



City of Hawaiian Gardens Community Development Fee Schedule

Amended Resolution No. 035-2018 (effective 4/25/2018)

A. Description of Service	Service Costs		
	Full Cost ⁽¹⁾	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Abandonment of Easement	\$561	--	--
Abatement Procedure, ⁽²⁾ Plus abatement remedies, warrants, and judgment costs	\$617	--	--
Administrative Appeal	\$442	\$332	\$221
Administrative Hearing	\$442	\$332	\$221
Administrative Review (Conduct at staff level)	\$248	\$186	\$124
Amendment of Discretionary Permits	\$1,067	\$800	\$534
Annual Inspection	\$107	--	--
Annual Reinspection	\$62	--	--
Background Check	Actual Cost	--	--
Call for Review	\$442	\$332	\$221
Categorical Exemption	\$107	--	--
Change of Address	\$211 ^(e)	--	--
Conditional Use Permit	\$2,126	\$1,595	\$1,063
Density Bonus	\$3,113	--	--
Design Review to Planning Commission ^(e)	\$771	\$578	\$385
Discretionary Appeal	\$1,155	\$566	\$578
Document Review	\$317	--	--
Encroachment Permit (Public Right-of-Way in Residential Areas) ^(e)	\$317	\$238	\$158
Encroachment Permit (Trash Bins Only)	\$107	\$80	\$54
Expedited Permits & Reports, ^(e) 50% of the original ministerial permit or report cost	Costs Vary	--	--
Film Permit, ⁽²⁾ Plus charges from Fire and Sheriff's Departments; may require deposit	\$580	--	--
Final Parcel Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Final Tract Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,963	--	--
Fish and Game Filing Fee: Environmental Impact Report (EIR) ⁽⁵⁾	\$2,606.75	--	--
Fish and Game Filing Fee: Negative Declaration (ND) and Mitigated Negative Declaration (MND) ⁽⁵⁾	\$1,876.75	--	--
General Plan Amendment	\$4,767	--	--
Growth Capital Fee	4% of Building Valuation		
Home Occupation Permit	\$186	\$140	\$93
Impound Storage Fees (per day)	\$220	--	--
Inspection Warrant	Actual Cost	--	--
Landscape Reviews over 3,000 sq. ft.	\$987	--	--
Landscape Reviews up to 1,000 sq. ft.	\$247	\$185	\$124
Landscape Reviews up to 3,000 sq. ft.	\$493	--	--
Lien Recording or Lien Removal	\$194	--	--
Lot Line Adjustment, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Massage Permit (Operators) ^(d)	\$1,768 ^(e)		
Massage Permit Annual Renewal ^(e)	\$665		

A. Description of Service	Service Costs		
	Full Cost ⁽¹⁾	Subsidies	
		Resident ⁽³⁾ 25% Reduction	Senior ⁽⁴⁾ 50% Reduction
Massage Permit Appeal / Administrative Hearing ^(d)	\$2,061 ^(e)		
Master Sign Program	\$2,126	--	--
Minor Exception	\$655	\$491	\$328
Minor Use Permit	\$655	\$491	\$328
Mitigation Monitoring Program, ⁽²⁾ Plus ongoing observation fee	\$1,060	--	--
Modification of Non-Discretionary Permit	\$160	--	--
Negative Declaration, ⁽²⁾ Prepared in-house, plus other necessary studies and analyses	\$1,913	--	--
Notice of Substandard Violation, ⁽²⁾ Plus County Recording fee	\$538	--	--
Parcel Map Waiver/Certificate of Compliance, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$1,397	--	--
Permit Extension for Discretionary Permit	\$1,030	--	--
Permit Extension for Non-Discretionary Permit	\$125	--	--
Planned Development	\$2,767	--	--
Plot Plan Reviews over 10,000 sq. ft.	Actual Cost	--	--
Plot Plan Reviews under 2,000 sq. ft.	\$371	\$278	\$186
Plot Plan Reviews up to 10,000 sq. ft.	\$1,060	--	--
Plot Plan Reviews up to 5,000 sq. ft.	\$567	--	--
Property Presale Records Report (Condominiums) ^(e)	\$174	\$131	\$87
Property Presale Records Report (Single Family Residence)	\$265	\$199	\$133
Property Presale Records Report (Multi Family Residence) ^(e)	\$335	\$251	\$168
Rental Inspection	\$88	\$66	\$44
Resubmissions, 25% of the original permit costs for each successive re-submittal after the third submittal ^(e)	Costs Vary	--	--
Revocation of Discretionary Permit	\$567	--	--
Sewer Reconstruction	\$0.15 per gallon per day of additional peak flow		
Sign Permit Review (Wall, Pole, and Monument)	\$125	--	--
Sign Permit Review (Counter Review and Approval) ^(c)	\$76	--	--
Site Inspection	\$88	\$66	\$44
Small Project Counter Approval (Fences, Patios, Tenant Improvements), ^(e) Subject to discretionary review ⁽²⁾	Free	--	--
Special Use Permit (Business Regulation Permit), ⁽²⁾ Plus background check	\$1,633	\$1,225	\$817
Specific Plan	\$2,767	--	--
Storm Water Inspection Fee	\$79	--	--
Storm Water Plan Check	Actual Cost	--	--
Temporary Sign Permit (Banners) ^(a)	\$25	--	--
Temporary Use Permit	\$107	--	--
Tentative Parcel Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tentative Tract Map, ⁽²⁾ Plus Subdivision Map Act and LA County Public Work fees	\$3,288	--	--
Tobacco Retailer's Permit	\$246 ^(b)		
Variance	\$1,986	\$1,490	\$993
Zoning Conformity Report or Rebuild Letter (Commercial)	\$318	--	--
Zoning Conformity Report or Rebuild Letter (Residential) ^(e)	\$233	\$175	\$116
Zoning Map Change	\$3,267	--	--
Zoning Ordinance Amendment, ⁽²⁾ Plus Environmental Review	\$4,267	--	--

Notes:

- (1) Proposed fee is full service cost unless otherwise noted.
- (2) Additional fees or costs may apply.
- (3) Subsidized for residents who reside in Hawaiian Gardens (25% reduction of full cost).
- (4) Subsidized for seniors, age 55 years or older, who reside in Hawaiian Gardens (50% reduction of full cost).
- (5) As amended by the Department of Fish and Game.

