall be submitted, in the amount shown on the Fee Schedule \$4,403.00 to the Department of Regional Planning.

b. Any interested party, dissatisfied with the staff determination made on an initial study, may file an application to appeal with the Department of Regional Planning Environmental Review Committee. Said appeal application shall be accompanied by a

review fee in the amount of ~~\$6,845.00~~ shown on the Fee Schedule to the Department of Regional Planning.

...

SECTION 2. Section 21.56.020 is hereby amended to read as follows:

21.56.020 Fees.*

...

A. Fee for Appeals to the Board of Supervisors.

1. Processing Fee for Applicant Appeal of Decision. Upon filing of an appeal with the Board of Supervisors, the appellant shall pay a processing fee in an amount determined by the Executive Officer-Clerk of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee in the amount of ~~\$8099.00~~ as shown on the Fee Schedule to be applied to the Department of Regional Planning to cover the costs of the appeal. The provisions of this subsection shall not apply to an appeal deemed to be filed pursuant to subsection C of Section 21.56.010. Notwithstanding the provisions of subsection A of Section 22.60.230 of Title 22, when an appeal of a decision made under this Title 21 is filed with an appeal of any permit or other entitlement concurrently acted upon under Title 22 which concerns, in whole or in part, the same tentative map, parcel map, or request for waiver, only the fee set forth in this section must be paid for all such appeals.

2. Processing Fee for Applicant Appeal of Condition(s). If the appellant files an appeal of no more than a total of two conditions of the approved tentative map, parcel map, or request for waiver or other entitlement concurrently acted upon under Title 22, which concerns, in whole or in part, the same approved map, in any combination, the appellant shall pay a processing fee in an amount determined by the Executive Officer-Clerk of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee in the amount of ~~\$1,052.00~~ as shown on the Fee Schedule to be applied to the Department of Regional Planning to cover the costs of the appeal.
 3. Processing Fee for Non-applicants. If the appellant is not the applicant or subdivider, or any representative thereof, of an approved map or waiver or associated entitlement, the appellant shall pay a processing fee in an amount determined by the Executive Officer-Clerk of the Board to be ample to cover the cost of a hearing to be held by the Board. The appellant shall also pay a processing fee in the amount of ~~\$1,052.00~~ as shown on the Fee Schedule to be applied to the Department of Regional Planning to cover the costs of the appeal.
- B. Fee for Appeals to the Regional Planning Commission.
1. Processing Fee for Applicant Appeal of Decision. Upon filing an appeal with the Commission, the appellant shall pay a processing fee in the amount of ~~\$7,395.00~~ as shown on the Fee Schedule to be applied in its entirety to the Department of Regional Planning.

2. Processing Fee for Applicant Appeal of Condition(s). If the appellant files an appeal of no more than a total of two conditions on the approved tentative map, parcel map, or request for waiver or other entitlement concurrently acted upon under Title 22, which concerns, in whole or in part, the same approved map, in any combination, the appellant shall pay a processing fee in the amount of ~~\$916.00~~ as shown on the Fee Schedule, to be applied in its entirety to the Department of Regional Planning.
3. Processing Fee for Non-applicants. If the appellant is not the applicant or subdivider, or any representative thereof, of an approved map or waiver or associated entitlement, the appellant shall pay a processing fee in the amount of ~~\$916.00~~ as shown on the Fee Schedule, to be applied in its entirety to the Department of Regional Planning.

...

SECTION 3. Section 21.62.010 is hereby amended to read as follows:

21.62.010 Tentative map filing fee.*

...

C. If the applicant requests one or more extensions to the terms of approval of the tentative map, in accordance with subsection B of Section 21.40.180 of this Title 21, the applicant shall pay an additional fee of ~~\$373.00~~ as shown on the Fee Schedule for each one-year time extension so requested, which fee shall be applied in its entirety to the Department of Regional Planning. However, if said time extension is requested concurrently with a time extension request for any other application, petition, or tentative

map required by this Title 21, or by Title 22 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

...

SECTION 4. Section 21.62.040 is hereby amended to read as follows:

21.62.040 Minor land division map filing fee.*

...

B. If the applicant requests one or more extensions to the terms of approval of the tentative map, in accordance with subsection B of Section 21.48.120 of this Title 21, the subdivider shall pay an additional fee of ~~\$373.00~~ as shown on the Fee Schedule as for each one-year time extension so requested, which fee shall be applied in its entirety to the Department of Regional Planning. However, if said time extension is requested concurrently with a time extension request for any other application, petition, or tentative map required by this Title 21 or by Title 22 of this code, for the same or substantially the same property, only one time-extension fee shall apply. ...

