

RESOLUTION 20-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA UPDATING THE BUILDING AND SAFETY PERMIT FEES AS AUTHORIZED BY CHAPTER 15.04.025 ("FEES CHARGEABLE UNDER BUILDING LAWS") OF TITLE 15 ("BUILDING AND CONSTRUCTION") OF THE CITY OF COMMERCE MUNICIPAL CODE; AS WELL AS UPDATE USER PERMIT FEES FOR PLANNING ACTIVITIES THAT ARE UNDERTAKEN AS PART OF TITLE 19 ("ZONING") OF THE CITY OF COMMERCE MUNICIPAL CODE

WHEREAS, the City was seeking a consultant to determine whether it is collecting fees that adequately offset the impacts of new development without overburdening development with unnecessary costs; and

WHEREAS, on July 19, 2016, the City Council approved a request for proposal ("RFP") for the Comprehensive Development Impact Fee and Nexus Study and hired a consultant (Wildan) to aide in determining the fees that should be collected to address the cost of doing business; and

WHEREAS, presentations on the findings by the consultant were presented to the City Council on October 16, 2018 and June 2, 2020, respectively; and

WHEREAS, a duly noticed public hearing was held on September 1, 2020, wherein City Council considered written and oral information related to the revised Planning and Zoning user fees and Building and Safety permit fees, and the public had an opportunity to provide public comment as well; and

WHEREAS, the Department of Economic Development and Planning provides a wide array of services to the public as it relates to land and real property development, including, but not limited to building and safety inspections, review and approval of planning submittals, to developers, and property owners;

WHEREAS, there are fees that are typically collected for service which the revenue (fee) should match expenditures in order to help mitigate the effects of economic downturns and variability in development activity; and

WHEREAS, shifts in the economy resulting from the Great Recession of 2008 and most recently the COVID-19 Pandemic have resulted in a growing disparity between providing a service and the associated cost.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

SECTION 1. The facts set forth in the recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. The City Council hereby adopts and approves the fee schedule attached to this Resolution as Exhibit A and incorporated by reference herein.

SECTION 3. This Resolution and the fees (Exhibit A) imposed pursuant to its provisions shall be immediately effective upon approval.

PASSED, APPROVED AND ADOPTED this 1st day of September 2020

Ivan Altamirano, Mayor

ATTEST:

Lena Shumway, City Clerk

EXHIBIT A

Proposed Fee Schedule for Building and Safety Division				
#	Fee Name	Units	Current User Fees	Proposed User Fees
Permits and Code Fees			Current User Fees	Proposed User Fees
1	Building Permit Fees	Valuation	Per Attached Table	Per Attached Table 1A including CPI-U
2	Fee for Building Permit issued to Single Family and Two-Family Dwellings	Valuation	Reduced by 2/3rd of the Table 1A	Reduced by 2/3 rd of the Table 1A
3	Table 1A fees increase for all construction work required to comply with the rules and regulations adopted by the Energy Resources Conservation and Development Commission of the State of California. The increase in fee shall be included in the building permit fee for the purpose of determining the plan checking fee.	Valuation	10%	10%
4	Table 1A fees increase for all construction work required to comply with Title 24, California Code of regulations, Section 101 et seq. the State's disabled access and adaptability requirements. The increase in fee shall be included in the building permit fee for the purpose of determining the plan checking fee.	Valuation	5%	5%
5	Table 1A fees increase for all construction work required to comply with Title 24, California Code of regulations, Calgreen California Green Building Standards Code requirements. The increase in fee shall be included in the building permit fee for the purpose of determining the plan checking fee.	Valuation	None	5%
6	Grading Permit and Plan Check Fees	Cubic Yard	Per Attached Table 1B	Per Attached Table 1B including CPI-U
7	Grading Permit and Plan Check Fees for the review of grading plans submitted in connection with parcel maps, tract maps, conditional use permits	Cubic Yard	Per Attached Table 1C	Per Attached Table 1C including CPI-U
8	Electrical Permit & Plan Check Fees		Per	Per Attached

