

EL MONTE PLANNING DIVISION FEES (Effective 7/21/22) (A)	TOTAL (B)	BASE HOUR ALLOCATION	HR FEE FOR ADDITIONAL SERVICES (C)
INITIAL PLAN REVIEW (IPR) APPLICATIONS			
Residential 2 to 9 units	\$ 6,096.00	22.00	Direct Cost
Residential 10 to 49 units	\$ 8,015.00	32.00	Direct Cost
Residential 50+ units	\$ 10,161.00	42.00	Direct Cost
Non-Residential, Less than 20,000 SF	\$ 8,299.00	27.00	Direct Cost
Non-residential, 20,000 SF to 59,999 SF	\$ 10,337.00	37.00	Direct Cost
Non-residential, 60,000+ SF	\$ 12,389.00	47.00	Direct Cost
CITY COUNCIL ENTITLEMENTS			
Code Amendment (1st Chapter)	\$ 8,145.00	60.00	\$113 / hour
Code Amendment (Each additional Ch.)	\$ 868.00	7.00	\$113 / hour
General Plan Amendment	\$ 6,516.00	55.00	\$113 / hour
Zone Change or Specific Plan	\$ 6,516.00	55.00	\$113 / hour
Development Agreement	\$ 8,145.00	60.00	\$113 / hour
PLANNING COMMISSION ENTITLEMENTS			
Tentative Tract Map (1st 10 parcels)	\$ 3,094.00	25.00	\$113 / hour
Each additional parcel	\$ 53.00	0.50	\$113 / hour
Tentative Parcel Map	\$ 3,094.00	25.00	\$113 / hour
Planned Residential Development	\$ 3,094.00	25.00	\$113 / hour
Conditional Use Permit (Regular)	\$ 3,094.00	25.00	\$113 / hour
Conditional Use Permit (Special Use)(D)	\$ 3,801.00	30.00	\$113 / hour
Design Review (1st 10 units or 20k sf)	\$ 3,094.00	25.00	\$113 / hour
Each additional unit	\$ 53.00	0.50	\$113 / hour
Each additional 10k sf	\$ 406.00	3.00	\$113 / hour
Variance (2+units or non-residential)	\$ 3,094.00	25.00	\$113 / hour
Variance (single-family)	\$ 1,465.00	12.00	\$113 / hour
General Plan Conformity	\$ 1,465.00	12.00	\$113 / hour
Time extension for an approved project	\$ 868.00	5.00	\$113 / hour
Time extension for an amortization permit	\$ 1,465.00	12.00	\$113 / hour
Revision of an approved project (major) (E)	\$ 1,465.00	12.00	\$113 / hour
Revision of an approved project (minor) (E)	\$ 868.00	7.00	\$113 / hour
Each submittal after the 3rd incomplete	\$ 406.00	3.00	\$113 / hour
ZONING REVIEW COMMITTEE ENTITLEMENTS			
Minor Variance (2+units or non-residential)	\$ 1,465.00	12.00	\$113 / hour
Minor Variance (single-family)	\$ 868.00	7.00	\$113 / hour
Minor Use Permit	\$ 1,465.00	12.00	\$113 / hour
Time extension for an approved project	\$ 406.00	3.00	\$113 / hour
Revision of an approved project	\$ 406.00	3.00	\$113 / hour
Each submittal after the 3rd incomplete	\$ 406.00	3.00	\$113 / hour
MINOR DESIGN REVIEW ENTITLEMENTS			
Minor Design Review (1st 10 units or 20k sf)	\$ 1,465.00	12.00	\$113 / hour
Each additional unit	\$ 37.00	0.50	\$113 / hour
Each additional 10k sf	\$ 406.00	3.00	\$113 / hour
Time extension for an approved project	\$ 406.00	3.00	\$113 / hour

