

City of Manhattan Beach - Community Development Department

Planning and Zoning Fee Schedule

(Effective July 1, 2020 - Resolution No. 20-0025)

Last Updated: 9/02/2020

Category	Description	Fee or Deposit	Envir. Fees	FY 2017-2018	FY 2018-2019	FY 2020-2021	Public Notice
AMENDMENTS	General Plan or Specific Plan Amendment + consultant costs	DEPOSIT	**	\$20,000	\$20,000	\$20,000	Y
	Zoning Text or Map Amendment + consultant costs	DEPOSIT	**	\$20,000	\$20,000	\$20,000	Y
	Amendment to Development Permit (Includes Amendments to Use Permit, Variance, Development Agreement, and Residential, Commercial or Senior Citizen Residential Planned Development).	FEE	**	\$4,864	\$4,949	\$5,035	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149	\$879	
	Master Use Permit Amendment	FEE	**	\$5,037	\$5,126	\$7,414	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149	\$879	
	Alcohol and/or Live Music	FEE		\$110	\$110	\$108	
APPEALS	Appeal to City Council or Planning Commission of Administrative Decision	FEE		\$500	\$500	\$500	N
	Appeal to City Council of Planning Commission or Parking and Public Improvements Commission (PPIC) Decision	FEE		\$500	\$500	\$500	N
	Appeal to Parking and Public Improvements Commission (PPIC)	FEE		\$500	\$500	\$500	N
COASTAL	Coastal Development Permit Administrative - No Public Hearing	FEE		\$1,303	\$1,324	\$1,509	Y
	Coastal Development Permit - Public Hearing	FEE		\$4,787	\$4,871	\$3,948	Y
	Coastal Development Permit - Public Hearing w/ another discretionary application	FEE	*	\$2,108	\$2,142	\$1,940	Y
	Coastal Development Permit Transfer	FEE		\$162	\$165	\$155	N
CONDOMINIUM FEES	Tentative Parcel Map - 4 or less lots/units - No Public Hearing	FEE		\$1,309	\$1,333	\$1,397	N
	Tentative Parcel Map - 4 or less lots/units - Public Hearing	FEE	*	\$3,557	\$3,622	\$3,546	Y
	With another discretionary application	FEE		\$1,377	\$1,402	\$1,301	
	Tentative Tract Map - 5 or more lots/units	FEE	**	\$4,060	\$4,134	\$4,074	Y
	With another discretionary application	FEE		\$1,313	\$1,338	\$1,493	
	Use Permit (2-unit condos exempt)	FEE		\$6,287	\$6,396	\$8,393	Y
NOTE: Above fees are for initial filing; see SUBDIVISION APPLICATION							
ENCROACHMENT PERMITS	Encroachment Permit - Original/New	FEE		\$1,594	\$1,624	\$1,770	N
	Encroachment Permit - Transfer/Revision/Minor	FEE		\$745	\$758	\$767	N
	Sidewalk Dining Permit	FEE		\$278	\$283	\$192	N

ENVIRONMENTAL REVIEW	The type of environmental review required for an application depends on the nature of the project, so the determination shown in this fee schedule is subject to change depending on the project. Those applications shown without an asterisk are "ministerial" projects, per the City's adopted CEQA Guidelines. Questions concerning the level of environmental review necessary should be directed to Community Development Dept. at (310) 802-5503.						
	* Environmental Assessment (No Initial Study - Categorically Exempt from CEQA)	FEE		\$215	\$215	\$215	N
	** Environmental Assessment (Initial Study - Not Categorically Exempt from CEQA)	FEE		\$3,079	\$3,133	\$3,133	Y
	Environmental Impact Report + consultant costs	DEPOSIT		\$20,000	\$20,000	\$20,000	Y
	Fish and Game/CEQA Exemption County Clerk Posting Fee***	FEE		\$75	\$75	\$75	N
ENTERTAINMENT PERMITS	Class I Permit (ongoing) - Initial Fee	FEE		\$597	\$607	\$612	N
	Class I Permit (ongoing) - Renewal Fee	FEE		\$418	\$424	\$418	N
	Class II Permit (one occasion)	FEE		\$652	\$662	\$670	N
MINOR EXCEPTION & VARIANCE	Minor Exception - Without Notice - Small Project or Revision	FEE		\$1,452	\$1,477	\$353	N
	Minor Exception - With Notice or 3,000+ Sq. Ft. - Larger Project	FEE	*	\$1,952	\$1,985	\$1,575	Y
	Variance	FEE	*	\$6,078	\$6,184	\$8,421	Y
	Additional fees: Parking/Traffic review + consultant costs	FEE		\$1,129	\$1,149	\$879	
MISCELLANEOUS PLANNING APPLICATIONS	Address Change or New Address (Minor)	FEE		\$335	\$339	\$348	N
	Address Change or New Address (Major)	FEE		\$886	\$899	\$954	N
	Alcohol License - Determination of Public Convenience and Necessity (Note: No fee if associated with another application.)	FEE		\$1,796	\$1,828	\$950	N
	Audio / Video / CD / DVD or PDF Copies	FEE		\$7	\$7	\$8	N
	Continuance of a Scheduled Public Meeting - Applicant Request (includes Public Notice fee)						
	Standard - Received prior to agenda preparation	FEE		\$453	\$460	\$455	N
	Extra Meeting - Received after agenda preparation	FEE		\$2,842	\$2,892	\$1,482	N
	Development Agreement + deposit and consultant costs	DEPOSIT	**	\$20,000	\$20,000	\$20,000	Y
	Document Recording - Los Angeles County pass-through fee - Per Page	FEE		\$9	\$9	\$9	N
	Emergency Shelters - PS and IP zones only	FEE				\$2,583	N
	Family (small) Day Care (8 or less children as defined by State)	FEE		\$323	\$329	\$334	N
	Family (large) Day Care (9-14 children as defined by State)	FEE		\$1,204	\$1,225	\$1,224	N
	Fence Agreement - adjacent to City property	FEE		\$312	\$319	\$353	N

