

PLANNING AND DEVELOPMENT FEES

CATEGORY	2026 Actual Costs	2022/23 Adopted Fee	2026 Fee Schedule	Change
General Information and Letters				
Address Label	\$ 32	\$ 12.00	\$ 32	167% \$ 20.00
Geographic Information System (GIS) Site Map	\$ 61	\$ 55.00	\$ 60	9% \$ 5.00
Inclusionary Housing Fees (Interim)	-	Determine at time of application	Determine at time of application	\$ -
Zoning Letter	\$ 219.60	\$ 190.00	\$ 219	15% \$ 29.00
Research Fee (Hourly)	\$ 63.75	\$ 55.00	\$ 63	15% \$ 8.00
Pre-Application Analysis & Conference(s)	\$ 339.27	\$ 340.00	\$ 339	0% \$ (1.00)
Technical Advisory Committee Review (Fee waived for non-profit events)			\$ -	\$ -
* Minor	\$ 750.52	\$ 560.00	\$ 750	34% \$ 190.00
Major		Costs incurred	Costs Incurred	#VALUE!
Appeals				
Appeal Filing Fee of Planning Commission Decision to City Council*^	\$ 5,621.64	\$ 1,000.00	\$ 1,000	0% \$ -
Additional Appeal Fee to the Applicant for Planning Commission Decision to the City Council for Permits that require CEQA Review (EIR)		\$ 10,000.00	\$ 10,000	0% \$ -
Additional Appeal Fee to the Applicant for Planning Commission Decision to the City Council for Permits that require CEQA Review (MND or CatEX)		\$ 3,000.00	\$ 3,000	0% \$ -
Appeal Fee for Code Enforcement Actions *Note: If appeal is sustained, fee will be refunded		Equal to Code Enforcement Fee	\$ -	? #VALUE!
Appeal of Administrative Permit to Planning Commission*	\$ 1,043	\$ 375.00	\$ 1,000	167% \$ 625.00
Appeal of Sign Permit to Planning Commission	\$ 217	\$ 220.00	\$ 217	-1% \$ (3.00)
*Property owners and residents within 300' of project area are not required to pay appeal fees (Minutes of 4-26-2021 City Council)				\$ -
^Appeal process will be covered by Developer Deposit Account, this appeal fee is only to file the appeal.				\$ -

Building Permit Fees

Construction & Demolition Waste Recycling Deposit:				
C&D Waste Management Checklist Processing Fee	\$ 56.49	\$ 55.00	\$ 55.00	0%
New construction projects (\$/sf)	\$ 0.38	\$ 0.37	\$ 0.37	0%
Remodel or renovation projects of more than 500 sq. ft. (\$/sf)	\$ 0.48	\$ 0.47	\$ 0.47	0%
Demolition projects of more than 1,000 sq. ft. (\$/sf)	\$ 0.53	\$ 0.52	\$ 0.52	0%
Road, sidewalk, or driveway renovation/demolition projects that result in removal of 200 sq. ft. or more of asphalt or concrete (\$/sf)	\$ 0.27	\$ 0.26	\$ 0.27	3%
NOTE: Waste Recycling Deposits are refunded based on a pro-rated percentage of the recycling target met.				
Public Works (PW-Engineering Review)				
New Construction- Requiring Water/Sewer Review	\$ 108.69	\$ 108.00	\$ 108	0%
New Construction (120 sf- 1000 sf)	\$ 181.15	\$ 181.00	\$ 181	0%
New Construction (>1000 sf)	\$ 289.84	\$ 289.00	\$ 289	0%
Fire Sprinklers, Grease Trap, Backflow	\$ 144.92	\$ 144.00	\$ 144	0%
Commercial Remodels-Change of Use (Increased capacity)	\$ 181.15	\$ 181.00	\$ 181	0%
Frontage, driveway, parking, circulation, flatwork	\$ 181.15	\$ 181.00	\$ 181	0%
Over the Counter permit review	\$ 55.07	\$ -	\$ 55	#DIV/0!
Community Development Department (CDD -Planning Review)				
Over the Counter Permit	\$ 63.20	\$ 63.00	\$ 63	0% \$ -
Interior Remodel	\$ 126.95	\$ 111.00	\$ 126	14% \$ 15.00
Residential Site Plan Review	\$ 190.70	\$ 174.00	\$ 190	9% \$ 16.00
Commercial Site Development/Land Use Review	\$ 334.27	\$ 270.00	\$ 334	24% \$ 64.00
Non Departmental				
Demolition	\$ 271.87	\$ 208.00	\$ 271	30% \$ 63.00
Amendment to Plan Set Or Conditions (Voluntary or Correction)	\$ 163.18	\$ 131.00	\$ 163	24% \$ 32.00
Complex Project Requiring Cost Incurred *Minimum Initial Deposit		\$2,000	\$3000-\$6000	\$ -
General Plan Maintenance Fee	0.53%	Waived Per Reso 4471-2021	\$ 0	\$ -
*Charged for DDA Complex Projects Which Exceeds Scope of Review Covered by Proposed Fee Schedule.				