			Attached Electrical Permit & Plan Check Fee Table	Electrical Permit & Plan Check Fee Table including CPI-U
9	Mechanical Permit & Plan Check Fees		Per Attached Mechanical Permit & Plan Check Fee Table	Per Attached Mechanical Permit & Plan Check Fee Table including CPI-U
10	Plumbing Permit & Plan Check Fees		Per Attached Plumbing Permit & Plan Check Fee Table	Per Attached Plumbing Permit & Plan Check Fee Table including CPI-U
11	Building Plan Check Fees		Per Building Code Section 107.2	Per Building Code Section 107.2
12	Investigation Fee for Work without Permit		Per Building Code Section 107.13	Per Building Code Section 107.13
13	Preliminary Review Fees		Per Building Code Section 107.15	Per Building Code Section 107.15
14	Plan Maintenance Fee		Per Building Code Section 107.16	Per Building Code Section 107.16
15	Permit Issuance Fee ea.		\$31.10	\$20.68
16	For inspection of the demolition of a building or structure (including sewage system termination		NONE	\$120.98
17	For inspections for which no fee is specifically indicated, per hour.		NONE	\$93.06
18	For additional review required by complexity of plans or changes, additions, or revisions of approved or resubmitted plans or reports, per hour		NONE	\$130.70
19	For services required beyond the first and second check of plans or reports, due to changes, errors, or omissions, per hour		NONE	\$130.70

	(except reviews subject to Table 1C)			
20	For the issuance of a Certificate of Occupancy		NONE	\$62.04
21	For the issuance of a Temporary Certificate of Occupancy		NONE	\$93.06
22	For each extension of a Temporary Certificate of Occupancy		NONE	\$93.06
23	Assignment of house numbers		NONE	\$33.09
24	All other fees arising under the building, electrical, mechanical, and plumbing code except where a different fee has been adopted by this resolution		NONE	Per the relevant sections of the Building, Electrical, Mechanical and Plumbing Code
25	Building Standards Administration Special Revolving Fund (BSASRF or Green Fees)	Valuation	Per Building Standards Commission Fee Schedule, 95% of the collected fees are paid quarterly to CBSC	Per California Building Standards Commission Fee Schedule, 95% of the collected fees are paid quarterly to CBSC
26	Technology Fee		NONE	2% added to all fees

	TABLE 1A - VALUATION		Proposed User Fees
1	\$0 to including \$700	\$79.47	\$82.18
2	More than \$700 to and including \$25,000	\$119.45	\$123.51
3	plus, for each additional \$1000 or fraction thereof more than \$1000	\$30.81	\$31.86
4	\$25,001 to and including \$50,000	\$859.52	\$888.74
5	plus, for each additional \$1000 or fraction thereof more than \$25,000	\$23.70	\$24.51
6	\$50,001 to and including \$100,000	\$1,459.76	\$1,509.39
7	plus, for each additional \$1000 or fraction thereof more than \$50,000	\$17.85	\$18.46
8	More than \$100,000	\$2,350.41	\$2,430.32
9	plus, for each additional \$1000 or fraction thereof	\$12.17	\$12.58
10	Additional reviews per hr. or fraction thereof	\$78.00	\$80.65
11	Permit Issuance Fee	NONE	\$20.68

