



FOUNDED 1771

**City of San Gabriel**  
**Community Development**  
**Department**

**425 S. Mission Drive,**  
**San Gabriel, CA 91776**  
**Tel: (626) 308-2806 Fax:(626) 458-2830**  
**www.sangabrielcity.com**

**PLANNING AND ZONING FEES**

TYPE	FEES
<b>Address Change</b>	\$ 1,180 (80% refundable if not approved)
<b>Adult Oriented Businesses</b> Business Permit.....  Appeal of Business Permit Revocation.....	\$ 2,275 plus public hearing advertising fee and preparation and posting of sign fee.  \$ 790
<b>Agreements, CC&amp;Rs and Covenants</b>	\$ 240 an hour
<b>Appeals</b>	\$ 565 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Arborist Services (Site Inspection &amp; Written Evaluation)</b> Single-Family Residence..... Multi-Family Residence/Commercial Projects..... Site Inspection & Progress Reports.....	\$ 990 \$ 1,975 \$ 170 an hour
<b>Classification of Use – Planning Commission</b>	\$1,750 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Conditional Use Permit</b>  Revision..... Sign CUP.....	\$1,750 plus public hearing advertising fee and preparation and posting of sign fee. \$1,585 \$ 475
<b>Density Bonus</b>  Land Transfer and Condo Conversion..... Monitoring Fee for Affordable Housing Agreement..... Miscellaneous Consultant Fees..... (City Attorney, Preservation Architect, Environmental Consultant, Economic Consultant)	\$ 615 plus public hearing advertising fee and preparation and posting of sign fee. \$ 185 \$ 60/hour \$ TBD
<b>Environmental Review:</b> Categorical Exemption..... Staff Review of Environmental Impact Report..... Negative Declaration.....  Mitigation Monitoring (Full cost on an hourly basis).....	\$ 35 50% of Cost \$ 265 and two \$75 checks and one \$2,156.25 check to “LA County Clerk” (undated) \$110/ hour
<b>General Plan/Mission District Specific Plan</b> Hardcopy..... CD.....	\$30 \$3
<b>General Plan Amendment</b>	\$ 2,940 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Historic Structure (DRC)</b> Small Projects <sup>1</sup> ..... Large Projects <sup>2</sup> .....	\$ 1,195 \$ 1,975

<b>Home Business Occupancy</b>	\$ 45
<b>Landscape Plan Check</b>	\$660
<b>Lot Line Adjustment</b>	
4 or fewer parcels.....	\$ 660
5 or more parcels.....	\$ 1,975
<b>Minor Modification</b>	\$335 + \$85 for each modification over one
<b>Notice of Termination: Non-Conforming Use, Structure or Lot Appeal</b>	\$170
<b>Occupancy Permit</b>	(A)
<b>On-call Development Processing Services</b>	Time/Materials + 15% Administrative Cost
<b>Outdoor Storage and Display Permit</b>	\$195
<b>Pre-Application Review</b>	\$655
<b>Precise Plan of Design</b>	
Staff Review .....	\$1,390
DRC Review.....	\$2,830 + \$5,000 initial deposit
<b>Preparation and Posting of Sign</b>	
2' x 3' sign to be posted on the exterior of a building.....	\$150
4' x 6' sign to be posted on vacant property.....	\$300
<b>Public Hearing Advertising</b>	\$400
<b>Revisions</b>	
PPD (Staff).....	\$475
DRC	
Awning Sign.....	\$135
Master Sign Plan.....	\$595
Freestanding Pole Sign.....	\$730
Conditional Use Permit.....	\$1,360 plus public hearing advertising fee and preparation and posting of sign fee.
PPD (DRC/PC/CC).....	\$1,750 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Sign Permit</b>	
Temporary Signs (Banners).....	\$45
Staff Review.....	\$85
Sign Variance.....	\$1,360 plus public hearing advertising fee and preparation and posting of sign fee.
DRC Review.....	\$550
Non- Conforming Extension Request.....	\$595
Determination of Special Significance.....	\$265
Sign Conditional Use Permit.....	\$475
<b>Master Sign Plan</b>	
Staff Review.....	\$270
DRC Review.....	\$960 + \$5,000 initial deposit
<b>Sidewalk Dining</b>	\$170 (3 tables or less) \$475 (4 tables or more)
<b>Site Plan Review</b>	
Small projects <sup>3</sup> .....	\$170
Large projects <sup>4</sup> .....	\$335
<b>Street Entertainment</b>	\$170
<b>Subdivision</b>	
Tentative Tract Map.....	\$2,375
Tentative Parcel Map.....	\$1,975
Extension of approved subdivision map.....	\$400
Final Tract/Parcel Map Review.....	\$1,185
<b>Temporary Use Permit</b>	\$530
<b>Tenant Improvement/Suite/Office</b>	\$70
<b>Underground Utility Appeal Fee</b>	\$70
<b>Underground Utility In Lieu Fee</b>	\$465
<b>Variance Application</b>	\$1,955 for 2 +\$925/each no more than \$5,650 plus public hearing advertising fee and

	preparation and posting of sign fee.
<b>Zone Change Application</b>	\$2,495 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Zone Text Amendment</b>	\$2,495 plus public hearing advertising fee and preparation and posting of sign fee.
<b>Zoning/Land Use Map</b>	\$2
<b>Zoning Verification Letter</b>	\$65

The following applications have a variable fee structure based on the size and complexity of the project:

**(A) Occupancy Permit:**

Gross Floor Area	Fee
<2,500	\$465
2,500-5,000	\$1,195
5,001-10,000	\$1,975
10,001-50,000	\$2,640
50,000+	\$3,300 + \$235/10,000SF over 60,000SF

<sup>1</sup> Any addition or modification less than 25% of the gross floor area of the existing building or 25% of the total surface area of the structure.

<sup>2</sup> Any addition or modification equal to or more than 25% of the gross floor area of the existing building or 25% of the total surface area of the structure.

<sup>3</sup> Small projects are any residential additions under 800 sq.ft. like carports, patio covers, accessory structures and other miscellaneous small developments.

<sup>4</sup> Large projects include any new single family residence or any residential addition in excess of 800 sq. ft.; any non-residential developments less than 2500 sq.ft. or less than 20% of the Gross Floor Area

**Fees shall be waived for property owners:**

1. Those receiving financial assistance under SSI, SSP, AFDC, Food Stamps, General relief or General Assistance;
2. Gross household incomes not exceeding 50 % of the County median income ( $\$65,500 \times 50\% = \$32,750$  per year for a family of 4) and property equity of not more than \$50,000.

---

\* Penalty for failure to obtain prior approval will be twice the fee amount

Effective Date: January 1, 2013