EL MONTE PLANNING DIVISION FEES (Effective 7/21/22) (A)	TOTAL (B)	BASE HOUR ALLOCATION	HR FEE FOR ADDITIONAL SERVICES (C)
MINOR DESIGN REVIEW ENTITLEMENTS (CONTINUED)			
Revision of an approved project	\$ 406.00	3.00	\$113 / hour
Each submittal after the 3rd incomplete	\$ 406.00	3.00	\$113 / hour
RENOTICE FOR PUBLIC HEARING			
300 foot radius	\$ 325.00	2.00	\$113 / hour
500 foot radius	\$ 379.00	3.00	\$113 / hour
700 foot radius	\$ 434.00	4.00	\$113 / hour
ENVIRONMENTAL COMPLIANCE			
Env. Compliance (CC & PC entitlements, to City)	\$ 1,737.00	12.00	\$113 / hour
Env. Compliance (ZRC & MDR entitlements, to City)	\$ 543.00	5.00	\$113 / hour
Env. Compliance (Single-family entitlements, to City)	\$ 189.00	1.50	\$113 / hour
Env. County Deposit (to LA County)	\$ 75.00	N/A	N/A
Env. Reports/Studies (to City)	25% of cost	N/A	N/A
Peer Review (to City)	125% of cost	N/A	N/A
ZONING CLEARANCES, ADMINISTRATIVE PERMITS AND OTHER PERMITS			
Zoning Clearance (general)	\$ 406.00	3.00	\$113 / hour
Zoning Clearance (single-family)	\$ 1,465.00	12.00	\$113 / hour
Zoning Clearance (ADU or urban dwelling)	\$ 868.00	6.00	\$113 / hour
Administrative Permit (general)	\$ 406.00	3.00	\$113 / hour
Administrative Permit (parking credits)	\$ 868.00	7.00	\$113 / hour
Annual parking in-lieu fee per credit	\$ 300.00	1.00	\$113 / hour
Administrative Permit (DOR)	\$ 868.00	5.00	\$113 / hour
DOR in-lieu fee per credit	\$ 20,000.00	N/A	N/A
Administrative Permit (density bonus)	\$ 868.00	7.00	\$113 / hour
Fee per concession	\$ 406.00	3.00	\$113 / hour
Sign Permit	\$ 406.00	3.00	\$113 / hour
Modification for an Individual with a Disability	\$ 868.00	7.00	\$113 / hour
Time extension for an approved project	\$ 189.00	1.50	\$113 / hour
Revision of an approved project	\$ 189.00	1.50	\$113 / hour
Each submittal after the 3rd incomplete	\$ 189.00	1.50	\$113 / hour
WIRELESS APPLICATIONS			
Non-6409 (Non-Public Right-of-Way)	\$ 543.00	5.00	\$113 / hour
Non-6409 (Public ROW)	\$ 868.00	7.00	\$113 / hour
Non-6409, Consultant Fee (Public ROW) (F)	\$ 4,062.00	N/A	\$113 / hour
6409 (Non-Public ROW)	\$ 406.00	3.00	\$113 / hour
6409 (Public ROW)	\$ 868.00	7.00	\$113 / hour
Site License Application Fee	\$ 868.00	7.00	\$113 / hour
Master License Application Fee	\$ 406.00	3.00	\$113 / hour
LANDSCAPE REVIEW & TREE REMOVALS			
Landscape Plan Review (500 sf to 1,499 sf)	\$ 406.00	3.00	\$113 / hour
Landscape Plan Review (1,500 sf to 2,499 sf)	\$ 868.00	7.00	\$113 / hour
Tree Inspection (1st tree)	\$ 75.00	1.00	\$113 / hour
Tree Inspection (each additional tree)	\$ 37.00	0.50	\$113 / hour

EL MONTE PLANNING DIVISION FEES (Effective 7/21/22) (A)	TOTAL (B)	BASE HOUR ALLOCATION	HR FEE FOR ADDITIONAL SERVICES (C)
LANDSCAPE REVIEW & TREE REMOVALS (CONTINUED)			
Tree Removal (2+ units or nonresidential, per tree)	\$ 406.00	3.00	\$113 / hour
Tree Removal (single-family, per tree)	\$ 189.00	1.50	\$113 / hour
In-lieu Fee Tree Contribution (1st 5 trees, per tree)	\$ 868.00	4.00	\$113 / hour
In-lieu Fee Tree Contribution (each additional tree)	\$ 543.00	3.00	\$113 / hour
After the Fact Tree Removal	\$ 868.00	4.00	\$113 / hour
APPEALS			
Appeals to the Director (General)	\$ 406.00	3.00	\$113 / hour
Appeals to the Director (Tree Removal)	\$ 406.00	3.00	\$113 / hour
Appeals to the City Manager	\$ 868.00	7.00	\$113 / hour
Appeals to the PC (2+ units or non-residential)	\$ 1,465.00	12.00	\$113 / hour
Appeals to the PC (single-family)	\$ 868.00	7.00	\$113 / hour
Appeals to the CC	\$ 3,094.00	25.00	\$113 / hour
OTHER ITEMS			
Vehicle Parking (limited, per 10 or portion, up to 1 yr)	\$ 300.00	N/A	N/A
Vehicle Parking (limited, per 10 or portion, annually)	\$ 400.00	N/A	N/A
Vehicle parking (general, per 10 or portion, annually)	\$ 500.00	N/A	N/A
Business Occupancy Permit (nonresidential)	\$ 406.00	3.00	\$113 / hour
Business Occupancy Permit (home occupation)	\$ 189.00	3.00	\$113 / hour
Business Occupancy Permit (name change)	\$ 37.00	0.50	\$113 / hour
Lot Line Adjustment	\$ 189.00	3.00	\$113 / hour
Temporary Use Permit	\$ 406.00	3.00	\$113 / hour
Temporary Sign Permit (annual, per business)	\$ 65.00	1.00	\$113 / hour
CC&R Review	\$ 868.00	6.00	\$113 / hour
Maintenance Agreement Review	\$ 543.00	4.00	\$113 / hour
Covenant for Recordation	\$ 189.00	1.50	\$113 / hour
Art in Public Places Fee (G)	1% of value	N/A	N/A
Zoning Letter (complex) (H)	\$ 406.00	3.00	\$113 / hour
Zoning Letter (simple) (H)	\$ 189.00	1.50	\$113 / hour
Copies of documents and maps (I)	\$ 0.15	N/A	N/A
Preliminary Review for zoning standards (J)	\$ 175.00	N/A	N/A
Combination permit (2+ entitlements) (K)	See J	N/A	N/A

(A) Fees adjusted every July 1st per the Employee Cost Index for State and Local Government Employees.