	TABLE 1B Grading Permit Fees		Proposed User Fees
1	1-50 cubic yards (0.8-38 m ³)	\$295.30	\$305.34
2	51-1,000 cubic yards (39-764.6 m ³)	\$439.08	\$454.01
3	Plus /100 cubic yards (76.5 m ³) or fraction thereof more than 100 cubic yards (76.5 m ³)	\$148.68	\$153.73
4	1,001-10,000 cubic yards (765.3-7,645.5 m ³)	\$1,777.97	\$1,838.43
5	Plus /1,000 cubic yards (764.6 m ³) or fraction thereof more than 1,000 cubic yards (76.5 m ³)	\$124.82	\$129.06
6	10,001-100,000 cubic yards (7,646.3-76,455 m ³)	\$2,900.25	\$2,998.86
7	Plus /1,000 cubic yards (764.6 m ³) or fraction thereof more than 10,000 cubic yards (7645.5 m ³)	\$79.63	\$82.34
8	100,001 cubic yards (76456 m ³) or more	\$10,076.77	\$10,419.38
9	Plus /10,000 cubic yards (764.6 m ³) or fraction thereof more than 100,000 cubic yards (76455 m ³)	\$198.61	\$205.36
	TABLE 1B Grading Plan Check Fees		Proposed User Fees
10	1-1,000 cubic yards (1 m ³ - 764.6 m ³)	\$522.51	\$540.27
11	Plus /100 cubic yards (76.5 m ³) or fraction hereof more than 100 cubic yards (76.5 m ³)	\$177.75	\$183.79
12	1,001-10,000 cubic yards (765.3-7,645.5 m ³)	\$2,126.52	\$2,198.82
13	Plus /1,000 cubic yards (764.6 m ³) or fraction thereof more than 1,000 cubic yards (764.6 m ³)	\$147.41	\$152.43
14	10,001-100,000 cubic yards (7,646.3-7,455 m ³)	\$3,453.41	\$3,570.82
15	Plus /1,000 cubic yards (764.6 m ³) or fraction thereof more than 10,000 cubic yards (764.6 m ³)	\$87.06	\$90.02
16	100,001-500,000 cubic yards (76,456-382,275 m ³)	\$11,303.79	\$11,688.12
17	Plus /10,000 cubic yards (7645.5 m ³) or fraction thereof more than 100,000 cubic yards (76,455 m ³)	\$240.63	\$248.82
18	500,001 cubic yards (382278 m ³) or more	\$20,925.99	\$21,637.48
19	Plus /10,000 cubic yards (7645.5 m ³) or fraction thereof more than 500,000 cubic yards (382,275 m ³)	\$218.51	\$225.94
	TABLE 1C Grading Plan Check Fees		Proposed User Fees
	for the review of grading plans submitted in connection with parcel maps, tract maps, conditional use permits, projects subject to comply with National Pollutant Discharge Elimination System (NPDES) and City of Commerce Municipal Code Chapter 19.33 Stormwater pollution control measure for development planning and construction activities		
1	1-10,000 cubic yards	\$13,444.22	\$13,901.32
2	10,001-100,000 cubic yards	\$13,444.22	\$13,901.32
3	Plus, over 10,000 cubic yards	16.72%	16.72%

4	100,001-500,000 cubic yards	\$37,220.06	\$38,485.54
5	Plus, over 100,000 cubic yards	4.75%	4.75%
6	500,001-1,000,000 cubic yards	\$67,176.86	\$69,460.87
7	Plus, over 500,000 cubic yards	3.50%	3.50%
8	1,000,001 and up	\$94,826.86	\$98,050.97
9	Plus, over 1,000,000 cubic yards	1.50%	1.50%
10	Revisions - Fee is based on per hour	\$164.00	\$169.58
	The fee for the first five plan reviews is based on the estimated yardage. After the fifth submittal the fee shall be	10% of the original fee for each submittal	10% of the original fee for each submittal
	Permit fees shall be per Table 1-B		

Electrical Fees Table		Existing User Fees	Proposed User Fees
SYSTEM FEE SCHEDULE			
(Note: the following do not include permit issuing fee.)			
NEW RESIDENTIAL BUILDINGS			
	The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.		
1	For new multifamily residential buildings (apartments and condominiums having three (3) or more living units not including garages, carports, and other noncommercial automobiles storage areas constructed at the same time, per square foot	\$0.15	\$0.16
2	For garages, carports, and other accessory buildings used in conjunction with multifamily residential buildings	Branch Circuit Fee or Unit Fee Schedule	Branch Circuit Fee or Unit Fee Schedule
3	For new single and two-family residential buildings not including garages, carports and other minor accessory buildings constructed at the same time, per square foot For garages, carports and other minor accessory buildings constructed at the same time as the single or two-family residential buildings a fee will not be required. For other types of residential occupancies and alterations, additions and modifications to existing residential buildings, use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.	\$0.18	\$0.19
	Private Swimming Pools		

4	For new private, residential, inground swimming pools for single, or multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each	\$144.45	\$149.36
5	For other types of swimming pools, therapeutic whirlpools, spas, hot tubs and alterations to existing swimming pools, each	\$97.05	\$100.35
	Carnivals and Circuses		
6	Carnivals, circuses or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions, each	\$69.60	\$71.97
7	For electric generators and electrically driven rides, each	\$69.60	\$71.97
8	For mechanically driven rides and walk-through attractions or displays having electric lighting each	\$29.10	\$30.09
9	For a system of area and booth lighting, each	\$29.10	\$30.09
	For permanently installed rides, booths, displays, and attractions, use UNIT FEE SCHEDULE		
	Temporary Power Service		
10	For a temporary service power pole or pedestal, including all pole or pedestal mounted receptacle outlets and appurtenances, each	\$77.70	\$80.34
11	For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, firework stands, sales booths, additional pole, etc., each	\$38.70	\$40.02
	(Note: Where appropriate either fee schedule may be used.)		
	Branch Circuit Fees (Alternate to Unit Fees)		
	Branch circuit fees apply to new branch circuit wiring and the lighting fixtures, switches and receptacles which are supplied by these branch circuits, including their outlets.		
12	For 15 or 20 amperes 120-volt lighting or general use receptacles:	\$31.05	\$32.11
13	For 15 or 20 ampere 208 volt to 277-volt lighting, each	\$48.60	\$50.25
	Exception: An individual multiwire branch circuit supplying one appliance may be counted as one circuit.		
	Unit Fees (Alternate to Branch Circuit Fees)		
	Receptacle, Switch, Lighting, or other.		

