

EL MONTE PLANNING DIVISION FEES (effective 1/1/22 & Updated 3/7/22)	TOTAL (b)	BASE HOUR ALLOCATION- old fee	HOURLY FEE FOR ADDITIONAL SERVICES (c)
IPR PROCESS			
Residential 2 to 9 units	\$ 6,097.30	22	Direct Cost
Residential 10 to 49 units	\$ 8,105.24	32	Direct Cost
Residential 50+ units	\$ 10,161.73	42	Direct Cost
Non-Residential, Less than 20,000 SF	\$ 8,300.08	22	Direct Cost
Non-residential, 20,000 SF to 59,999 SF	\$ 10,338.58	32	Direct Cost
Non-residential, 60,000+ SF	\$ 12,389.98	42	Direct Cost
CITY COUNCIL ENTITLEMENTS			
Code Amendment (1st Chapter)	\$ 8,145.00	66	\$113 / hour
Code Amendment (Each additional Ch.)	\$ 868.80	7	\$113 / hour
General Plan Amendment	\$ 6,516.00	53	\$113 / hour
Zone Change or Specific Plan	\$ 6,516.00	53	\$113 / hour
Development Agreement	\$ 8,145.00	66	\$113 / hour
PLANNING ENTITLEMENTS			
Tentative Tract Map (Base Fee)	\$ 3,040.80	25	\$113 / hour
Tentative Tract Map (Per Parcel)	\$ 65.16	0.5	\$113 / hour
Tentative Parcel Map	\$ 3,040.80	25	\$113 / hour
Planned Residential Development	\$ 3,040.80	25	\$113 / hour
Conditional Use Permit	\$ 3,040.80	25	\$113 / hour
Conditional Use Permit (Special Use)	\$ 3,801.00	31	\$113 / hour
Design Review (1st 4 units or 20,000 sf)	\$ 3,040.80	25	\$113 / hour
Director Level Design Review	\$ 1,357.50	11	\$113 / hour
Design Review (each add'l 5,000 sf)	\$ 407.25	3	\$113 / hour
Design Review (each add'l unit)	\$ 190.05	1.5	\$113 / hour
Design Review (each sub. After 3rd)	\$ 407.25	3	\$113 / hour
Variance (2-units or non-residential)	\$ 3,040.80	25	\$113 / hour
Variance (single family)	\$ 1,357.50	11	\$113 / hour
Development Opportunity Reserve	\$ 1,357.50	11	\$113 / hour
Affordable Housing Density Bonus	\$ 1,357.50	11	\$113 / hour
Affordable Housing Concession (per con.)	\$ 407.25	3	\$113 / hour
Park-in-lieu Permit (entitlement)	\$ 868.80	7	\$113 / hour
Park-in-lieu Permit (per space, annually)	\$ 325.80	2.5	\$113 / hour
Alternating Use Agreement For Parking	\$ 868.80	7	\$113 / hour
Combination Fees (2+ entitlement)	100% Highest Planning Entitlement Fee; 65% Each Add. Planning Entitlement Fee		
Rev. to Approved Project (Major)	\$ 1,357.50	11	\$ 113/hour
Rev. to Approved Project (Minor)	\$ 868.80	7	\$ 113/hour
Time Extension of an Approved Project	\$ 868.80	7	\$ 113/hour

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PLANNING ENTITLEMENTS			
Time Extension for Amortization	\$ 1,357.50	11	\$113/hour
Re-Noticing Public Hearing	\$ 407.25	3	\$ 113/hour
Public Hearing Item (each sub. After 3rd)	\$ 543.00	4.5	\$ 113/hour
ENVIRONMENTAL (for Planning Entitlements only)			
Env Compliance Fee (at sub., to City)	\$1,954.80	N/A	N/A
Env County Fee (at sub., check to County)	\$75	N/A	N/A
Env Report/Studies (portion now, to City)	25% of cost	N/A	N/A
Peer Review (later, to City)	At cost	N/A	N/A
MODIFICATION PERMITS			
Modification (SF)	\$ 868.80	7	\$ 113/hour
Modification (2+ units & non-residential)	\$ 1,357.50	11	\$ 113/hour
Modification Time Extension	\$ 407.25	3	\$ 113/hour
Modification Items (each sub. After 3rd)	\$ 407.25	3	\$ 113/hour
Revision to an Approved Modification	\$ 407.25	3	\$ 113/hour
WIRELESS APPLICATIONS			
Non-6409 (Non-Public Right-of-Way)	\$ 543.00	4.5	\$ 113/hour
Non-6409 (Public ROW)	\$ 868.80	7	\$ 113/hour
Non-6409, Consultant Fee (Public ROW)	\$ 3,250.00	N/A	\$ 113/hour
6409 (Non-Public ROW)	\$ 407.25	3	\$ 113/hour
6409 (Public ROW)	\$ 868.80	7	\$ 113/hour
Site License Application Fee	\$ 868.80	7	\$ 113/hour
Master License Application Fee	\$ 407.25	3	\$ 113/hour
LANDSCAPE REVIEW & TREE REMOVALS			
Landscape Plan Review (500 to 1,499 sf)	\$ 407.25	3	\$ 113/hour
Landscape Plan Review (1,500 to 2,499 sf)	\$ 868.80	7	\$ 113/hour
Tree Inspection (1st tree)	\$ 76.02	0.5	\$ 113/hour
Tree Inspection (each additional tree)	\$ 38.01	0.3	\$ 113/hour
Tree Removal Permit (2+ units or non-res)	\$ 407.25	3	\$ 113/hour
Tree Removal Permit (SF)	\$ 190.05	1.5	\$ 113/hour
In Lieu Tree Contribution	\$ 543.00	4.5	\$ 113/hour
After the fact removal	\$ 868.80	7	\$ 113/hour

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OTHER STAFF REVIEW ITEMS			
Business Occupancy Permit (Commercial)	\$ 407.25	N/A	N/A
Business Occupancy Permit (Home Office)	\$ 190.05	N/A	N/A
Business Occupancy Permit (name Change)	\$ 38.01	N/A	N/A
Sign Permit	\$ 407.25	3	\$ 113/hour
Zoning Clearance (first 3 reviews)	\$ 407.25	3	\$ 113/hour
Zoning Clearance (each sub after 3rd)	\$ 190.05	N/A	N/A
Zoning Clearance (time extension)	\$ 190.05	N/A	N/A
Collection Bin Permit	\$ 407.25		N/A
Preliminary Review for Zoning Standards	\$ 190.05		N/A
APPEALS			
Appeals to the Director (Tree Removal)	\$ 407.25	N/A	N/A
Appeals to the Director (Other Items)	\$ 407.25	N/A	N/A
Appeals to PC (SF)	\$ 868.80	N/A	N/A
Appeals to PC (2 + units or non-SF)	\$ 1,357.50	N/A	N/A
Appeals to CC	\$ 3,040.80	N/A	N/A
OTHER ITEMS			
CC&R	\$ 868.80	N/A	\$ 113/hour
Maintenance Agreement Review	\$ 543.00	N/A	\$ 113/hour
Covenant for Recordation	\$ 190.05	N/A	N/A
General Plan Map or Zoning Map	\$ 8.00	N/A	N/A
Zoning Letter (Complex)	\$ 407.25	N/A	N/A
Zoning Letter (Simple)	\$ 190.05	N/A	N/A
Copies	\$ 0.15	N/A	N/A

(a) Fees adjusted per the Employee Cost Index for State and Local Government Employees,
Total Compensation (through 1/1/2022)

(b) Includes a 3.6% Tech Fee and a 5% General Plan fee

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