SECTION 5. Section 21.62.065 is hereby amended to read as follows:

21.62.065 Bond release filing fee.*

At the time of request for release for bonds associated with the Department of Regional Planning, the person requesting the release shall pay a fee of ~~\$2,330.00~~ as shown on the Fee Schedule. The fee shall be applied in its entirety to the Department of Regional Planning.

* Editor's note: Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1st, 2022.

...

SECTION 6. Section 21.62.070 is hereby amended to read as follows:

21.62.070 Filing fees for certificate of compliance and lot line adjustments.*

Upon submission of a request for issuance of a certificate of compliance, other than provided in Sections 21.48.130 and 21.48.180, the applicant shall pay a processing fee of ~~\$2,132.00~~ as shown on the Fee Schedule, to be applied to the Department of Regional Planning. For subsequent requests requiring the recordation of documents, including the clearance of conditions and amendments, the applicant shall pay an additional processing fee of ~~\$588.00~~ as shown on the Fee Schedule, to be applied to the Department of Regional Planning. The applicant for a lot line adjustment up to two lot lines shall pay a processing fee of ~~\$1,731.00~~ as shown on the Fee Schedule and a lot line adjustment for more than two lot lines shall pay a processing fee of ~~\$2,983.00~~ as shown on the Fee Schedule to be applied to the Department of Regional Planning and a fee to be applied to the Fire Department in the amount specified in Title 32, Section 328 of this code with a maximum of four lots per application.

* Editor's note: Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1st, 2022.

...

SECTION 7. Section 22.250.010 is hereby amended to read as follows:

22.250.010 Filing Fees and Deposits.

...

A. For the purpose of defraying the expense involved with any application or petition required or authorized by this Title 22, the following fees, as provided in Table 22.250.010-A, below, shall accompany the application or petition. Table 22.250.010-A may be referred to as the Filing Fee Schedule.

TABLE 22.250.010-A: FILING FEE SCHEDULE		
ABC Referral		\$264 <u>\$497</u>
Adult Business Permit		\$10,886 <u>\$14,399</u>
Animal Permit	Permit	\$1,864 <u>\$3,186</u>
	Referral	\$264 <u>\$497</u>
Appeal	<u>California Environmental Quality Act (CEQA) only</u>	<u>\$10,981</u>
	Appeal to Board of Supervisors, Applicant / <u>Non-applicant</u>	\$9,046 <u>\$10,981</u>
	Appeal to Board of Supervisors, Applicant for <u>one or two permit conditions</u>	\$1,052
	Appeal to Board of Supervisors, <u>Non-applicant</u>	\$1,052
	Appeal to Landmarks Commission, Applicant / <u>Non-applicant</u>	\$916 <u>\$9,556</u>
	Appeal to Landmarks Commission, <u>Non-applicant</u>	\$916
	Appeal to Regional Planning Commission, Applicant / <u>Non-applicant</u>	\$7,395 <u>\$8,996</u>
	Appeal to Regional Planning Commission, Applicant on <u>one or two permit conditions</u>	\$916
	Appeal to Regional Planning Commission, <u>Non-applicant</u>	\$916
	Aviation Case, Minor	Case
Appeal to Airport Land Use Commission		\$10,708 <u>\$14,121</u>
Business License Referral		\$455 <u>\$497</u>

Case Intake		\$249
Cemetery Permit		\$10,886 <u>\$14,399</u>
Certificate of Appropriateness	Administrative Application Fee Certificate	\$518 <u>\$2,050</u>
	Certificate Application Fee (public hearing)	\$1,104 <u>\$4,374</u>
Certificate of Compliance	Certificate of Compliance	\$2,899
	Subsequent requests requiring recordation of documents (including Clearance of Conditions)	\$1,214
Certificate of Economic Hardship Application		\$1,104 <u>\$4,374</u>
Clean Hands Waiver	Waiver	\$772 <u>\$1,548</u>
	Time Extension	\$665
	Fire Department referral	See Section 328 in Title 32 (Fire)
Coastal Development Permit (Marina del Rey and Santa Catalina Island Coastal Zones)	Permit	\$1,945 <u>\$2,041</u>
	Permit, with public hearing	\$14,567 <u>\$15,285</u>
	Concurrent filing, with public hearing	\$9,824 <u>\$10,308</u>
	Amendment to Permit	\$1,354 <u>\$1,421</u>
	Amendment to Permit, with public hearing	\$10,886 <u>\$11,422</u>
Conditional Use Permit	Permit (except as otherwise specified)	\$10,886 <u>\$14,399</u>
	Concurrent filing	\$10,287 <u>\$10,794</u>
	Child Care Facilities	\$3,766 <u>\$3,952</u>
	Child Care Facilities, for a nonprofit organization with annual operating budget of under \$500,000.00	\$1,883 <u>\$1,976</u>
	Fire Department referral	See Section 328 in Title 32 (Fire)
	Land Reclamation Projects, new or expanded	\$10,886 <u>\$14,399</u>
	Land Reclamation Projects, concurrent filing	\$10,287 <u>\$10,794</u>
	<u>Land Reclamation Projects, for each additional 20 million cubic yard capacity in excess of the first 20 million cubic yards</u>	\$10,886 <u>\$14,399</u>
	Landfill Waste Management	\$5,000 minimum initial deposit
	Modification or Elimination of Conditions	\$8,771 <u>\$10,095</u>
	Modification or Elimination of Conditions, for a nonprofit	\$1,169 <u>\$1,227</u>

