

**City of Pacific Grove
Master Fee Schedule FY 2011-12**

**THE FOLLOWING FEES FOR COMMUNITY DEVELOPMENT ARE
EFFECTIVE AS OF AUGUST 14, 2011
COMMUNITY DEVELOPMENT**

ACCT. #	COMMUNITY DEVELOPMENT	FEE
01-4407	ENVIRONMENTAL REVIEW	
	Initial Studies/MND (cultural resource issues only)	\$2,880
	All Other Initial Studies/MND (Actual Cost)	Min. \$2,880
	Environmental Impact Report (EIR)	
	Mitigation Monitoring	\$864
01-4401	USE PERMITS	
	Single family dwelling (PC Hearing)	\$2,304
	All other uses (PC Hearing) (Actual Cost)	Min \$2,304
	Amendments to use permits (PC Hearing)	\$2,304
	Interpretations of Permitted Uses Lists (Zoning Administrator Hearing)	\$1,307
	All administrative use permits (Staff Approvals)	\$904
	Amendments to administrative use permits (Staff Approvals)	\$904
	Re-Noticing of Planning Commission or Zoning Administrator Public Hearings	\$247
01-4401	VARIANCES	
	Single family dwelling (PC Hearing)	\$2,304
	All other uses (PC Hearing) (Actual Cost)	Min. \$2,304
	Amendments to variances (PC Hearing)	\$2,304
	All administrative variances (Staff Approvals)	\$904
	Amendments to administrative variances (Staff Approvals)	\$904
	Re-Noticing of Planning Commission or Zoning Administrator Public Hearings	\$247
01-4401	SUBDIVISIONS	
	Lot Line Adjustment	\$1,368
	Lot Mergers (Staff Approvals)	\$904
	Tentative Parcel Map (plus \$110.00 per lot) (Zoning Administrator Hearing)	Min. \$1,307
	Final Parcel Map (plus recording fees and \$110.00 per hour for Engineer's time)	Min. \$1,368
	Tentative Tract Map (plus \$110.00 per lot)	Min \$4,176
	Final Tract Map (plus recording fees and \$60.00 per lot)	Min \$4,176
	Certificate of Compliance (plus \$80 per hour if more than 12 hours required)	Min. \$864 and applicable attorney fees
01-4401	GENERAL PLAN AND ZONING AMENDMENTS	
	General Plan Amendment (\$80 per hour)	Min. \$3,312
	Zoning Ordinance Amendment (\$80 per hour)	Min. \$1,656

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ACCT #	COMMUNITY DEVELOPMENT	FEE
01-4402	ARCHITECTURAL REVIEW (CDD-ARB)	
	Single Family Dwelling Major Alteration – not on HRI (ARB Hearing)	\$2,131
	SFD Minor Alteration – not on HRI – Administrative Permit (Staff Approvals)	\$573
	SFD Demolition/Reconstruction – not on HRI (ARB Hearing)	\$2,131
	New SFD (ARB Hearing)	\$2,131
	SFD Major Alteration – on HRI (ARB Hearing)	\$2,264
	SFD Minor Alteration – on HRI – Administrative Permit (Staff Approvals)	\$573
	All Other Uses (MFD, Commercial, Institutional) (ARB Hearing) (Actual Cost)	Min. \$2,131
	Design Change (Counter Review & Determination) (Plus \$74 per hour if more than ½ hour required)	Min. \$40
	Design Change (Staff Approvals)	\$573
	Administrative Review (Counter Review & Determination) (plus \$74 per hour if more than ½ hour required)	Min. \$40
	Sign Permit (ARB Hearing)	\$666
	Administrative Sign Permit(Staff Approvals)	\$241
	Minor Sign Face Change (Counter Review & Determination) (plus \$74 per hour if more than ½ hour required)	Min. \$40
	Re-Noticing of ARB or Zoning Administrator Hearing	\$62
01-4402	HISTORIC REVIEW	
	Initial Historic Screening (HRC Hearing)	\$288
	Historic Determination (HRC Hearing) *	\$1,152
	Historic Preservation Permit (ARB Hearing) *	\$864
	Historic Demolition Permit (or combination with Preservation) (ARB Hearing)	\$2,736
	On-site relocation permit (Zoning Administrator Hearing)	
	Off-site relocation permit (ARB Hearing)	\$2,736
	Historic Evaluation (Phase 1 Historic Assessment) \$1,000 Deposit	
	Historic Compliance Review (Phase 2 Historic Assessment) \$1,500 Deposit	
	Re-Noticing of ARB or Zoning Administrator Public Hearings on Historic Permits	\$247
	* Historic Determination and Historic Preservation Permits are not eligible for multiple permit discount.	
01-4402	APPEALS AND MISCELLANEOUS	
	Appeals of discretionary permits (50% of base fee plus cost of mailing and legal notices)	
	Appeals of enforcement and zoning ordinance interpretations	\$864
	Second Unit Permit application	\$864
	Application for abandonment or purchase of City property (§ 23.64.300, PGMC)	\$2,088
	Application for density bonus per Government Code § 65915 et. Seq.	\$1,368
	Permit Extension (Permit base fee maximum \$2,736)	Max. \$2,736
	Preliminary Project Review (Actual Cost)	Min. \$144
	Pre-Application Meeting (Actual Cost)	Min. \$144
	Miscellaneous Project Review/Document Preparation (Actual Cost)	Min. \$144
	General File Research (Actual cost)	Min. \$36
01-4403	Investigation fees, Code violations (Actual Cost)	Min \$144
01-4401	Statement of Compliance (plus \$80 per hour if more than 4 hours required)	Min. \$288
01-4401	Revocable License for Encroachments (plus \$80 per hour after 2 hours)	\$504
	2 nd Unit Monitoring (approved 8/5/92 – 6/30/03) – Cost per year	\$48
	2 nd Unit Monitoring (approved 7/1/03 – present) – Cost per year	\$77

