

ORDINANCE NO. _____

An ordinance amending Sections 19.00 through 19.12 of the Los Angeles Municipal Code to update fees for applications and appeals for planning approvals.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Sections 19.00 through 19.12 of Article 9 of Chapter I of the Los Angeles Municipal Code are amended in their entirety to read as follows:

SEC. 19.00. FILING OF APPLICATIONS AND APPEALS.

A. Filing Date. An application or appeal shall be considered as filed whenever it has been completed in accordance with the applicable rules and regulations, has been submitted to the Department together with the required filing fees, and a receipt for the filing fees has been issued. If at any time during the processing of an application it is discovered that an application has been improperly prepared, or required pertinent information has not been submitted in accordance with the previously established rules and regulations, upon notification to the applicant by the appropriate officer or employee, the time limits specified within this Code shall be suspended and not continue to run until the application has been rectified or the omitted information furnished in a proper manner.

B. Time Limit - Appeals. Notwithstanding any provisions of Articles 2, 3, or 4 of this chapter, whenever the final day for filing an appeal from any action, decision, or determination of the Director of Planning, Zoning Administrator, Area Planning Commission, or City Planning Commission falls on a Saturday, Sunday or legal holiday, the time for filing an appeal shall be extended to the close of business on the next succeeding working day, and the effective or final date of any action, decision, or determination shall be extended to the close of that appeal period. No appeal shall be accepted or in any way considered as officially on file which is not presented in proper form and received within the appeal period specified by other sections of this chapter or the extended period specified above in this section.

If in any individual case involving a 15-day appeal period, that appeal period fails to include at least ten business days, then the appeal period shall be extended as many days as the Director of Planning, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council determines are necessary to include ten business days.

C. Place of Filing. Whenever the provisions of Articles 2, 3, or 4 of this chapter provide that applications, requests, or appeals be filed with the Department of City Planning.

D. Whenever the provisions of this chapter provide that an applicant shall post notice of a public hearing or meeting, the applicant shall file a declaration in the

appropriate public office prior to the date of the noticed public hearing or meeting. In this declaration the applicant shall declare, under penalty of perjury, that notice has been posted in accordance with the applicable provisions of this chapter.

E. Annual Inflation Adjustment. The fees in Section 19.01 through 19.10, and Section 19.12 shall be automatically adjusted annually for inflation beginning on July 1, 2023, in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area, as published by the United States Department of Labor, Bureau of Labor Statistics. An updated fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

The Director of Planning shall have the authority to adopt guidelines consistent with this chapter for the posting of notices if the Director determines that guidelines are necessary and appropriate.

SEC. 19.01. FILING FEE - APPLICATIONS AND APPEALS.

Before accepting for filing any application or appeal involving any of the matters specified in this section, the Department of City Planning shall charge and collect for each application or appeal the following filing fees:

A. Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions.

The following fees shall be charged for a zone change, height district, or supplemental use district when that action is consistent with the General Plan. (See Section 19.03 for zone change requests that are not consistent with the General Plan.)

[FILING FEE]

Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions	Fee*
Zone Change - No New Construction (Sections 12.32 C. and F.)	\$24,844
Zone Change - With New Construction (Sections 12.32 C. and F.)	\$29,468
Clarification of Q Classifications or D Limitations (Section 12.32 H.)	\$9,614
Amendment of Council's Instructions involving (T) Tentative Classifications (Section 12.32 H.)	\$6,728

Height District Change (Section 12.32 F.)	\$29,343
Supplemental Use District - Boundary Change or Repeal (Section 12.32 S.)	\$69,210
Supplemental Use District - Establishment (Section 12.32 S.)	\$135,875
Conditions of Approval for Oil Drilling (Sections 13.01)	\$56,426
Zone Boundary Line Adjustment (Sections 12.30 H. and K.)	\$10,534
Building Line - Establishment, Change or Removal (Section 12.32 R.)	\$12,309
Surface Mining Permits (Sections 13.03 D. and F.)	\$3,506

* See Section 19.01 Q. for multiple applications.

B. Appeal Fees.

1. Except as expressly provided in Subdivision 2, below, the following fees shall be charged and collected with the filing of all appeals.

a. A fee equal to 85 percent of the total underlying application fees or \$15,811 for first level appeal and \$11,585 for additional level appeals, whichever is less when the appeal is made by the applicant.

b. A fee of \$158 in the case of an appeal by an aggrieved person, other than the applicant.

2. An appeal filed pursuant to Section 12.26 K.2. of this Code shall be accompanied by a filing fee as specified in Table 4-A of Section 98.0403.2 of the Code, to be collected by the Department. An appeal filed pursuant to Section 12.26 K.6. of this Code shall be charged a fee in accordance with Subdivision 1, above.

3. An appeal filed pursuant to Section 12.37 of this Code shall be accompanied by a filing fee in the amount of \$1,570, to be collected by the Department.