	organization with annual operating budget of under \$500,000.00	
	Parks and Recreation referral, review	\$622 <u>\$653</u>
	Parks and Recreation referral, each revision	\$353 <u>\$370</u>
	Public Health referral, noise review	\$1,210 <u>\$1,270</u>
	Public Health referral, project includes either a private sewage system or private water system	\$740 <u>\$776</u>
	Public Health referral, public water and public sewers available to the project	\$220 <u>\$231</u>
	Significant Ecological Areas, development within	\$21,027 <u>\$23,142</u>
	Significant Ecological Areas, development within Santa Catalina Island and Santa Monica Mountains North Area only	\$23,810 <u>\$24,983</u>
	Significant Ecological Areas, development within Santa Catalina Island and Santa Monica Mountains North Area only for construction projects up to 3,500 square feet of total new building areas and no land division	\$11,514 <u>\$12,081</u>
	Subdivision Directional Signs, for each sign, provided however that where two or more message faces on the same sign structure relate to the same subdivision development, only one fee shall apply	\$11,514 <u>\$14,399</u>
	Time extension, for one filing or with concurrent filings for the same property	\$1,439 <u>\$1,913</u>
	Development Agreement	\$3,000 minimum initial deposit
County Biologist Review	Biological review	\$447 <u>\$469</u>
	Site visit	\$298 <u>\$362</u>
DMV Verification Referral		\$455 <u>\$497</u>
<u>eRecordation Fee</u>	<u>Recording of documents</u>	<u>\$303</u>
Environmental Review Board	Single-family residence	\$4,436 <u>\$4,655</u>

	Concurrent case other than a single-family residence, in addition to any other concurrent filing fees	\$10,039 <u>\$10,534</u>
	Development other than single-family residence	\$6,374 <u>\$6,688</u>
Explosive Storage Permit		\$10,886 <u>\$14,399</u>
Highway Realignment, Review and Recordation		\$6,508 <u>\$7,465</u>
Historic District Nomination	<u>Application</u>	\$10,594 <u>\$13,083</u>
Housing Permit, Administrative	Administrative	\$1,280 <u>\$3,437</u>
	Discretionary	\$4,432 <u>\$4,906</u>
Housing Permit, Discretionary	Discretionary	\$4,432
<u>Inspection</u>	<u>Site Plan Review Plan Check (Post approval)</u>	\$426
Interim Management Plan Permit for Surface Mines		\$1,864 <u>\$3,186</u>
Landmark Nomination	With owner's consent, application fee	\$1,392 <u>\$5,511</u>
	Without owner's consent, appeal	\$4,636 <u>\$4,864</u>
<u>Lot Line Adjustment</u>	(1-2 lot lines)	\$1,731 <u>\$5,992</u>
	(3-4 lot lines)	\$2,983 <u>\$6,549</u>
Mills Act Program	<u>Contract Application Fee</u>	\$1,240 <u>\$1,488</u>
	Contract Execution	\$684 <u>\$633</u>
	Contract Exception Fee	\$1,772
	<u>Exemption from Disqualification 22.168.090</u>	\$1,170 <u>\$1,180</u>
Minor Conditional Use Permit	Residential, maximum 10 lots per application	\$1,864 <u>\$3,186</u>
	Commercial or industrial	\$1,864 <u>\$3,186</u>
	Protected Tree Permit	\$1,864 <u>\$3,186</u>
	Restoration Permit	\$1,864 <u>\$3,186</u>
Minor Parking Deviation		\$1,656 <u>\$2,263</u>
Mobilehome Park Impact Report	For each impact report filed pursuant to Section 8.57.300 in Title 8 (Consumer Protection, Business and Wage Regulations) of the County Code	\$7,743 <u>\$8,124</u>
Modification of Development Standards in Community Standards District	Without public hearing	\$1,864 <u>\$3,186</u>
	With public hearing	\$14,614 <u>\$15,334</u>
Nonconforming Use and Structure Review		\$10,886 <u>\$14,399</u>
Oak Tree Permit	Without public hearing	\$1,354 <u>\$1,726</u>
	With public hearing	\$12,240 <u>\$14,399</u>