MISC (con't)							
Historic Preservation Applications:							
Historic Landmark Designation (Landmark)	FEE					\$1,000	Y
Historic Landmark Designation (Historic District)	FEE					\$1,000	Y
Historic Landmark Designation (Conservation District)	FEE					\$1,000	Y
Historic Landmark Designation (Amendment or Recession)	FEE					\$6,618	Y
Certificate of Appropriateness (Administrative)	FEE					\$2,146	
Certificate of Appropriateness (Commission)	FEE					\$8,633	
Additional fees: Staff review (2-hr min)/CEQA/Public Hearing Notice	FEE		\$583	\$589		\$589	Y
Mills Act Contract Application (fee schedule pending)	FEE					\$7,455	
Home Occupation Permit	FEE		\$64	\$65		\$68	N
Landscape and Irrigation Plan Check							
Single Family Residential, 0 - 7,500 sq ft parcel size	FEE		\$585	\$595		\$503	N
Multi-Family Residential/Commercial/Single Family Residential, > 7,500 sq ft parcel size	FEE		\$1,104	\$1,122		\$916	N
Massage/Bodywork (Owner) - 2 year permit + DOJ/FBI/fingerprinting costs through Police Dept.	FEE		\$393	\$399		\$411	N
Massage/Bodywork (Technician) - License obtained by State, no Planning Permit, only business license	NO FEE		\$0	\$0		\$0	N
Massage/Bodywork Business Location Change	FEE		\$341	\$346		\$358	N
Massage/Bodywork Exemption determination	FEE		\$0	\$0		\$199	
Neighborhood Overlay District Application + consultant costs	DEPOSIT	**	\$20,000	\$20,000		\$20,000	Y
Outdoor Display Permit	FEE		\$158	\$160		\$159	N
Plan Check - Extra Plan Check Corrections Planning Fee - Per Hour	FEE		\$149	\$151		\$136	N
Planned Development Permit - Residential or Sr. Citizen Residential	FEE	**	\$6,136	\$6,244		\$8,393	Y
Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149		\$879	
Planned Development Permit - Commercial	FEE	**	\$9,179	\$9,342		\$7,864	Y
Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149		\$879	
Precise Development Plan - Affordable Housing	FEE					\$4,077	Y
Preliminary Planning Review (3 hours) up to 3,000 sf	FEE		\$0	\$0		\$136	N
Preliminary Planning Review (5 hours) over 3,000 sf	FEE		\$0	\$0		\$136	N
Reasonable Accommodation Process	FEE					\$343	N
Refund Processing (Due to Actions of Applicant)	FEE		\$90	\$92		\$112	N
Site Development Plan	FEE					\$6,388	Y
Specific Plan + consultant costs	DEPOSIT	**	\$20,000	\$20,000		\$20,000	Y
Street Name Processing + signage costs	DEPOSIT		\$5,000	\$5,000		\$5,000	N
Time Extension for Administrative Application	FEE		\$321	\$327		\$334	N
Time Extension for Discretionary Application	FEE		\$2,294	\$2,334		\$2,332	Y