14	For receptacle, switch, lighting, or other outlets at which current is used or controlled except services, feeders and meters:	\$3.39	\$3.51
15	Lighting Fixtures		\$3.51
	For lighting fixtures, sockets, or other lamp holding devices:	\$3.39	
16	For pole or platform mounted lighting fixtures, each	\$3.90	\$4.03
17	For theatrical-type lighting fixtures or assemblies, each	\$3.90	\$4.03
18	Residential Appliances of Three Horsepower or Less:	\$3.90	\$20.01
19	For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self-contained room, console, or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances, not exceeding three (3) horsepower (HP) in rating, each	\$19.35	\$20.01
	Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.		
	Other Appliances of Three Horsepower or Less:		
20	For any appliance installed in a non-residential occupancy and not exceeding three (3) horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA) in rating, including medical and dental devices, food, beverage, and ice cream cabinets, illuminated showcases, drinking fountains, vending machines, laundry machines, or other similar types of equipment, each	\$27.15	\$28.07
	(Note: 1. As used in the above sentence, "non-residential occupancy" includes but is not limited to hotels and motels. 2. For other types of air conditioners and other motor driven appliances having larger electrical ratings, see Power Apparatus.)		
	Power Apparatus:		
	For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, with a rating as follows:		
	Rating in horsepower (HP), kilowatts (KW), kilovolt amperes (KVA), or kilovolt-amperes-reactive (KVAR).		

21	Rating over 3 and not over 10, each	\$34.95	\$36.14
22	Rating over 10 and not over 50, each	\$34.95	\$36.14
23	Rating over 50 and not over 100, each	\$82.05	\$84.84
24	Rating over 100, each	\$153.45	\$158.67
	(Note: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. 2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.)		
	Busways		
25	For cable trays, trolley and plug-in type busways, each 100 feet or fraction thereof	\$46.35	\$47.93
	Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.		
	Signs, Outline Lighting, and Marquees:		
26	For signs, outline lighting systems, or marquees supplied from one branch circuit, each	\$69.60	\$71.97
27	For additional branch circuits within the same sign, outline lighting system, or marquee, each	\$23.10	\$23.89
	Services, Switchboards, Switchboard Sections, Motor Control Centers and Panelboards:		
28	For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and not over 399 amperes in rating, each	\$69.60	\$71.97
29	For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and 400 amperes to 1,000 amperes in rating, each	\$135.60	\$140.21
30	For services, switchboards, switchboard sections, motor control centers and panelboards over 600 volts or over 1000 amperes in rating, each	\$289.20	\$299.03
	Miscellaneous Apparatus, Conduits and Conductors:		
31	For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	\$116.10	\$120.05

	(Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.)		
32	For each extra inspection resulting from defective workmanship or materials, each	\$90.00	\$93.06
33	For inspection of electrical equipment for which no fee is herein set forth and for emergency inspections for the time consumed:	\$90.00	
34	For the first 1/2 hour, or fraction thereof	\$45.00	\$46.53
35	or, for each hour, or fraction thereof	\$90.00	\$93.06
36	For any single hazardous location area, as defined by the provisions of Chapter 5 of the California Electrical Code, larger than 2,000 sq. ft or an aggregate area consisting of smaller hazardous location areas totaling over 2,000 sq. ft., a surcharge in addition to any other applicable fees each	\$390.00	\$403.26
	Plan Check Fee	\$252.80	
37	The fee plan check fee shall be equal to seventy percent (70%) of the required electrical permit fee provided however, the minimum fee shall be	\$24.81	\$261.40
38	The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24)), when a building plan check is not required for that work, shall be for each 1,000 square feet	\$252.80	\$25.65
39	provided however, the minimum fee shall be	\$126.40	\$261.40
40	For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors or omissions, per hour	\$90.00	\$130.70
	Mechanical Fees Table		Proposed User Fees
	For the installation, alteration or relocation of each refrigeration compressor or absorption unit, and for each fuel burning furnace, heater, boiler and vented decorative appliance including vents attached thereto:		
1	Up to and including 100,000 BTU	\$46.50	\$48.08
2	More than 100,000 BTU and up to and including 500,000 BTU	\$123.00	\$127.18
3	More than 500,000 BTU	\$232.95	\$240.87