<u>One-Stop Pre-Application Counseling</u>	Fee will be applied to projects filed within one year of the one-stop counseling	\$416 <u>\$950</u>
Parking Permit		\$10,886 <u>\$14,399</u>
Plan Amendment Request		\$3,000 minimum initial deposit
Rebuild Letter—Small Additions		\$125 <u>\$517</u>
<u>Public Rehearing fee</u>	Fee may be charged when a case is rescheduled for public hearing after being taken off the agenda as a result of the applicant's request or non-compliance with applicable requirements. However, if said rehearing is scheduled concurrently with the rehearing of any other application or petition required by this Title 22, for the same or substantially the same property, only one rehearing fee shall apply	\$1,250 <u>\$2,662</u>
Revised Exhibit "A"	(Residential, maximum 10 lots per application; commercial, industrial)	\$1,815 <u>\$2,105</u>
	<u>Commercial or industrial</u>	\$1,815
	Fire Department referral	See Section 328 in Title 32 (Fire)
Shared Water Well		\$1,820 <u>\$3,186</u>
<u>Significant Ecological Areas</u>		\$416
Significant Ecological Areas Technical Advisory Committee Review (SEATAC Review)	<u>Ministerial, SEA Review</u>	\$1,313
	<u>Protected Tree Permit</u>	\$1,956 <u>\$3,186</u>
	<u>Significant Ecological Areas Technical Advisory Committee Review (SEATAC)</u>	\$2,783 <u>\$3,618</u>
	<u>Counseling</u>	\$416 <u>\$453</u>
Site Plan Review, Ministerial	Fire Department referral	See Section 328 in Title 32 (Fire)
	Parks and Recreation referral	\$274
	Time extension	\$328 <u>\$497</u>
	Amendment	\$628 <u>\$770</u>
	Coastal Areas, Approval in Concept	\$1,525 <u>\$1,600</u>
	Coastal Areas, Approval in Concept Amendment	\$628 <u>\$659</u>
	Child care facility	\$486 <u>\$510</u>

	Child care facility, for a nonprofit organization with annual operating budget under \$500,000.00	\$ 253 <u>\$265</u>
	Existing commercial or industrial site, less than 5,000 square feet of gross floor area or 3 or fewer units	\$ 977 <u>\$1,336</u>
	Existing commercial or industrial site, at least 5,000 square feet of gross floor area or more than 3 units	\$ 1,259 <u>\$1,562</u>
	<u>County Projects</u>	<u>\$2,242</u>
	<u>Master Sign Program</u>	
	New commercial or industrial site, less than 5,000 square feet of gross floor area	\$ 977 <u>\$1,336</u>
	New commercial or industrial site, at least 5,000 square feet of gross floor area	\$ 1,722 <u>\$2,242</u>
	On-site business sign plan (not a master sign program)	\$ 1,060 <u>\$2,242</u>
	On-site business sign plan, for a nonprofit organization with annual operating budget under \$500,000.00	\$ 685 <u>\$770</u>
	Residential (where no other site plan review is applicable)	\$ 977 <u>\$1,357</u>
	Residential, hillside areas	\$1,259
	Special Districts, including CSD, ESHA, SERA, <u>HMA</u> , etc.	\$ 1,193 <u>\$1,810</u>
Special Events Permit	Without public hearing	\$ 253 <u>\$1,219</u>
	With public hearing	\$ 4,064 <u>\$2,640</u>
Specific Plan		\$3,000 minimum initial deposit
Specific Plan Substantial Conformance Review		\$ 3,814 <u>\$5,204</u>
Surface Mining Permit and/or Reclamation Plan		\$5,000 minimum initial deposit
<u>Time Extension</u>	<u>Tentative Map, Major</u>	<u>\$1,312</u>
	<u>Tentative Map, Minor</u>	
<u>Utility Pole</u>	(maximum 4 poles)	<u>\$3,289</u>
Variance	Application	\$ 10,886 <u>\$14,399</u>
	Time extension	\$ 1,439 <u>\$1,913</u>
Yard Modification	<u>Including Reasonable Accommodation</u>	\$ 1,656 <u>\$3,215</u>
<u>Yard Sale Registration</u>		<u>\$203</u>
Zone Change	Application	\$ 16,217 <u>\$20,625</u>

	Fire Department referral	See Section 328 in Title 32 (Fire)
<u>Zoning Enforcement Order</u>	<u>(Non-compliance)</u>	<u>\$1,548</u>
	<u>(Non-compliance) < 15 days after date of Service of Second Notice</u>	<u>\$3,870</u>
Zoning Conformance Review, Ministerial		\$596 <u>\$770</u>
Zoning Verification Letter		<u>\$183</u> <u>\$497</u>

...

SECTION 8. Section 22.250.040 is hereby added to read as follows:

22.250.040 eRecordation Fee. A fee shall be added for in-house electronic recordings directly with the Los Angeles County Registrar Recorder's Office as requested by applicant, agent, and/or property owner as an added planning service to members of the public, as provided in Table 22.250.010-A, above.