[FILING FEE]

Type of Application	Fee
Appeal Fee - Applicant (first level appeal)	\$15,811
Appeal Fee - Applicant (additional level of appeal)	\$11,585
Person other than the Applicant	\$158

C. Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approvals.

[FILING FEE]

Type of Application	Fee*
Conditional Use by the CPC or APCs (Sections 12.24 U. and 12.24 V.)	\$25,022
Public Benefits Alternative Compliance Proposal (Section 14.00 B.)	\$12,095
Modification of Existing CUP by APC or CPC (Sections 12.24 L. and 12.24 M.)	\$20,667
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	\$4,675

*See Section 19.01 Q. for multiple applications.

D. Variances, Adjustments, or Modifications from the Regulations and Requirements of the Zoning Ordinances.

[FILING FEE]

Type of Application	Fee*
Variance (Sections 12.24 Y. and 12.27)	\$13,283
Adjustment by Zoning Administrator except Single-Family dwelling (Section 12.28)	\$9,179
Adjustment by Zoning Administrator for Single-Family dwelling (Section 12.28)	\$9,179
Slight Modification by Zoning Administrator (Sections 12.28 B.1. and B.2)	\$7,166

Reasonable Accommodation Determination (Section 12.22 A.27.)	\$0
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* See Section 19.01 Q. for multiple applications.

E. Zoning Administrator Conditional Uses, Interpretations, and Various Quasi-judicial Approvals.

1. The following fees shall be charged pursuant to Section 12.24 of this Code to applicants seeking the following permits, interpretations, or approvals:

[FILING FEE]

Type of Application	Fee*
Zoning Administrator Interpretation of Yard or Use Regulations (Section 12.21 A.2.)	\$10,224
Conditional Use by Zoning Administrator - Alcohol and Entertainment (Sections 12.24 W.1. and 12.24 W.18.)	\$10,455
Conditional Use by Zoning Administrator - all other uses (Section 12.24 W.)	\$14,646
Modification or Review by Zoning Administrator (Sections 12.24 L. and 12.24 M.)	\$6,417
Relief from Fence Height Limitation (Sections 12.24 X.7., 12.24 X.8., and 12.28)	\$9,892
Child Care less than or equal to 50 children in the R3 zone or Large Family Daycare (Section 12.24 X.24.)	\$5,389
Certified Farmers' Market (Section 12.24 X.6.)	\$4,466
Service of Alcohol in a small restaurant less than or equal to 50 seats (Section 12.24 X.2.)	\$7,747
Approval to Erect Amateur Radio Antenna (Section 12.24 X.3.)	\$2,574
Zoning Administrator Determination under Section 12.24 X unless listed separately (Section 12.24 X.)	\$7,971

* See Section 19.01 Q. for multiple applications.

2. A fee shall be charged pursuant to Section 12.24 B.1. of this Code to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Section 19.09.

3. The following fees shall be charged pursuant to Sections 12.24 F and 12.24 Z.2. of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings:

[CLEARANCE/REVOICATION/ENFORCEMENT FILING FEE]

Type of Application	Fee
Monitoring of Conditional Use Permits (Sections 12.24 F., 12.24 M., 12.24 W., or 12.24 X.)	\$1,790
Inspection and Field Compliance Review of Operations (Sections 12.24 F., 12.24 M., 12.24 W., or 12.24 X.)	\$778

F. Fees for Historic Related Applications.

[FILING FEE]

Type of Application	Fee*
Historic Preservation Overlay Zone (HPOZ): Establishment, Change or Removal (Section 12.20.3 F.)	\$134,022
HPOZ Preservation Plan (Section 12.20.3 E.)	\$38,460
HPOZ Certificate of Appropriateness: not involving new construction or additions (Section 12.20.3)	\$1,693
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to a 20% increase in building coverage (Section 12.20.3)	\$1,768

HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than a 20% increase in building coverage (Section 12.20.3)	\$2,188
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units, or for new commercial and mixed-use construction, up to 5,000 square feet (Section 12.20.3)	\$2,442
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more, or for new commercial and mixed-use construction, 5,000 square feet or greater (Section 12.20.3)	\$2,919
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction (Section 12.20)	\$1,721
Major Conforming Work on Contributing and Non-Contributing Elements (Section 12.20.3)	\$567
Modification of a Certificate Determination	\$612
Historic Resources Building Permit Clearance (Larger Project**) (Section 91.106.4.5)	\$1,074
COA-DEM: Demolition of Main Structure (Section 12.20.3)	\$10,939
Mills Act Application Processing Fee (LAAC Section 19.144)	\$678
Mills Act Contract Execution Fee (LAAC Section 19.144)	\$2,845
Mills Act Application Valuation Exemption (LAAC Section 19.144)	\$3,091
Mills Act Application (Appeal of Staff Determination to Cultural Heritage Commission) (LAAC Section 19.144)	\$2,387
Mills Act Contract Compliance Inspection (once every 5 years) (LAAC Section 19.144)	\$2,693

Technical Corrections to previously certified Historic Resource (Applicant Initiated)	\$3,381
Historic Resources - Environmental Impact Report Review - (hourly)	\$199
Preliminary Evaluation of Demolition or Relocation without Permit (Section 12.20.3 Q.)	\$9,745

* See Section 19.01 Q. for multiple applications.