(B) Includes a 3.6% Technology Fee and a 5% General Plan fee.

(C) Hourly fee for additional services for time in excess of the base hourly allocation.

(D) Adult entertainment; Boarding or rooming house 7+ residents; Community care facility with 7+ residents; Correctional facility; Emergency shelter with 25 or more occupants/beds; Liquor store; Massage establishment; Nightclub; Recycling processing facility; & Significant tobacco retailer.

(E) Refer to Section 17.10.130 of the El Monte Municipal Code.

(F) For batches of 2 to 5 wireless applications with substantially the same equipment in the same configuration on the same support structure.

(G) A fee cap of \$200,000 shall apply.

(H) "Simple letters" confirms the General Plan Land Use Designation and/or Zoning. All other letters are "complex."

(H) No charge for the first 10 pages, then \$0.15 for each page. All maps \$0.15 for each page.

(I) This fee can be credited towards an IPR, if one is submitted for the same property within 6 months.

(J) All City Council Entitlements at 100%. Highest Planning Entitlement at 100%. Other Planning Entitlements at 65%.

EL MONTE CANNABIS FEES (Effective 7/21/22) (A)	TOTAL (B)	BASE HOUR ALLOCATION	HR FEE FOR ADDITIONAL SERVICES (C)
NEW APPLICATION - PHASES 1 THROUGH 3: Due at Application Submittal			
1 license	\$ 22,536.00	N/A	N/A
2 licenses	\$ 33,805.00	N/A	N/A
3 licenses	\$ 45,074.00	N/A	N/A
4 licenses	\$ 55,799.00	N/A	N/A
NEW APPLICATION -PHASE 4: Due at Building Plans Submittal			
1 license	\$ 7,541.00	N/A	N/A
2 licenses	\$ 11,314.00	N/A	N/A
3 licenses	\$ 15,085.00	N/A	N/A
4 licenses	\$ 18,858.00	N/A	N/A
NEW APPLICATION - PHASE 5: Due prior to Issuance of Occupancy Permit			
Retail Only	\$ 18,254.00	N/A	N/A
Non-retail Only	\$ 18,254.00	N/A	N/A
Retail and Non-retail	\$ 24,282.00	N/A	N/A
ANNUAL RENEWALS: Due on January 1st of each year (prorated for the first year)			
Retail Only	\$ 14,398.00	N/A	N/A
Non-retail Only	\$ 14,398.00	N/A	N/A
Retail and Non-retail	\$ 18,498.00	N/A	N/A
LICENSE TRANSFER			
1 license	7,847.00	N/A	N/A
2 licenses	15,695.00	N/A	N/A
3 licenses	23,544.00	N/A	N/A
4 licenses	31,391.00	N/A	N/A
LOCATION CHANGE			
1 license	\$ 8,688.00	N/A	N/A
2 licenses	\$ 17,377.00	N/A	N/A
3 licenses	\$ 26,067.00	N/A	N/A
4 licenses	\$ 70,968.00	N/A	N/A
MINOR CHANGE IN INFORMATION			
1 license	\$ 1,425.00	N/A	N/A
2 licenses	\$ 2,856.00	N/A	N/A
3 licenses	\$ 4,283.00	N/A	N/A
4 licenses	\$ 2,713.00	N/A	N/A
MAJOR CHANGE IN INFORMATION			
1 license	\$ 9,155.00	N/A	N/A
2 licenses	\$ 18,313.00	N/A	N/A
3 licenses	\$ 27,380.00	N/A	N/A
4 licenses	\$ 42,019.00	N/A	N/A
CITY MANAGER APPEAL			
1 license	\$ 6,272.00	N/A	N/A
2 licenses	\$ 12,546.00	N/A	N/A
3 licenses	\$ 18,819.00	N/A	N/A
4 licenses	\$ 25,093.00	N/A	N/A

EL MONTE CANNABIS FEES (Effective 7/21/22) (A)	TOTAL (B)	BASE HOUR ALLOCATION	HR FEE FOR ADDITIONAL SERVICES (C)
ADDITIONAL CHARGES			
Hourly rate - City staff	\$ 113.00	N/A	N/A
Hourly rate - City attorney	\$ 200.00	N/A	N/A
Hourly rate - Consultants	Actual cost	N/A	N/A

(A) Fees adjusted every July 1st per the Employee Cost Index for State and Local Government Employees.

(B) Includes a 3.6% Technology Fee and a 5% General Plan fee.

(C) Hourly fee for additional services for time in excess of the base hourly allocation.