4	For each air inlet and air outlet served by any air-conditioning system	\$7.65	\$7.91
5	Or when the number of air inlets and outlets are unknown, for each 1,000 square feet or fraction thereof of conditioned area	\$66.00	\$68.24
	NOTE: An air-conditioned system includes heating and/or cooling.		
6	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$23.10	\$23.89
	For the installation or alteration of each air handling unit for air conditioning including ducts attached thereto:		
	Up to and including 2,000 CFM		
7	Each unit up to 10	\$23.10	\$23.89
8	Each unit over 10	\$6.90	\$7.13
9	More than 2,000 CFM and up to and including	\$69.60	\$71.97
10	More than 10,000 CFM, each	\$116.40	\$120.36
	NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled air-conditioning appliance for which a permit is required elsewhere in this Code.		
11	For each evaporative cooler other than portable type	\$39.00	\$40.33
	For ventilation fans which serve a single register:		
12	Each fan up to 10	\$28.20	\$29.16
13	Each fan over 10	\$9.60	\$9.93
14	For each ventilation system which is not a portion of any air-conditioning system for which a permit is required elsewhere in this Code	\$58.20	\$60.18
15	For the installation of each commercial kitchen hood, spray booth or product conveying duct system, including the fans and ducts attached thereto	\$116.40	\$120.36
16	For the installation of each fire damper	\$19.20	\$19.85
17	For the alteration of an existing duct system for which a permit is not required elsewhere in this Code	\$46.30	\$47.87
	Plan Check Fee		
18	The fee shall be equal to fifty percent (50%) of the required mechanical permit fee provided however, the minimum fee shall be	\$252.80	\$261.40
19	For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors, or omissions, per hour	\$126.40	\$130.70
	If any of the following systems is included in the work proposed, a surcharge shall be collected for each of		

	these systems as follows:		
21	(i) A commercial type I or II hood	\$300.00	\$310.20
22	(ii) Garage ventilation systems	\$300.00	\$310.20
23	(iii) Stairs pressurization systems	\$300.00	\$310.20
24	(iv) Product conveying systems	\$300.00	\$310.20
	Installations of the following individual systems:		
25	(i) A commercial type I or II hood	\$450.00	\$465.30
26	(ii) Garage ventilation systems	\$450.00	\$465.30
27	(iii) Stairs pressurization systems	\$450.00	\$465.30
28	(iv) Product conveying systems	\$450.00	\$465.30
29	The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24)), when a building plan check is not required for that work, shall be for each 1,000 square feet	\$48.00	\$49.63
30	provided however, the minimum fee shall be	\$252.80	\$261.40
	Plumbing Fees Table		Proposed User Fees
1	For each plumbing fixture or trap or set of fixtures on one trap (including drainage vent, water piping and backflow prevention devices therefor), (hose bibbs are considered fixtures)	\$29.10	\$30.09
2	For each permanent-type dishwasher whether individually trapped or not	\$29.10	\$30.09
3	For future stacks or branches, each waste inlet	\$29.10	\$30.09
4	For each roof drain	\$29.10	\$30.09
5	For each drainage or sewer backwater valve	\$83.55	\$86.39
6	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$83.55	\$86.39
7	For each swimming pool drainage trap and receptor, whether connected to a building drain or a building sewer (water supply for pool not included)	\$29.10	\$30.09
	For each gas piping system on any one meter or alteration, extension, or retest of existing gas piping system:		
	Low pressure system:		
8	5 outlets or less	\$29.10	\$30.09
9	For each additional outlet over five	\$7.65	\$7.91
	Medium or high-pressure system:		
10	Each system	\$120.00	\$124.08