** **Larger Project**, for purposes of this section, is defined as any project so determined by the Director of Planning of the Department of City Planning for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.

G. Commission or Director Approvals.

[FILING FEE]

Type of Application	Fee*
Project Permit Compliance, Design Overlay Plan Approvals, or other Director's Determination (DIR) cases - Minor (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$2,525
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases - Standard (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$5,348
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases – Standard (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$2,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$6,143
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases - Major (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$2,749

Project Permit Compliance with Design Review Board - Minor (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$3,266
Project Permit Compliance with Design Review Board - Standard (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$6,730
Project Permit Compliance with Design Review Board - Standard (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$3,266
Project Permit Compliance with Design Review Board - Major (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$7,625
Project Permit Compliance with Design Review Board - Major (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter 1, Article 3)	\$3,465
Design Review Board - Preliminary Design Review (Section 16.50 E.3.)	\$4,433
Design Review Board - Preliminary Design Review for Single-Family Residential Dwelling (Section 16.50 E.3.)	\$2,217
Project Permit Modification (Sections 11.5.7 D. and 11.5.14)	\$4,950
Project Permit Adjustment (Section 11.5.7 E. and 11.5.14)	\$4,652
Specific Plan Exception (Section 11.5.7 F.)	\$15,143
Specific Plan Amendment (Section 11.5.7 G.); Redevelopment Plan Amendment (Section 11.5.14)	\$33,763
Specific Plan Interpretation (Section 11.5.7 H.)	\$5,338
Waiver of Dedications and Improvements (Section 12.37 I.)	\$6,830

* See Section 19.01 Q. for multiple applications.

The following definitions shall be used in the categories for Project Permit Compliance:

Minor cases are defined as three or less signs or a change of use.

Standard cases are defined as more than three signs, wireless cases, or projects with additions of less than 200 square feet.

Major cases are all other projects not falling into the categories of Minor or Standard cases.

H. Fees - Exceptions. The fees as provided for in this section shall be subject to the following exceptions:

1. The fees contained in this section shall apply to the City departments of Airports, Harbor, and Water and Power, but shall not apply to any other governmental agency.

2. No fee shall be required in connection with an application for variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

3. No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a child-care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, religious institution, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be nonprofit.

4. No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use or variance for a nonprofit counseling and referral facility.

5. At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this section may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:

(a) That the applicant made a good-faith attempt to file the application properly, and

(b) That the application could be more appropriately approved if filed under a different procedure.

This subdivision shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

6. No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to Section 12.24 X.27. of this Code.

7. Where an exception from a specific plan and a variance or conditional use or other similar quasi-judicial approval are both required for a project, the lower of the fees charged for the exception and variance, conditional use or other similar quasi-judicial approval shall be waived.

8. No fee shall be required in connection with an initial application for a site plan review for a project within a designated Enterprise Zone or Employment and Economic Incentive Zone.

9. In addition to the fees set forth in this article, the Department of City Planning may negotiate with an applicant, pursuant to LAAC Section 5.121.9.3., for reimbursement of the actual costs associated with the City's processing of discretionary actions or other Planning reviews and processes for applications involving extraordinary projects, which require unusually heavy commitments of department resources but not involving a "major project", as that term is defined in LAAC Section 5.121.9.(b).

I. Transfer Plan.

[FILING FEE]

Type of Application	Fee *
Approval of Transfer of Floor Area Plan - less than and including 49,999 square feet (Section 14.5.7 Chapter I, Article 4.5)	\$15,730
Approval of Transfer of Floor Area Plan - 50,000 square feet or greater (Section 14.5.6 and Article 4.5)	\$25,475

* See Section 19.01 Q. for multiple applications.

J. Extension of Time or Suspension of Time Limits for Planning and Zoning Matters.

[FILING FEE]

Type of Application	Fee
Time Extension for Planning and Zoning Matters other than Maps	\$555

K. Adult Entertainment Business Exception.

[FILING FEE]

Type of Application	Fee*
Adult Entertainment Business Exception within 500 feet of another Adult Entertainment Establishment (Section 12.22 A.20.)	\$16,702

* See Section 19.01 Q. for multiple applications.