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CATEGORY	2026 Actual Costs	2022/23 Adopted Fee	2026 Fee Schedule	Change
Sign Permit Fees				
Permanent & Temporary	\$ 53.57	\$ 50.00	\$ 53	6%
Political (refundable deposit)	\$ 100.00	\$ 100.00	\$ 100	0%
Planning Commission Sign Permit (no public hearing required)	\$ 387.85	\$ 325.00	\$ 387	19%
Administrative Permits:				
* Administrative Coastal Development Permit	\$ 1,637	\$ 1,450.00	\$ 1,636	13% \$ 186.00
* Administrative Design Review	\$ 847	\$ 685.00	\$ 846	24% \$ 161.00
* Administrative Design Review (Public Art, Murals, Paint Colors)	\$ 40.25	\$ 40.00	\$ 40	0% \$ -
* Administrative Variance		\$ 775.00	\$ 960	24% \$ 185.00
* Amendment to Administrative Permit (major/minor)	\$ 500.69	\$ 460.00	\$ 500	9% \$ 40.00
* Certificate of Compliance	\$ 883.10	\$ 855.00	DDA	#VALUE! #VALUE!
* Floodplain Development Permit	\$ 662.68	\$ 662.00	\$ 662	0% \$ -
* Limited Term Permits not requiring TAC review	\$ 252.82	\$ 165.00	\$ 252	53% \$ 87.00
* Mobile Vending Unit Permit (includes business license fee)	\$ 881.26	\$ 650.00	\$ 881	36% \$ 231.00
* Annual Renewal - Mobile Vending Unit Fee (includes business license fee)	\$ 494.94	\$ 500.00	\$ 494	-1% \$ (6.00)
* Minor Use Permit	\$ 1,315.67	\$ 1,160.00	\$ 1,315	13% \$ 155.00
* Medical Marijuana Cultivation Minor Use Permit		DDA	DDA	#VALUE!
Cannabis Business Permit	\$ 485.02	\$ 865.00	\$ 485	-44% \$ (380.00)
Cannabis Business Permit Renewal	\$ 141.20	\$ 270.00	\$ 141	-48% \$ (129.00)
Public Hearing (requested for Administrative Permit)	\$ 991.20	\$ 960.00	\$ 991	3% \$ 31.00
Amendment to Design Review, CDP, Use Permit (Minor-no ENV/PH)	\$ 500.69	DDA	DDA	0% \$ -
Emergency Permit	\$ 539.66	\$ 445.00	\$ 539	21% \$ 94.00
Permits Requiring Planning Commission Review:				
* Hearing Cost (in addition to permit fee, below)	\$ 1,324.03	\$ 1,180.00	\$ 1,324	12% \$ 144.00
* Adult-Oriented Business Permit	\$ 1,307.51	DDA	DDA	0% \$ -
* Certificate of Appropriateness	\$ 488.29	\$ 395.00	\$ 488	24% \$ 93.00
* Coastal Development Permit	\$ 1,636.84	\$ 1,450.00	\$ 1,636	13% \$ 186.00
* Coastal Development Permit for Second Units	\$ 835.93	\$ 725.00	\$ 835	15% \$ 110.00
* Design Review	\$ 846.57	\$ 685.00	\$ 846	24% \$ 161.00
* Use Permit	\$ 1,315.67	\$ 1,160.00	\$ 1,315	13% \$ 155.00
* Cannabis Manufacturing Use Permit	\$ -	Costs Incurred	Costs Incurred	\$ -
* Variance	\$ 960.40	\$ 775.00	\$ 960	24% \$ 185.00
Planning Permit Extension				
* Non-subdivision; does not require a public hearing	\$ 171.66	\$ 120.00	\$ 171	43% \$ 51.00
* Non-subdivision; requires a public hearing before the Director	\$ 610.96	\$ 470.00	\$ 610	30% \$ 140.00
* Non-subdivision; requires a Public hearing Before the Planning Commission	\$ 1,407.67	\$ 1,155.00	\$ 1,407	22% \$ 252.00

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CATEGORY	2026 Actual Costs	2019 Adopted Fees	2026 Fee Schedule	Change
Developer Deposit Account Projects*				
Annexation	\$ -	DDA	DDA	
Development Agreement	\$ -	DDA	DDA	
Environmental Review: Negative Declaration or MND**	\$ -	DDA	DDA	
Environmental Review: Environmental Impact Report	\$ -	DDA	DDA	
General Plan Amendment	\$ -	DDA	DDA	
Local Coastal Plan Amendment	\$ -	DDA	DDA	
Mitigation Monitoring	\$ -	DDA	DDA	
Planned Development Permit	\$ -	DDA	DDA	
Rezoning	\$ -	DDA	DDA	
Specific Plan	\$ -	DDA	DDA	
* DDA Typical Minimum Deposit \$10,000, except Environmental Review: Neg Dec, MND is minimum \$4,000**				
Subdivisions*				
Subdivision Map:				
Extension of Time	\$ 171.66	\$ 120.00	\$ 171	43% \$ 51.00
Final Map	\$ -	DDA	DDA	
Improvement Plan, Plan Check, Construction Inspections	\$ -	DDA	DDA	
Minor Subdivision (<5 Parcels)	\$ -	DDA	DDA	
Major Subdivision (>5 Parcels)	\$ -	DDA	DDA	
Parcel Merger	\$ -	DDA	DDA	
Parcel Map	\$ -	DDA	DDA	
Reversion to Acreage	\$ -	DDA	DDA	
Certificate of Compliance	\$ 883.10	\$ 855.00	\$ 883	3% \$ 28.00
Lot Line Adjustment	\$ 564.54	\$ 495.00	\$ 564	14% \$ 69.00

* DDA's in this category expect minimum deposit of \$4,000

Code Enforcement - Vacant Parcel Fees New in 2026

Vacant Parcel Fees:			
Vacant Lots - Annual Registration	N/A	N/A	\$ 100
Vacant Buildings - Annual Registration	N/A	N/A	\$ 150
Monthly Monitoring Fee	N/A	N/A	\$ 150
Late Registration/Late Renewal Penalty	N/A	N/A	\$ 100

Code Enforcement - Cost Recovery Fees New section in 2026

For each Code violation case, fees to be assessed based upon costs incurred, refer to FBMC 6.12