MISC (con't)	Tree Permit						
	Dead/Dying Tree	FEE		\$100	\$100	\$100	N
	Removal/Replacement + extra consultant costs	FEE		\$267	\$271	\$100	N
	Protection + extra consultant costs	FEE		\$349	\$352	\$100	N
	Dangerous or Nuisance Trees	N/A		\$0	\$0	\$0	N
	Tree Trimming Permit (Public Property)	FEE		\$64	\$65	\$83	N
	Tree Trimming Permit (Private Property)	FEE		\$64	\$65	\$138	N
	Zoning Business Review (new business application)	FEE		\$67	\$68	\$68	N
	Zoning Report - for development potential	FEE		\$527	\$535	\$553	N
	Zoning Code Interpretation	FEE		\$455	\$463	\$466	N
	Zoning Map Copy- (large 22" by 36")	FEE		\$59	\$59	\$59	N
PUBLIC NOTICE PROCESSING	Coastal Permit - 100 ft. Radius	FEE		\$70	\$72	\$182	Y
	Large Family Day Care - 100 ft. Radius	FEE		\$70	\$72	\$56	Y
	Minor Exception - 300 ft. Radius	FEE		\$70	\$72	\$129	Y
	Other Permits - 300-500 ft. Radius	FEE		\$70	\$72	\$263	Y
	Code, General Plan, or Zoning Amendments	FEE		\$70	\$72	\$588	Y
TELECOM							
All telecom fees include	Macro						
a Technology Fee,	New/Modification to Existing- R-O-W	FEE		\$3,036	\$3,118	\$3,165.53	Y/N
Record Retention Base	New/Modification to Existing- Public Property	FEE		\$2,699	\$2,746	\$2,502.21	Y/N
Fee, and Record	New- Private Property	FEE		\$2,699	\$2,746	\$2,626.84	Y/N
Retention- Large Docs	Modification To Existing- Private Property	FEE		\$1,152	\$1,172	\$1,883.18	Y/N
Fee; but do NOT	Small Cell						
include consultant costs	New/Modification to Existing- R-O-W	FEE		-	-	\$2,502.21	Y/N
	New/Modification to Existing- Public Property	FEE		-	-	\$2,502.21	Y/N
	New/Modification to Existing- Private Property	FEE		-	-	\$2,502.21	Y/N
SIGNS	Permanent Sign - Single Tenant	FEE		\$320	\$325	\$361	N
	Permanent Sign - Multiple Tenants	FEE		\$481	\$489	\$510	N
	Permanent Sign - Face Change	FEE		\$127	\$129	\$139	N
	Sign Exception	FEE		\$4,012	\$4,082	\$3,125	N
	Temporary Sign + bond	FEE		\$223	\$227	\$247	N
	Temporary Sign Bond	DEPOSIT (refundable)		\$301	\$301	\$301	N
	Sign Program	FEE		\$785	\$797	\$830	N
SUBDIVISION APPLICATION (Parcel/ Tract Maps)	Certificate of Compliance	FEE		\$1,625	\$1,653	\$1,652	N
	Final Parcel Map Review (+ Mapping Deposit)	FEE		\$528	\$539	\$601	N
	Final Tract Map Review (+ Mapping Deposit)	FEE		\$732	\$748	\$601	N
	Mapping Deposit (paid with Final Map Application)	DEPOSIT (refundable)		\$500	\$500	\$500	N
	Merger of Parcels or Lot Line Adjustments	FEE		\$1,133	\$1,153	\$1,184	N
	New Unit Fee - per net new unit	FEE		\$700	\$700	\$700	N
	Quimby (Parks and Recreation) Fee - per unit / lot	FEE		\$1,817	\$1,817	\$1,817	N
	Tentative Parcel Map (4 or less lots / units) No Public Hearing	FEE		\$1,309	\$1,333	\$1,397	N
	Tentative Parcel Map (4 or less lots / units) Public Hearing	FEE	*	\$3,557	\$3,622	\$3,546	Y

	With another discretionary application	FEE		\$1,377	\$1,402	\$1,301	
	Tentative Tract Map (5 or more lots / units)	FEE	**	\$4,060	\$4,134	\$4,074	Y
	With another discretionary application	FEE		\$1,313	\$1,338	\$1,493	
USE PERMITS	Use Permit	FEE	**	\$6,287	\$6,396	\$8,393	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149	\$879	
	Alcohol and/or live music	FEE		\$110	\$110	\$108	
	Master Use Permit	FEE	**	\$9,703	\$9,875	\$10,908	Y
	Additional fees: Parking/Traffic Review + consultant costs	FEE		\$1,129	\$1,149	\$879	
	Alcohol and/or live music	FEE		\$110	\$110	\$103	
	Master Use Permit Conversion	FEE	**	\$4,623	\$4,704	\$5,035	Y
	Temporary Use Permit - General	FEE		\$775	\$787	\$816	N
	Temporary Use Permit - Major	FEE		\$775	\$787	\$1,193	
	Temporary Use Permit - New Year's Eve Extended Hours	FEE		\$100	\$100	\$100	N