L. [Intentionally Omitted.]

M. Density Increase.

[FILING FEE]

Type of Application	Fee*
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22 A.25.(g)(2))	\$9,017
Application for a Density Bonus including a request for one or more Incentives not included in the Menu of Incentives (Section 12.22 A.25.(g)(3))	\$23,211
Application for a Density Bonus in excess of that permitted by Section 12.22 A.25. (Section 12.24 U.26.)	\$23,221

* See Section 19.01 Q. for multiple applications.

N. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.

[FILING FEE]

Type of Application	Fee
Home-Sharing Administrative Hearing (Section 12.22 A.32.)	\$20,000
Imposition of Conditions (City Initiated) (Section 12.27.1)	\$52,903
Modification (Applicant Initiated) (Section 12.27.1)	\$42,561

Plan Approval for Revocation Case (Section 12.27.1)	\$50,317
Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Initial Deposit)* (Section 12.24 Z.)	\$5,000

* With respect to Section 12.24 Z., fees shall be paid for the actual costs associated with the revocation process that exceed the initial deposit amount. The Department of City Planning shall calculate the actual costs and resultant fee, in accordance with Section 5.121.9.3.(b)3. of LAAC Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

O. Site Plan Review.

[FILING FEE]

Type of Application	Fee*
Site Plan Review Application for Residential Project of 50 or more dwelling units (Section 16.05 C.)	\$10,867
Non-Residential or Mixed-Use Building Site Plan Review Application (Section 16.05 C.)	\$10,867

* See Section 19.01 Q. for multiple applications.

P. Hillside Permit Filing Fees. The following applications are subject to Hillside Permit Filing Fees:

1. Applications pursuant to Section 12.21 A.17. of this Code to permit increased Lot coverage, reduced parking or additional height for Single-Family

Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map (Section 12.24 X.11.);

2. Applications to permit construction of or addition to Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet;

3. Applications to permit construction of, or addition to, Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map on Substandard Hillside Limited Streets where providing parking requires the Grading of 1,000 or more cubic yards from the Lot (Section 12.24 X.21.).

4. Applications pursuant to Section 12.21 C.10. and Section 12.24 X.28. on properties zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map to:

- (a) Reduce Front and Side Yard setback requirements;
- (b) Permit additions of up to 1,000 square feet to Structures existing prior to August 1, 2010;
- (c) Exceed the maximum envelope height;
- (d) Increase the maximum Lot coverage;
- (e) Exceed the Grading, import and export limits;
- (f) Reduce the number of required off-street parking; or
- (g) Permit construction of or addition to Single-Family Dwellings on properties which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet.

[FILING FEE]

Type of Application	Fee
Hillside Permit Filing Fee (Section 12.24 X.21.)	\$11,281

Q. Multiple or Combination Applications. If more than one application is filed at the same time for the same project and the fee for each separate application is set forth in Sections 19.01, 19.03, or 19.06, then the charges will be as follows: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.

R. Expedited Permit Fee. At the request of the applicant, the Department may charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects upon application by an applicant. A minimum initial deposit of \$5,000 or, as adjusted by the Director of Planning, in addition to fees charged elsewhere in this Code, shall be collected at the time of the request. In addition, fees shall be paid by the applicant for any additional costs that exceed the initial deposit.

The Department of City Planning shall calculate the costs and resultant fee, at the hourly rate in this section, in accordance with LAAC Section 5.121.9.3.(b)3. of Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The

Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

The Department shall cause all money collected pursuant to this section to be deposited into the Planning Case Processing Fund as prescribed in LAAC Section 5.121.9.2(c) of Chapter 6 of Division 5 for purposes of disbursement as permitted therein.

[FILING FEE]

Type of Application	Fee
Expedited Review Services (hourly)	\$229

S. Eldercare Facility Unified Permit Application.

[FILING FEE]

Type of Application	Fee*
Eldercare Facility Unified Permit Application (Section 14.3.1)	\$13,542

* See Section 19.01 Q. for multiple applications.

T. Home-Sharing Registration Application Fee.

[FILING FEE]

Type of Application	Fee
Home-Sharing Application or Renewal (Section 12.22 A.32.)	\$183
Extended Home-Sharing Administrative Clearance (Section 12.22 A.32.)	\$982
Extended Home-Sharing Discretionary Review Application (Section 12.22 A.32.)	\$14,458
Extended Home-Sharing Renewal (Section 12.22 A.32.)	\$982

The Department of City Planning shall cause all money collected pursuant to this section to be deposited into the Short-Term Rental Enforcement Trust described in LAAC Section 5.576(b) of Chapter 170 of Division 5 for purposes of disbursement as permitted therein.

SEC. 19.02. FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS.