...

SECTION 9. Section 22.250.050 is hereby added to read as follows:

22.250.050 Yard Sale Registration Fee. A fee shall be added for processing all yard sale registrations, as provided in Table 22.250.010-A, above.

...

**DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024**

Fee	Existing	New	Current Fee As of March 1, 2023	Proposed Fee
ABC Referral	X		277	497
Animal Permit Referral	X		277	
Business License Referral	X		477	
DMV Verification Referral	X		477	
Rebuild Letter	X		131	
Time Extension - Site Plan Review	X		344	
Zoning Verification Letter	X		192	
Adult Business Permit	X		11,422	14,399
Cemetery Permit	X		11,422	
Conditional Use Permit	X		11,422	
Conditional Use Permit - Land Reclamation Project	X		11,422	
Conditional Use Permit - Subdivision Directional Signs (each sign)	X		11,422	
Explosive Storage Permit	X		11,422	
Nonconforming Review (NCR) - Non-Conforming Uses, Buildings and Structures (Title 22)	X		11,422	
Oak Tree Permit with Public Hearing	X		12,844	
Parking Permit	X		11,422	
Variance	X		11,422	
Animal Permit (with Public Hearing)	X		1,956	3,186
Interim Management Permit for Surface Mining	X		1,956	
Minor - Aviation Case	X		1,956	
Minor - Conditional Use Permit	X		1,956	
Modification of Development Standards in CSD's without Public Hearing	X		1,956	
Significant Ecological Area (SEA), Protected Tree Permit	X		1,956	
Restoration Permit	X		1,956	
Shared Water Wells (SWW)	X		1,910	
Appeal to DRP Environmental Review Committee (ERC)	X		6,845	8,212
Appeal to Airport Land Use Commission	X		11,235	14,121
Appeal to the Board of Supervisors (Applicants/Non-applicants)	X		9,460	10,981
Appeals for California Environmental Quality Act (CEQA) Only		X		
Appeal to Regional Planning Commission (Applicant/Non-Applicant)	X		7,759	8,996
Appeal to Landmarks Commission (Applicant/Non-Applicant)	X		961	9,556
Case Intake		X		249
Certificate of Appropriateness, Application Fee, Administrative	X		544	2,050
Certificate of Appropriateness, Application Fee (with Public Hearing)	X		1,158	4,374
Certificate of Economic Hardship Application	X		1,158	
Certificate of Compliance	X		2,237	2,899
Certificate of Compliance - Subsequent Requests Requiring Recordation of Documents (including Clearance of Conditions)	X		617	1,214
Clean Hands Waiver	X		810	1,548
Counseling - Pre-Application	X		436	950
Counseling - Significant Ecological Areas (SEA)	X		436	453
CUP - Modification/Elimination of Conditions	X		9,203	10,095
CUP - Significant Ecological Areas (SEA)	X		22,063	23,142
eRecordation Fee		X		303

**DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024**

Fee	Existing	New	Current Fee As of March 1, 2023	Proposed Fee
Highway Realignment Fee (Review and Recordation)	X		6,829	7,465
Historic District Nomination Application	X		11,113	13,083
Housing Permit - Administrative	X		1,343	3,437
Housing Permit - Discretionary	X		4,650	4,906
Initial Environmental Assessments (Initial Studies Review, Categorical Exemptions)	X		419	544
Inspection - Conditional Use Permit (CUP)		X		426
Inspection - Site Plan Review (SPR) Plan Check (Post Approval)		X		
Landmark Nomination, Application Fee	X		1,461	5,511
Lot Line Adjustment (1-2 lot lines)	X		1,816	5,992
Lot Line Adjustment (3-4 lot lines)	X		3,130	6,549
Mills Act Program - Contract Application	X		1,301	1,488
Mills Act Program - Contract Execution	X		718	633
Mills Act Program - Contract Exception Fee		X		1,772
Ministerial - Significant Ecological Areas (SEA) Review		X		1,313
Ministerial Site Plan Review - Existing Commercial/Industrial (less than 5,000 sq. ft. of gross floor area or maximum 3 units)	X		1,025	1,336
Ministerial Site Plan Review - Existing Commercial/Industrial (5000 sq. ft. or more of gross floor area or more than 3 units)	X		1,321	1,562
Ministerial Site Plan Review - County Projects		X		
Ministerial Site Plan Review - Master Sign Program		X		
Ministerial Site Plan Review - On-site Business Sign	X		1,112	2,242
Ministerial Site Plan Review - New Commercial/Industrial (5000 sq. ft. or more of gross floor area)	X		1,807	
Ministerial Site Plan Review - New Commercial/Industrial (less than 5000 sq. ft. of gross floor area)	X		1,025	1,336
Ministerial Site Plan Review - Special Districts including CSD's, ESHA, SERA, Hillside, etc.	X		1,252	1,810
Ministerial Site Plan Review, Residential (where no other Site Plan Review fee is applicable)	X		1,025	1,357
Minor Parking Deviation	X		1,738	2,263
Public Rehearing Fee	X		1,312	2,662
Revised Exhibit A	X		1,904	2,105
Significant Ecological Areas Technical Advisory Committee (SEATAC) Review	X		2,920	3,618
Site Visit - Biologist		X		362
Site Plan Review - Amendment	X		659	
Site Plan Review, Ministerial Business Sign (nonprofit)	X		719	770
Zoning Conformance Review	X		625	
Site Plan Review - Oak Tree Permit without Public Hearing	X		1,421	1,726
Special Event Permit (with Public Hearing)	X		4,261	2,640
Special Event Permit (without Public Hearing)	X		265	1,219
Specific Plan Substantial Conformance Review	X		4,002	5,204
Time Extension - Clean Hands Waiver		X		665
Time Extension - Conditional Use Permit (CUP)	X		1,510	
Time Extension - Variances	X		1,510	1,913

**DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024**

Fee	Existing	New	Current Fee As of March 1, 2023	Proposed Fee
Time Extension - Tentative Map - Major and Minor	X		391	1,312
Utility Pole		X		3,289
Yard Modification	X		1,738	3,215
Reasonable Accommodation	X			
Yard Sale Registration		X		203
Zone Change	X		17,016	20,625
Zoning Enforcement Order (Non-Compliance)	X		933	1,548
Zoning Enforcement Order (Non-Compliance) Penalty for nonpayment if fee is not paid 15 Days After Date of Service of Second Notice	X		3,266	3,870



**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

ACCOUNTING DIVISION
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 603
LOS ANGELES, CALIFORNIA 90012-3682

OSCAR VALDEZ
AUDITOR-CONTROLLER

ASSISTANT AUDITOR-CONTROLLERS

**MAJIDA ADNAN
ROBERT G. CAMPBELL
CONNIE YEE**

August 17, 2023

TO: Joseph Horvath, Administrative Deputy
Department of Regional Planning

FROM: Rachelle Anema Rachelle
Division Chief Anema

Digitally signed by
Rachelle Anema
Date: 2023.08.17
12:26:25 -07'00'

SUBJECT: **REGIONAL PLANNING FEES – FISCAL YEAR 2023-24**

As requested, we reviewed your calculations used to determine the Fiscal Year 2023-24 cost of various fees. Upon our review, the fees shown on the attachment appear reasonable.

If you have any questions, please contact Katherine Bomgardner at kbomgardner@auditor.lacounty.gov or at (213) 893-0972.

RA:RC:KB:mkl

H:\Cost Acctg\RA T E S\Regional Planning\2023-24\Fee Study\RP Fees 23-24.docx

Attachment

DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024

Fee	Proposed Fee
Alcoholic Beverage Control Referral	\$ 497
Animal Permit Referral	
Business License Referral	
DMV Verification Referral	
Rebuild Letter	
Time Extension - Site Plan Review	
Zoning Verification Letter	
Adult Business Permit	14,399
Cemetery Permit	
Conditional Use Permit	
Conditional Use Permit - Land Reclamation Project	
Conditional Use Permit - Subdivision Directional Signs (each sign)	
Explosive Storage Permit	
Nonconforming Review (NCR) - Non-Conforming Uses, Buildings and Structures (Title 22)	
Oak Tree Permit with Public Hearing	
Parking Permit	
Variance	3,186
Animal Permit (with Public Hearing)	
Interim Management Permit for Surface Mining	
Minor - Aviation Case	
Minor - Conditional Use Permit	
Modification of Development Standards in Community Standards Districts without Public Hearing	
Significant Ecological Area (SEA), Protected Tree Permit	
Restoration Permit	
Shared Water Wells (SWW)	8,212
Appeal to DRP Environmental Review Committee (ERC)	14,121
Appeal to Airport Land Use Commission	10,981
Appeal to the Board of Supervisors (Applicants/Non-applicants)	
Appeals for California Environmental Quality Act (CEQA) Only	

DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024

Fee	Proposed Fee
Appeal to Regional Planning Commission (Applicant/Non-Applicant)	\$ 8,996
Appeal to Landmarks Commission (Applicant/Non-Applicant)	9,556
Case Intake	249
Certificate of Appropriateness, Application Fee, Administrative	2,050
Certificate of Appropriateness, Application Fee (with Public Hearing)	4,374
Certificate of Economic Hardship Application	
Certificate of Compliance	2,899
Certificate of Compliance - Subsequent Requests Requiring Recordation of Documents (including Clearance of Conditions)	1,214
Clean Hands Waiver	1,548
Counseling - Pre-Application	950
Counseling - Significant Ecological Areas (SEA)	453
CUP - Modification/Elimination of Conditions	10,095
CUP - Significant Ecological Areas (SEA)	23,142
eRecordation Fee	303
Highway Realignment Fee (Review and Recordation)	7,465
Historic District Nomination Application	13,083
Housing Permit - Administrative	3,437
Housing Permit - Discretionary	4,906
Initial Environmental Assessments (Initial Studies Review, Categorical Exemptions)	544
Inspection - Conditional Use Permit (CUP)	426
Inspection - Site Plan Review (SPR) Plan Check (Post Approval)	
Landmark Nomination, Application Fee	5,511
Lot Line Adjustment (1-2 lot lines)	5,992
Lot Line Adjustment (3-4 lot lines)	6,549
Mills Act Program - Contract Application	1,488
Mills Act Program - Contract Execution	633
Mills Act Program - Contract Exception Fee	1,772
Ministerial - Significant Ecological Areas (SEA) Review	1,313

DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024

Fee	Proposed Fee
Ministerial Site Plan Review - Existing Commercial/Industrial (less than 5,000 sq. ft. of gross floor area or maximum 3 units)	\$ 1,336
Ministerial Site Plan Review - Existing Commercial/Industrial (5000 sq. ft. or more of gross floor area or more than 3 units)	1,562
Ministerial Site Plan Review - County Projects	2,242
Ministerial Site Plan Review - Master Sign Program	
Ministerial Site Plan Review - On-site Business Sign	
Ministerial Site Plan Review - New Commercial/Industrial (5000 sq. ft or more of gross floor area)	
Ministerial Site Plan Review - New Commercial/Industrial (less than 5000 sq. ft. of gross floor area)	1,336
Ministerial Site Plan Review - Special Districts including CSD's, ESHA, SERA, Hillside, etc.	1,810
Ministerial Site Plan Review, Residential (where no other Site Plan Review is applicable)	1,357
Minor Parking Deviation	2,263
Oil Well Permit	1,357
Public Rehearing Fee	2,662
Revised Exhibit A	2,105
Significant Ecological Areas Technical Advisory Committee (SEATAC) Review	3,618
Site Visit - Biologist	362
Site Plan Review - Amendment	770
Site Plan Review, Ministerial Business Sign (nonprofit)	
Zoning Conformance Review	
Site Plan Review - Oak Tree Permit without Public Hearing	1,726
Special Event Permit (with Public Hearing)	2,640
Special Event Permit (without Public Hearing)	1,219
Specific Plan Substantial Conformance Review	5,204
Time Extension - Clean Hands Waiver	665
Time Extension - Conditional Use Permit (CUP)	1,913
Time Extension - Variances	

DEPARTMENT OF REGIONAL PLANNING
FEE STUDY
FISCAL YEAR 2023-2024

Fee	Proposed Fee
Time Extension - Tentative Map - Major and Minor	\$ 1,312
Utility Pole	3,289
Yard Modification	3,215
Reasonable Accommodation	
Yard Sale Registration	203
Zone Change	20,625
Zoning Enforcement Order (Non-Compliance)	1,548
Zoning Enforcement Order (Non-Compliance) Penalty for nonpayment if fee is not paid 15 Days After Date of Service of Second Notice	3,870

