



City of San Gabriel
Community Development
Department

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FOUNDED 1771

PLANNING AND ZONING FEES

TYPE	FEES
Address Change	\$ 1,180 (80% refundable if not approved)
Adult Oriented Businesses	
Business Permit.....	\$ 2,500
Appeal of Business Permit Revocation.....	\$ 790
Agreements, CC&Rs and Covenants	\$ 240 an hour
Appeals	\$ 790
Arborist Services (Site Inspection & Written Evaluation)	
Single-Family Residence.....	\$ 990
Multi-Family Residence/Commercial Projects.....	\$1,975
Site Inspection & Progress Reports.....	\$ 170 an hour
Conditional Use Permit	\$1,975
Revision.....	\$1,585
Sign CUP.....	\$ 475
Density Bonus	\$ 840
Land Transfer and Condo Conversion.....	\$ 185
Monitoring Fee for Affordable Housing Agreement.....	\$ 60/hour
Miscellaneous Consultant Fees.....	\$ TBD
(City Attorney, Preservation Architect, Environmental Consultant, Economic Consultant)	
Environmental Review:	\$35
Categorical Exemption.....	50% of Cost
Staff Review of Environmental Impact Report.....	\$ 265 and 2- \$75 checks
Negative Declaration.....	and \$1,993.00 check to
Mitigation Monitoring (Full cost on an hourly basis).....	"LA County Clerk" (undated)
	\$110/ hour
General Plan/Mission District Specific Plan	
Hardcopy.....	\$30
CD.....	\$3
General Plan Amendment	\$ 3,165
Historic Structure (DRC)	
Small Projects ¹	\$ 1,195
Large Projects ²	\$ 1,975
Home Business Occupancy	\$ 45
Landscape Plan Check	\$660
Lot Line Adjustment	
4 or fewer parcels.....	\$ 660
5 or more parcels.....	\$ 1,975
Minor Modification	\$335 + \$85 for each modification over one
Notice of Termination: Non-Conforming Use, Structure or Lot Appeal	\$170
Occupancy Permit	(A)
On-call Development Processing Services	Time/Materials + 15% Administrative Cost
Outdoor Storage and Display Permit	\$195
Pre-Application Review	\$655
Precise Plan of Design	
Staff Review	\$1,390
DRC Review.....	\$2,830

Revisions		
	PPD (Staff).....	\$475
	DRC Awing Sign.....	\$135
	Master Sign Plan.....	\$595
	Freestanding Pole Sign.....	\$730
	Conditional Use Permit.....	\$1,585
	PPD (DRC/PC/CC).....	\$1,975
Sign Permit		
	Temporary Signs (Banners).....	\$45
	Staff Review.....	\$85
	Sign Variance.....	\$1,585
	DRC Review.....	\$550
	Non- Conforming Extension Request.....	\$595
	Determination of Special Significance.....	\$265
Master Sign Plan		
	Staff Review.....	\$270
	DRC Review.....	\$960
Sidewalk Dining		\$170 (3 tables or less) \$475 (4 tables or more)
Site Plan Review		
	Small projects ³	\$170
	Large projects ⁴	\$335
Street Entertainment		\$170
Subdivision		
	Tentative Tract Map.....	\$2,375
	Tentative Parcel Map.....	\$1,975
	Extension of approved subdivision map.....	\$400
	Final Tract/Parcel Map Review.....	\$1,185
Temporary Use Permit		\$530
Tenant Improvement/Suite/Office		\$70
Underground Utility Appeal Fee		\$70
Underground Utility In Lieu Fee		\$465
Variance Application		\$2,180 for 2 +\$925/each no more than \$5,875
Zone Change Application		\$3,170
Zone Text Amendment		\$3,170
Zoning/Land Use Map		\$1.12
Zoning Verification Letter		\$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

¹ 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.

² 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.

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

⁴ 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 x 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: Sept. 4, 2007