The following fees and charges shall be paid to the Department, except as otherwise specified here, in connection with the following:

A. Subdivision Maps.

1. Tentative Map.

(a) Single-Family Residential Dwellings:

Type of Application	Fee
Tentative Map – Single-Family Zones - 5-49 Lots	\$12,945
Tentative Map – Single-Family Zones – Each additional Set of 50 Lots over 49 Lots	\$6,573

(b) Multi-Family Residential Dwellings:

Type of Application	Fee
Tentative Map - MF Residential - 5-49 Units	\$13,244
Tentative Map - MF Residential - 50-99 Units	\$15,051
Tentative Map - MF Residential - 100 Units or More	\$18,414

(c) Commercial/Industrial:

(1) With Building:

Type of Application	Fee
Tentative Map - Commercial/Industrial w/ Building – Less than 50,000 square feet of Floor Area	\$12,945
Tentative Map - Commercial/Industrial w/ Building – 50,000-99,999 square feet of Floor Area	\$14,039
Tentative Map - Commercial/Industrial w/ Building – 100,000-249,999 square feet of Floor Area	\$15,332

Tentative Map - Commercial/Industrial w/ Building – 250,000 square feet of Floor Area or More	\$17,171
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(2) Without Building:

Type of Application	Fee
Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre	\$12,050
Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres	\$12,945
Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More	\$13,352

(d) **Phasing of Map.** For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of Section 17.07 B. of this Code, a fee of \$9,398.00.

(e) **Very High Fire Hazard Severity Zone.** For tentative maps within Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-half the sum of the fees paid pursuant to Paragraphs (a) through (c) shall be paid.

(f) **Mixed-Use.** Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25 percent (25%). This fee discounting shall not apply to the surcharge required by Paragraph (e) of this subdivision.

(g) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

1. For each subdivision tract of fewer than 20 lots, a fee of \$8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of \$1,854.

2. For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section

61.15 of this Code. For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of \$1,854.

2. Final Map.

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

1. For each subdivision tract of fewer than 20 lots, a fee of \$8,240.

2. For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

3. For each airspace subdivision, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent (50%) of the fee imposed pursuant to the provisions of Paragraph (a) of this Subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$2,549.

3. **Improvement Plans.** Engineering, checking and inspection fees shall be deposited with the City in accordance with the provisions of Sections 62.109 and 62.110 of this Code.

4. **Appeals.** Each appeal of a tentative or final map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. **Modifications.** Each request for a modification of an approved Tentative Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

B. Parcel Maps.

1. **Preliminary Parcel Map.**

(a) **Residential Dwellings, up to 4 Lots:**

Type of Application	Fee
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots – Single-Family Zones	\$12,587
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	\$12,985

(b) **Commercial/Industrial, up to 4 Lots:**

(1) **With Building:**

Type of Application	Fee
Preliminary Parcel Map - Commercial/Industrial (w/ Building), up to 4 Lots - Less than 50,000 square feet of Floor Area	\$13,084
Preliminary Parcel Map - Commercial/Industrial (w/ Building), up to 4 Lots - 50,000 to Less than 100,000 square feet of Floor Area	\$14,029
Preliminary Parcel Map - Commercial/Industrial (w/ Building), up to 4 Lots - 100,000 to Less than 250,000 square feet of Floor Area	\$15,372

Preliminary Parcel Map - Commercial/Industrial (w/ Building), up to 4 Lots - 250,000 square feet of Floor Area or More	\$17,171
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(2) Without Building:

Type of Application	Fee
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area	\$12,368
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area	\$12,368
Preliminary Parcel Map - Commercial/Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area	\$12,368

(c) Other Parcel Map Actions:

Type of Application	Fee
Parcel Map Exemption (Lot Line Adjustment) (Section 17.50 B.3. (c))	\$2,673
Parcel Map Waiver (Section 17.50 B.3.(d), Sections 66412(a) and 66412.1(a) & (b) of the Parcel Map Exclusion, State Subdivision Map Act)	\$3,608

(d) **Very High Fire Hazard Severity Zone.** For preliminary parcel maps within the Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-third the sum of the fees paid pursuant to Paragraphs (a) and (b) shall be paid.

(e) **Mixed-Use.** Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25

percent (25%). This fee discounting shall not apply to the surcharge required by Paragraph (d) of this subdivision.

(f) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

- (1) For each map, a fee of \$8,240.
- (2) For each modified or revised map requiring a revised engineering report, a fee of \$824.
- (3) For each parcel map exemption, a fee of \$1,262.

2. **Certificate or Conditional Certificate of Compliance.** A fee of \$4,690 shall be paid for each determination of the Advisory Agency with respect to a certificate or conditional certificate of compliance pursuant to the Subdivision Map Act in California Government Code Section 66499.35. The above fee shall be waived when the Advisory Agency has approved a division of land and collected a fee without the requirement of a final map being filed with the County Recorder. In every case, the applicant shall also pay a fee equal to the amount required by law for recording any certificate or conditional certificate of compliance issued in connection with the decision. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 for the review and processing of each application for a Certificate of Compliance.

