



Costa Mesa

PROCESSING FEES

PLANNING DIVISION

Effective September 1, 2019
Resolution Number 19-29

REVIEW PROCESS	FEE
ABC License review	\$500.00
Administrative Adjustment	\$3,800.00
Address / Address Change	\$200.00
Appeal:	
1. Appeal of Planning Commission Decision	Tier 1 ¹ : \$1,220.00 Tier 2 ² : \$3,825.00
2. Appeal of Non-Planning Commission Decision	Tier 1 ¹ : \$690.00 Tier 2 ² : \$3,825.00
Banner Permit	\$25.00
CC&Rs Review	\$1,000.00
Certificate of Appropriateness	\$7,500.00
Certificate of Compliance	\$1,500.00
Conditional Use Permit	\$7,500.00
Conditional Use Permit – Measure X	\$27,508.00
Density Bonus Review	\$12,000.00
Design Review:	
1. Minor	\$1,500.00
2. Major	\$3,800.00
Designating a Cultural Resource	No fee
Development Agreement	Time and materials with \$20,000.00 min. deposit
Development Agreement Annual Review:	
1. Planning Commission Review	\$1,425.00
2. City Council Review	\$1,875.00
Development Review (staff)	\$1,500.00
Environmental Review / CEQA	Total consultant contract estimate plus 10%
Flood Zone Determination Letter	\$250.00
Gate Permits	\$500.00
General Plan Amendment Screening	\$5,000.00
General Plan Amendment	\$12,000.00
Home Occupation Permit (Planning Review)	\$100.00
Land Use Restriction	\$500.00
Lot Line Adjustment	\$1,500.00
Master Plan	\$9,000.00
Master Plan Amendment:	
1. Minor Change	\$1,250.00
2. Minor Amendment	\$6,000.00
3. Major Amendment	\$7,500.00
Minor Modification	\$500.00
Minor Conditional Use Permit	\$3,800.00
Minor Design Review	\$1,500.00
Mixed-Use Development Plan Screening	\$5,000.00
Mobile Home Park Applications:	
1. Mobile Home Park Conversion	\$7,500.00
2. Tenant Relocation (Staff Review)	\$5,000.00
3. Tenant Relocation (Third Party Review)	Total consultant contract estimate plus 10%
Off-Site Hazardous Waste Facility:	
1. Notice of Intent	\$5,000.00
2. Conditional Use Permit	\$12,000.00
3. Local Assessment Committee (Formation and Convening)	\$5,000.00
	If third party review, fees above reflect total consultant contract estimate plus 10% with the above as minimum deposits

¹ Includes owners and/or occupants of a property located within 500 feet of project site (excluding owners and/or occupants of the project site).

² Includes the project applicant, owners and/or occupants of the project site, and owners and/or occupants of a property located greater than 500 feet from the project site.

REVIEW PROCESS	FEE
Planned Signing Program	\$1,500.00
Plan check	
1. Commercial	\$250.00
2. Industrial	\$250.00
3. Residential- Minor, 4 or Less	\$250.00
4. Residential- Major, 5 or More	\$500.00
5. Landscape Plan Only	\$500.00
Pre-Application Review	\$1,500.00
Public Entertainment Permit	\$1,500
Public Notice (500-Foot Radius and Newspaper Publishing)	\$1.00 per mailing address plus publishing costs
Reasonable Accommodation	No fee
Renewal/Time Extension:	
1. Director Action	\$500.00
2. Zoning Administrator Action	\$2,500.00
3. Planning Commission Action	\$3,800.00
Residential and Non-Residential Common Interest Development Conversion	\$7,500.00 plus \$115.00 per unit for required building inspection
Rezone	\$10,000.00
Second-story Notification	\$500.00
Shared Parking Approval	\$500.00
Small Cell Facility Encroachment Permit – Planning Review	\$1,000.00
Special Use Permit	\$5,500.00
Specific Plan/Amendment	\$12,000.00
Specific Plan Conformity Review	\$9,000.00
Tentative Tract Map	\$6,000.00
Tentative Parcel Map	\$3,800.00
Tree Removal Review / Tree Replacement Plan	\$500.00
Urban Master Plan Screening	\$10,000.00
Use Determination Letter	\$500.00
Variance	\$7,500.00
Zoning Verification Letter	\$250.00

NOTE: ALL FEES ARE NON-REFUNDABLE