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FEES EFFECTIVE AS OF AUGUST 14, 2011
COMMUNITY DEVELOPMENT
Multiple Permits – Highest fee not discounted; all lower fees discounted 50%
FEE
VARIABLE

ACCT. #	PLAN CHECK & CONSTRUCTION INSPECTION	FEE
01-4203	Electrical Permit (not requiring plan check)	\$103.50
	Plumbing Permit (not requiring plan check)	\$103.50
	Mechanical Permit (not requiring plan check)	\$103.50
01-4404	Plan Checking — A combination permit fee shall be payable in cases of new construction in lieu of the separate fees prescribed in the Uniform Building/Mechanical/Electrical Codes. A plan review fee equal to 75 percent of the fee for single-family residential projects and 90 percent of the permit fee for all other projects shall be paid at the time of submitting plans and specifications for review. Permit fees shall be based on the value of improvements as follows:	
01-4203	Construction Inspection:	
	Combination Permit:	
	Value up to \$500.00	\$97.68
	Value of \$501.00 to \$2,000.00(first \$500.00)	\$97.68
	Value of \$501.00 to \$2,000.00 (each additional \$100.00 or fraction thereof)	\$7.38
	Value of \$2,001.00 to \$25,000.00 (first \$2,000.00)	\$208.40
	Value of \$2,001.00 to \$25,000.00 (each additional \$1,000.00 or fraction thereof)	\$32.00
	Value of \$25,001.00 to \$50,000.00 (first \$25,000.00)	\$944.84
	Value of \$25,001.00 to \$50,000.00 (each additional \$1,000.00 or fraction thereof)	\$22.93
	Value of \$50,001.00 to \$100,000.00 (first \$50,000.00)	\$1,517.74
	Value of \$50,001.00 to \$100,000.00 (each additional \$1,000.00 or fraction thereof)	\$16.03
	Value of \$100,001.00 to \$500,000.00 (first \$100,000.00)	\$2,319.17
	Value of \$100,001.00 to \$500,000.00 (each additional \$1,000.00 or fraction thereof)	\$12.99
	Value of \$500,001.00 to \$1,000,000.00 (first \$500,000.00)	\$7513.97
	Value of \$500,001.00 to \$1,000,000.00 (each additional \$1,000.00 or fraction thereof)	\$11.71
	Value of \$1,000,001.00 and up (first \$1,000,000.00)	\$13,369.22
	Value of \$1,000,001.00 and up (each additional \$1,000.00 or fraction thereof)	\$6.95
	Single Permit:	
	Value up to \$500.00	\$86.03
	Value of \$501.00 to \$2,000.00(first \$500.00)	\$86.03
	Value of \$501.00 to \$2,000.00 (each additional \$100.00 or fraction thereof)	\$4.97
	Value of \$2,001.00 to \$25,000.00 (first \$2,000.00)	\$160.62
	Value of \$2,001.00 to \$25,000.00 (each additional \$1,000.00 or fraction thereof)	\$22.78
	Value of \$25,001.00 to \$50,000.00 (first \$25,000.00)	\$684.50
	Value of \$25,001.00 to \$50,000.00 (each additional \$1,000.00 or fraction thereof)	\$16.45
	Value of \$50,001.00 to \$100,000.00 (first \$50,000.00)	\$1,095.75
	Value of \$50,001.00 to \$100,000.00 (each additional \$1,000.00 or fraction thereof)	\$11.36
	Value of \$100,001.00 to \$500,000.00 (first \$100,000.00)	\$1,663.51
	Value of \$100,001.00 to \$500,000.00 (each additional \$1,000.00 or fraction thereof)	\$9.15
	Value of \$500,001.00 to \$1,000,000.00 (first \$500,000.00)	\$5,322.07
	Value of \$500,001.00 to \$1,000,000.00 (each additional \$1,000.00 or fraction thereof)	\$7.74
	Value of \$1,000,001.00 and up (first \$1,000,000.00)	\$9,190.42
	Value of \$1,000,001.00 and up (each additional \$1,000.00 or fraction thereof)	\$5.17
	The Valuation for new construction shall be the full cost (labor and materials) of the construction or a minimum of \$125 per square foot (for a combination permit including plumbing, mechanical, electrical and building).	