Type of Application	Fee
Certificate or Conditional Certificate of Compliance - Determination	\$4,690

3. **Final Parcel Map.**

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a nonrefundable fee of \$8,240 for each final parcel map submitted, except for airspace parcel maps. For each airspace parcel map application submitted, the Bureau of Engineering shall charge actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent (50%) of the fee imposed pursuant to the provisions of Paragraph (a) of this subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$1,854.

(e) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 to review and process each application for a final map waiver requested pursuant to the provisions of Section 17.50 D of this Code.

4. **Appeals.** Each appeal of a parcel map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. **Modifications.** Each request for a modification of an approved Preliminary Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

C. Private Street Map.

[FILING FEE]

Type of Application	Fee
Deemed to be Approved Private Street (Section 18.00 C.)	\$ 4,468
Private Street Map (Section 18.08)	\$13,412
Very High Fire Hazard Severity Zone Private Street Map (Section 17.52 D.)	\$21,421

1. In the event the person plotting or dividing land as lots or building sites pursuant to Article 8 of this chapter shall elect to subdivide land in accordance with Article 7 of this chapter within one year from the filing date of the private street map, the fees required and paid under this subsection may be applied against the payment of the fees required by Subsection A of this section.

2. For each request for modification of the requirements governing private streets pursuant to the provisions of Section 18.12, a fee of \$3,168.00 shall be paid. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee of \$56.00 shall be paid.

3. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of \$6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of \$630.

D. Mobile Home Park Impact Reports.

[FILING FEE]

Type of Application	Fee
Mobile Home Park Impact Report (Section 17.04)	\$13,043

If no request for hearing is filed within the time periods set forth in Section 47.09 D.5. of this Code, upon written demand by park management, a refund of \$5,229.00 shall be made to park management.

E. Condominium Conversion for Subdivision and Parcel Maps.

1. Residential Dwellings:

Type of Application	Fee
1 to 4 Units	\$15,083
5 to 49 Units	\$17,868
50 to 99 Units	\$21,507
100 Units or More	\$24,152

For the approval of any relocation assistance plan required by Section 12.95.2 F.6., a fee of \$177.00.

2. Commercial/Industrial:

Type of Application	Fee
Less than 50,000 Square Feet of Floor Area	\$13,174
50,000 to Less Than 100,000 Square Feet of Floor Area	\$14,079
100,000 to Less Than 250,000 Square Feet of Floor Area	\$14,924
250,000 Square Feet of Floor Area or More	\$15,889

3. **Mixed-Use:** Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25 percent (25%). This fee discounting shall not apply to the fee required by Section 19.02 E.1(a) of this Code.

F. Map Related Fees.

Type of Application	Fee
Review of Revision of Tentative/Preliminary Map	\$3,026
Modification to Approved Tentative/Preliminary Map or Recorded Final Map (Section 17.14, 17.59)	\$8,495
Reversion to Acreage (Section 17.10)	\$8,505
Time Extension for Maps (Section 17.07 A.2. and 17.56 A.2.)	\$1,017
Letter of Clarification or Correction (initiated by Applicant)	\$4,562

SEC. 19.03. FEES FOR GENERAL PLAN CONSISTENCY.

The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan:

Type of Application	Fee*
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed-use (Section 11.5.6)	\$32,212

Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/ industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6)	\$38,402
Annexation, Zone Change and associated costs for a General Plan Amendment less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed-use (Section 11.5.6)	\$86,830
Annexation, Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/ industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6)	\$88,421
Street Re-Classification	\$15,978

* See Section 19.01 Q. for multiple applications.

SEC. 19.04. FEES FOR SIGN-OFF OR CLEARANCE REQUESTS.

The following fees and charges shall be paid to the Department of City Planning in connection with sign-off or clearance requests:

Type of Application	Fee*
Public Benefit Project Clearance for by-right project (Section 14.00 A.)	\$575
Miscellaneous Clearance – ZA (Section 12.24 and all other projects)	\$2,237
Miscellaneous Clearance – ZA SF dwellings with no exceptions (Section 12.24 and all other projects)	\$803
Request for Approval to erect temporary Subdivision Directional Signs (First Sign) (Section 12.21 A.7.)	\$431
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign) (Section 12.21 A.7.)	\$381
Miscellaneous Clearance – Director	\$2,032
Miscellaneous Clearance – Commission	\$2,404

Landscape Plan Approval as part of a Discretionary Approval	\$958
Miscellaneous Clearance – Advisory Agency	\$680
Miscellaneous Clearance – Approval of plans for Substantial Conformance	\$2,556
Building Permit Clearance - Minor	\$298
Administrative Review - Minor	\$1,342
Administrative Review - Major	\$3,978

A. Development Plans. Each final development plan for a residential planned development filed with the City Planning Commission for its report and recommendation subsequent to the application for the establishment of an RPD District shall be accompanied by a filing fee of \$190 plus \$1.60 for each acre or portion of an acre shown on the plan.