11	Additional fee for each outlet	\$7.65	\$7.91
12	For each gas meter not under control and maintenance of the serving gas supplier	\$29.10	\$30.09
13	For each gas pressure regulator other than appliance regulators	\$29.10	\$30.09
14	For each water heater and/or vent	\$29.10	\$30.09
15	For repair or alteration of drainage and/or vent piping, each fixture	\$29.10	\$30.09
16	For each piece of water-treating equipment	\$29.10	\$30.09
17	For each water pressure regulator	\$29.10	\$30.09
	For potable water not covered elsewhere in fee schedule:		
18	1-1/2 inch and smaller	\$29.10	\$30.09
19	2 inches to 3 inches	\$90.00	\$93.06
20	Over 3 inches	\$195.00	\$201.63
21	For replacing water piping in a building, (1) each fixture, each water treating device and each piece of water-using or dispensing equipment, or (2) each branch or riser that has none of the above items connected thereto	\$29.10	\$30.09
22	For sprinkling systems on any one meter, each backflow prevention device therefor	\$83.55	\$86.39
23	For each backflow-prevention device on unprotected water supplies, pools, tanks, vats, etc. (including incidental water piping)	\$83.55	\$86.39
24	For each trap primer	\$29.10	\$30.09
25	For each solar potable water-heating system, including water heater and vent	\$97.05	\$100.35
	Sewer Permit Fees		
26	For the connection of a house sewer to a public sewer, or for the extension of a house lateral onto a lot for future use (separate permit required for each such connection or extension)	\$85.47	\$88.38
27	For each house sewer manhole	\$85.47	\$88.38
28	For each installation of a section of house sewer for future use	\$55.15	\$57.03
29	For the connection of each additional building or additional work to a house sewer	\$55.14	\$57.01
30	For each grey water system (storage tanks and disposal/irrigation fields)	\$175.54	\$181.51

31	For disconnection, abandonment, alteration or repair of any house sewer or private sewage disposal system or part thereof	\$55.14	\$57.01
	Plan Check Fee		
32	The fee shall be equal to fifty percent (50%) of the required electrical permit fee provided however, the minimum fee shall be	\$252.80	\$261.40
33	For additional review required by complexity of plans, or revisions of approved plans or reports, or for services beyond the first and second plan check, due to changes, errors, or omissions, per hour	\$126.40	\$130.70
	If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:		
34	(1) Combination waste and vent system	\$306.99	\$317.43
35	(2) Gas system containing an earthquake actuated shut-off valve	\$107.28	\$110.93
36	(3) Chemical waste system	\$61.14	\$63.22
37	(4) Rainwater system	\$199.71	\$206.50
Beginning on July 1st, 2021, and thereafter on each succeeding July 1st, the amount of each fee in this fee schedule shall be adjusted as follows: calculate the percentage movement between February of the previous year and February of the current year in the Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period, as published by the United States Government Bureau of Labor Statistics; and adjust each fee by said percentage amount, provided, however, that no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Building Official and/or Director of Community Development may present fee proposals to the City Council for approval.			

	Planning Fees	Existing	Proposed
	General Plan Amendment	\$1,000	\$6,363.70
	Zone Change	\$1,000	\$6,363.70
	Zoning Ordinance Amendment	\$1,000	\$6,080.08
	Zoning Clearance Fee	\$100	\$446.87
	Parcel Map	\$2,000	\$4,302.17
	Tract Map	\$2,000	\$4,302.17
	Lot Line Adjustment - Commercial	\$750	\$3,223.06
	Lot Line Adjustment - Residential	\$500	\$2,878.27
	Plot Plan/Site Plan Review – Non-Residential	\$750	\$4,335.63
	Plot Plan/Site Plan Review – Residential Major	\$250	\$4,479.73
	Plot Plan/Site Plan Review – Residential Minor	\$250	\$819.15
	Conditional Use Permit	\$1,000	\$4,841.57
	Conditional Use Permit Modification	\$1,000	\$2,844.91

	Variance – Non-Residential	\$1,000	\$4,807.48
	Variance – Residential	\$500	\$2,850.51
	Temporary Use Permit	\$75	\$597.48
	EIR Review	\$750	At cost as determined by consultant
	Negative Declaration	\$500	At cost as determined by consultant
	Mitigated Negative Declaration	\$500	At cost as determined by consultant
	Technology Cost	NONE	2% of total fees to be collected