- (a) amended Resolution No. 033-2011
- (b) amended Resolution No. 021-2012
- (c) amended Resolution No. 023-2015
- (d) amended Resolution No. 065-2016
- (e) amended Resolution No. 035-2018

B. Property Maintenance Fees

1. Off-Street Parking Report
 - a. Application: \$35.00
 - b. Report \$50.00

2. Residential Rental Certificate
 - a. Change of Name
 - 1) Single Family Dwelling \$75.00 per certification
 - 2) Condo/Townhouse \$50.00/unit per certification
 - 3) Apartment Units \$50.00 first unit plus \$5.00 additional unit per certification

 - b. Reinspection
 - 1) Single Family Dwelling \$30.00 per certification
 - 2) Condo/Townhouse \$25.00/unit per certification
 - 3) Apartment Units \$25.00 first unit plus \$5.00 additional unit per certification

C. Hourly Rates for Special Services

Special services listed below will not have an established service fee, but will be charged for time and materials at the established hourly rates for City staff or hired consultants. The City will require an estimated deposit to begin work. Please note: Some services listed below may require separate entitlements with additional fees.

- Air Quality Study
- Background Check
- CC&R's
- Condo Conversion
- Consultation Fee
- Environmental Impact Report
- Expedited Review
- Negative Declaration prepared by consultant
- Noise Study
- NPDES Review
- Parking Management Plan
- Peer Review/Second Opinion
- Public Works Observation
- Photometric Study
- Shared Parking Analysis
- Traffic Impact Analysis

D. Building and Safety

Building and Safety fees are calculated utilizing the Los Angeles County current fee and multiplied by the following factors:

1. Building Permits - Los Angeles County Title 26, multiplied by factor: 1.30
2. Electrical Permits - Los Angeles County Title 27, multiplied by factor: 1.30
3. Plumbing Permits - Los Angeles County Title 28, multiplied by factor: 1.30
4. Mechanical Permits - Los Angeles County Title 29, multiplied by factor: 1.30

E. General Provisions

- (A) **Authority.** The Community Development Department fees are adopted by the Hawaiian Gardens City Council pursuant to Resolution 031-2008. The fees are also subject to Government Code Section 66000 - 66008.

- (B) **Fees.** Fees are calculated for each individual service and are based on staff's hourly rates, time allocated for each service, direct expenses, and operating costs. Direct expenses, where appropriate and known, are included into the service fee. If the direct expense is unknown, those costs are not included in the fee but the applicant will still be responsible for those costs. Most services that require a review or action by the City Attorney are also incorporated into the fee.

- (C) **Projects.** Each development request is considered to be a separate application. If a property owner requests a variance for reducing setbacks and off-street parking, they have two applications. Each application shall be charged a separate fee.
- (D) **Billings.** Failure to pay all charges invoiced within ten (10) days of the date of invoice shall be considered a sufficient cause to stop processing until full payment is made. The City will accept only cash, cashier's checks, bank checks, and designated credit cards for payment. Work on a project shall not commence until payments have cleared the bank and funds have been transferred to the City. Project shall not be deemed approved until all City fees have been paid in full.
- (E) **Late Payment Charge.** Outstanding balances that are not paid in full within twenty-five (25) days after the statement is rendered shall accrue a late payment fee of fifteen percent (15%) per month compounded monthly.
- (F) **Revisions.** Fees set forth for plan check and development review shall be for the initial application. Additional revisions submitted by the applicant shall be accompanied by an additional filing fee equal to one-half of the initial fee. Changes after approval shall be subject to the entire applicable fee.
- (G) **Other Fees and Charges.** Applicants shall be aware that they may be subject to other fees and charges established by Ordinance.
- (H) **General Penalty Fees.** Any person who shall commence any procedure or work for which a processing or a permit fee is required by this resolution without first having paid said fee and completed such processing or obtained such permit therefore, shall, if subsequently permitted to complete such processing or obtain such permit, pay double the fee fixed by this resolution.
- (I) **Refunds.** There shall be no refund of any portion of the required fees once:
 - 1) A project has been presented to a Commission or Council;
 - 2) A public hearing has been advertised; and/or
 - 3) An action has been taken.
 - 4) A project has been reviewed or plan checkedPrior to such time, an applicant may request a 60% refund by submitting their reasons for the request in **writing** to the Community Development Department. Said written request must be received prior to any of the stated actions.
- (J) **Annual Fee Adjustment.** The City will review on an annual basis the fee for each service beginning on July 1st, 2009, and there after each succeeding July 1st. The fee shall be adjusted by the movement of the Consumer Price Index of Los Angeles County rounded off to the nearest dollar. However, no adjustment shall decrease any fee, and no fee shall exceed the reasonable cost of providing service.
- (K) **Conflicts.** If the Community Development Fee conflicts with Los Angeles County fee, the City fee will supersede those fees from Los Angeles County.
- (L) **Subsidies for Charities.** For fundraising purposes, Planning fees for Temporary Use Permits will be waived for religious institutions, non-profit organizations, charitable foundations, schools, and other similar organizations or institutions.