B. Modification of Plans or Conditions. Each request to the City Planning Commission for its report and recommendations on modifications of an approved final development plan in an RPD District or of a condition imposed on a residential planned development shall be accompanied by a filing fee of \$251.

SEC. 19.05. FILING FEES FOR ENVIRONMENTAL CLEARANCES.

A. Fees. For the preparation and processing of required studies, analysis, reports, findings, mitigation measures, certifications, and notices under the California Environmental Quality Act (CEQA), all fees, deposits, and costs provided in Subsections 1 and 2 below, shall be paid. All monies required to be paid in this Section, shall be paid to the City Planning Department at the time the permit application is filed unless otherwise indicated in this Section. The determination of the necessary actions to comply with CEQA is at the City’s discretion acting as the lead or responsible agency.

1. Categorical Exemptions (CEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs), and Addenda:

Table 1. Fees for CE, EAFs, NDs, and MNDs.

Type of Application	Fee
Categorical Exemption (Classes 1-31, 33)	\$530
Class 32 Categorical Exemption	\$4,272
EAF / Initial Study leading to ND or MND or Statutory Exemptions (except Sustainable Communities Project Exemption)	\$6,588

MND / Expanded Initial Study, Subsequent Approval Review (CEQA Guidelines Section 15162), or Addendum to ND or MND - Expanded	\$11,595
Subsequent Approval Review (CEQA Guidelines Section 15162) or Addendum to ND or MND	\$2,566
Publication Fee for Notice of Intent to Adopt ND or MND (pass through of publishing costs)	\$1,700

2. EIRs, SCPEs, and SCEAs:

(a) **Deposit.** An initial deposit as provided in Table 2 below, is required at the time of an application for an EAF, resulting in an Environmental Impact Report (EIR), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), or any other environmental clearance available in CEQA that is not otherwise expressly listed in Subsections 1 or 2 (Other CEQA Clearance).

Table 2. Deposits and Fees for EIRs, SCEAs, SCPEs and Other CEQA Clearances.

Type of Application	Fee
EIRs (includes Focused EIRs) - Initial Deposit	\$15,000
SCPE, SCEA, or Other CEQA Clearance - Initial Deposit	\$10,000
Subsequent Approval to EIR (CEQA Guidelines Section 15162) - Initial Deposit	\$7,500
EIR (including Supplemental, Subsequent, Tiered, Focused, or Addendum to EIR) Review Services (hourly)	\$199
SCPE Review Services (hourly)	\$199
SCEA Review Services (hourly)	\$199
Other CEQA Clearance Review Services (hourly)	\$199

(b) **Full Cost Recovery.** For any costs incurred by the City, other than for those CEQA clearances or notices identified in Table 1, above, the applicant is responsible for all of the City's actual costs to comply with CEQA. All other costs shall be paid at the cost invoiced by the City for the City's actual costs.

(c) **Indemnification and Defense.** Applicants are responsible for any and all costs incurred by the City in defense of any and all actions or claims arising in full or in part out of the City's processing of a project application filed under Chapter 1 or Chapter 1A and the City's actions to comply with CEQA. Applicants shall deposit \$50,000 (or an amount found necessary by the City Attorney's Office to ensure the City's costs are fully covered) to the City Attorney's Office upon receipt of a tender of defense letter. The Applicant shall pay all invoices from the City Attorney's Office for its costs and ensure that the initial deposit is maintained in full at all times prior to final disposition of the case or action.

B. Child Care Fees. No fee shall be charged in connection with the processing of an initial study or filing of an EIR for any child care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.

Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the child care facility will be nonprofit.

SEC. 19.06. FILING FEES FOR COASTAL DEVELOPMENT PERMITS.

A. Filing Fees. In addition to any other fees set forth in this Code, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications for coastal development permits:

Type of Application	Fee*
Coastal Development Permit for Single-Family residential dwelling (Section 12.20.2)	\$12,016
Coastal Development Permit for Multi-Family residential dwelling (Section 12.20.2)	\$15,928
Coastal Development Permit for Non-residential (Section 12.20.2)	\$15,928
Coastal Development Permit Exemption Determination (Section 12.20.2.1)	\$1,492
Coastal Development Permit Amendment (Sections 12.20.2.1 Q. and 12.20.2 O.)	\$10,475
Coastal Development Permit – Mello Compliance Review – City Review	\$3,236

* See Section 19.01 Q. for multiple applications.

B. Filing Fees for Environmental Impact Reports and Negative Declarations. Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in Section 12.20.2 G.1.(a) through (e) of this Code, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in Section 19.05 of this Code shall be applicable, and shall be collected by the appropriate permit granting authority.

SEC. 19.07. FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS.