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ACCT. #	COMMUNITY DEVELOPMENT	FEE
	On-site storm water management plan review and inspection (assumes non-Low Impact Development; includes plan review of 1-hour and the required field inspections.)	\$285
	Additional fee if LID requirements or additional time required, per hour	\$95
01-4203	OTHER INSPECTIONS AND REVIEWS	
	<i>The following are minimum hourly fees. If the total cost to the City is greater than the fees shown below, the actual cost shall be recovered. This cost shall include supervision, overhead, equipment, and the hourly wages and benefits of the employees involved:</i>	
	Inspections outside of normal business hours (2-hour minimum)	\$244
	Re-inspection fees assessed under provisions of CBC § 108.8	\$165
	Inspections for which no fee is specifically indicated	\$84
01-4404	Additional plan review due to changes/additions/revisions to approved plans (1/2 hour min.) per hour	\$82
01-4203	Grading Inspection (hourly fee, 1-hour minimum)	\$82
01-4204	Grading Plan Checking (hourly fee, ½-hour minimum)	\$82
01-4203	Excavation Review/Inspection (except utility companies)	\$200
	HOUSING	
	Loan Payoff Demand Statement	\$50
	Reconveyance Fee	\$50
	County Recording Fee (billed by Monterey County Recorder)	Actual Cost
15-4411	HOUSING REHAB LOAN FEES (CALHome Loan Funded Projects)	
	Loan Processing	\$326
	Underwriting	\$248
	Property Tax Verification	\$40
	Loan Document Preparation – SFD	\$83
	Loan Document Preparation – Manufactured Housing	\$125
	Inspection To Determine Scope of Work (Actual Cost)	Min. \$125
	Contractor Selection (Actual Cost)	Min. \$80
	Contract Preparation (Actual Cost)	Min. \$80
	Development of Work Write-up & Specifications (Actual Cost)	Min. \$125
	Project Bidding (Actual Cost)	Min. \$80
	Progress Inspection/Payment Authorization (Actual Cost)	Min. \$80
	HOUSING MONITORING FEES – Annual Fees	
	2 nd Unit Monitoring (approved 8/5/92 – 6/30/03)	\$42
	2 nd Unit Monitoring (approved 7/1/03 – present)	\$67
	Affordable Housing Monitoring - Annual Fee per Household	
	148 – 150 Lighthouse Avenue	\$50
	1141 Lighthouse Avenue	\$100
	541 Pine Avenue	\$100
	Registered Units	\$100

FEE REDUCTIONS PERMITTED IN CERTAIN INSTANCES:

The Community Development Director may reduce a fee or charge set forth herein if she determines that the cost of providing a particular service will be substantially less than the normal cost of such service.