DEPARTMENT OF REGIONAL PLANNING
 FY 2022-23
 FEE STUDY COMPARISON

Fee Name	A-C Approved Fees	City of Long Beach 2022	City of LA 2022	City of Pasadena 2023	City of Santa Clarita 2021	Kern County 2020	Riverside County 2019	Orange County 2022	County of San Diego 2021
ABC Referral	497								
Animal Permit Referral									
Business License Referral		\$ 27				\$ 135			
DMV Verification Referral						\$ 85			
Rebuild Letter				\$ 123					Time & Materials Fee
Time Extension - Site Plan Review		\$648 first request \$1,566 each subsequent request	\$ 555		\$ 210	\$ 70		\$ 532	
Zoning Verification Letter		\$302.40 (basic) \$923.40 (w/additional research)		\$ 124	\$ 134	\$ 300		Time & Materials + \$500 deposit	\$ 1,350
Adult Business Permit	14,399		\$ 16,702			\$740 min.			
Cemetery Permit									
Conditional Use Permit		\$ 9,072	\$ 25,022	\$ 5,875	\$ 7,552	\$1,400 +25/lot	\$ 9,646	Time & Materials + \$5,000	\$ 10,682
Conditional Use Permit -Land Reclamation Project									\$ 9,067
Conditional Use Permit - Subdivision Directional Signs (each sign)				\$ 287					
Explosive Storage Permit									
Nonconforming Review (NCR) - Non-Conforming Uses, Buildings and Structures (Title 22)							\$ 9,646		
Oak Tree Permit with Public Hearing				\$ 1,561	\$ 2,701				
Parking Permit		\$ 6,037							
Variance		\$ 6,420.6	\$ 13,283	\$ 5,446	\$ 6,721		\$ 2,625	Time & Materials + \$5,000 deposit	\$ 4,015
Amended Exhibit Map	2,000								
Animal Permit (with Public Hearing),	3,186								
Interim Mgmt for Surface Mining, Minor CUP - Surface Mining Permit (Title 22)			\$ 3,506				\$3658.74 or \$9547.20		
Minor - Aviation Case									
Minor - Conditional Use Permit				\$ 2,904	\$ 2,575				\$ 5,573
Modification of Development Standards in CSD's without Public Hearing									\$ 4,193
Protected Tree Permit									
Restoration Permit									
Shared Water Wells (SWW)									
Appeal to Airport Land Use Commission	14,121								
Appeal to DRP Environmental Review Committee	8,212			50% of application					
Appeal to Board of Supervisors (Applicant / Non-Applicant)			\$ 15,811		\$ 2,927				\$ 1,000
Appeals for California Environmental Quality Act (CEQA) Only	10,981								
Appeal to Regional Planning Commission (Applicant/non-applicant)	8,996	\$ 5,205.60			\$ 3,750		\$ 983		\$ 1,000
Appeal to Landmarks Commission	9,556						\$ 132		

DEPARTMENT OF REGIONAL PLANNING
 FY 2022-23
 FEE STUDY COMPARISON

Fee Name	A-C Approved Fees	City of Long Beach 2022	City of LA 2022	City of Pasadena 2023	City of Santa Clarita 2021	Kern County 2020	Riverside County 2019	Orange County 2022	County of San Diego 2021
Ministerial Site Plan Review - Existing Commercial/Industrial (less than 5000 sq. ft. of gross floor area or maximum 3 units)	1,336			\$ 1,736			\$ 510		
Ministerial Site Plan Review - Existing Commercial/Industrial (5000 sq. ft. of gross floor area or more than 3 units)	1,562			\$ 1,736			\$ 510		
Ministerial Site Plan Review - County Projects	2,242			\$ 803					
Ministerial Site Plan Review - Master Sign Program									
Ministerial Site Plan Review - On-site Business Sign									
Ministerial Site Review - New Commercial/Industrial (5,000 sq. ft or more of gross floor area)		\$ 7,560.00		\$ 2,081					
Ministerial Site Review - New Commercial/Industrial (less than 5,000 sq. ft or more of gross floor area)	1,336	\$9,990.00-\$25,110.00		\$ 1,736			\$ 510		
Ministerial Site Plan Review - Special District including CSD's, ESHA, SERA, Hillside, ETC.	1,810	85% of Building Permit fee per plan check, but not less than \$113.40		9 units: \$1302 9 units +: \$1820					
Ministerial Site Plan Review, Residential (Where no other Site Plan Review is applicable)	1,357	75% of Building Permit per plan check, but not less than \$113.40		9 units: \$1302 9 units +: \$1820					
Minor - Parking Deviation	2,263			\$ 811					\$ 1,152
Public Rehearing Fee	2,662								
Revised Exhibit A	2,105								
Significant Ecoglogical Areas Technical Advisory Committee (SEATAC) Review	3,618								
Site Visit - Biologist	362								
Site Plan Review - Amendment	770						\$ 217		\$ 4,269
Site Plan Review, Ministerial Business Sign					\$ 953				
Zoning Conformance Review		\$ 923.40		\$ 464				\$ 500	\$ 297
Site Plan Review - Oak Tree Permit without Public Hearing	1,726								
Special Event Permit (with Public Hearing)	2,640				\$ 1,959		\$ 871		
Special Event Permit (without Public Hearing)	1,219				\$ 324		\$ 386	\$650 or \$1500	
Specific Plan Substantial Conformance Review	5,204		\$ 2,556				\$ 2,448		
Time Extension - Clean Hands Waiver	665								
Time Extension - CUP	1,913	\$648 first request \$1,566 each subsequent request	\$ 555	\$ 228	\$ 210			\$ 500	\$ 1,152
Time Extension - Variances			\$ 555	\$ 228	\$ 210	\$ 400	\$ 699	\$ 500	\$ 934
Time Extension - Tentative Map - Major and Minor	1,312	\$ 1,624.86	\$ 1,017	\$ 492	Staff Review: \$219 Planning Commission Review: \$3,334		\$ 339		\$ 5,983
Utility Pole	3,289								
Yard Modification	3,215	varies	varies	varies	varies	varies	varies	varies	varies
Request for Reasonable Accommodations									
Yard Sale Registration	203			\$ 21					