A. Basic Review Fee. Except for services subject to the provisions of Subsection B. or C. of this section, the Bureau of Engineering shall charge and collect a fee of \$273 to perform each of the following services pertaining to Flood Hazard compliance:

1. **Flood Hazard Compliance Check Fee.** Review to verify that a permitted project would or does comply with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

2. **Elevation Certificate Processing Fee.** Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

3. **Floodproofing Certificate Processing.** Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

4. **Letter of Map Change/Conditional Letter of Map Change Processing.** Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

B. Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours. For all Bureau of Engineering services identified in Subsection A of this section for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task

for which the \$273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of Section 61.14 of this Code, except for reviews or services provided pursuant to the provisions of Subsection C of this section.

C. Reviews or Services Requiring Additional Staff Time of More than 16 Hours. For all Bureau of Engineering services identified in Subsection A of this section for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

D. All Fees Owed Prior to Bureau Action. The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this section are paid.

SEC. 19.08. SURCHARGE FOR DEVELOPMENT SERVICES CENTERS.

A. There shall be added to each fee imposed for any permit, license, or application provided for in this article, a surcharge in an amount equal to the greater of 3 percent of the fee or \$1.00.

B. The previous surcharge amount of two percent is increased solely to pay for the \$21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

C. The surcharge shall be returned to the greater of 2 percent or \$1.00 when the City Administrative Officer determines the surcharge increase has recovered the \$21.76 million cost of BuildLA.

SEC. 19.09. PROJECT DEVELOPMENT AND COUNSELING SERVICES.

[FILING FEE]

Type of Application	Fee
Zoning Pre-Check with Feasibility Study (Minor/Review) (Section 12.24)	\$1,392
Zoning Pre-Check with Pre-Application Review (Major)	\$2,983

SEC. 19.10. DEVELOPMENT AGREEMENT FEES.

[FILING FEE]

Type of Application	Fee
Development Agreement Fee (Section 12.32)	\$31,274

In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to City associated with administering the development agreement, pursuant to LAAC Section 5.121.9.3. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

SEC. 19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.

A fee of \$300 shall be charged and collected by the Department of Building and Safety to cover the cost of an annual inspection to monitor compliance with, and maintain records of, the covenant required pursuant to Sections 12.24 B.25 and 12.24 C.58 of this Code, recorded prior to July 1, 2000, and Section 12.24 W.19, of this Code on and after July 1, 2000.

SEC. 19.12. DEVIATIONS PURSUANT TO SECTION 16.03 E.

Applicants for determinations by the Zoning Administrator for deviations pursuant to Section 16.03 E of this Code shall pay a fee of \$828.

Sec. 2. Paragraph 2 of Subsection C.2 of Section 12.27.1 of Article 2 of Chapter I of the Los Angeles Municipal Code is amended in its entirety to read as follows:

Whenever the Director initiates an action pursuant to this section he or she shall impose a condition requiring payment of the fee set forth in Section 19.01 N of this Code (fee condition) to cover the City's costs in processing the matter. A fee is not required if the Director finds that the operation of the land use does not create a nuisance or that the property owner, business operator or person in control, is in substantial compliance with the conditions of operation. The fee condition shall further provide that if the decision is not appealed, then the fee shall be paid in full to the City with confirmation of the payment being provided to the Director within 30 days of the decision date. If an appeal is filed and the decision of the Director is upheld on appeal, then the fee shall be paid in full with confirmation made to the Director within 30 days of the effective date of the decision. If the City Council reverses in total the decision of the Director, then no payment of fees other than the appeal fee specified in Section 19.01 N shall be required.

Sec. 3. Paragraph 2 of Subsection C.4 of Section 12.27.1 of Article 2 of Chapter I of the Los Angeles Municipal Code is amended in its entirety to read as follows:

An appeal fee shall be charged pursuant to Section 19.01 N. The City Council's decision on appeal shall be processed in the manner prescribed in Section 12.24 I.6.


Sec. 4. Paragraph 1 of Subsection E of Section 12.27.1 of Article 2 of Chapter I of the Los Angeles Municipal Code is amended in its entirety to read as follows:

E. Modification of Administrative Decisions. Any administrative nuisance abatement decision made pursuant to this chapter, any conditions imposed by that decision, or any decisions on a discretionary zoning approval pursuant to this section may be modified pursuant to the provisions of this subsection. Upon application by the business operator, property owner or lessee(s), the Director may modify or eliminate the conditions of a prior decision. An application shall be made on official forms provided by the Department of Planning and shall be accompanied by a filing fee as specified in Section 19.01 N.

Sec. 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
KIMBERLY A. HUANGFU
Deputy City Attorney

Date 10/13/21

File No. CF 09-0969-S3

M:\Real Prop_Env_Land Use\Land Use\Kimberly Huangfu\Ordinances\Comprehensive Fee Ordinance\Final\Revised Comprehensive Fee Ordinance (Final).docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____