



Costa Mesa

PROCESSING FEES

PLANNING DIVISION

Effective January 20, 2026
Resolution Numbers 2025-15 & 2026-01

PLANNING DIVISION PROCESSING FEES	
REVIEW PROCESS [CASE TYPE]	FEE
Alcohol Beverage Control (ABC) Review [PABC]	\$516.50 ³
Administrative Adjustment [PAAD]	\$3,925.39
Address / Address of Change [PCOA]	\$206.60 ³
Request for Appeal [PAPL]	
1. Appeal of Planning Commission Decision	Tier 1: \$1,220.00 ¹ Tier 2: \$3,825.00 ²
2. Appeal of Non-Planning Commission Decision	Tier 1: \$690.00 ¹ Tier 2: \$3,825.00 ²
Banner Permit [PBAN]	\$25.82 ³
CC&R Document Review	\$1,033.00
Certificate of Appropriateness [PCAP]	\$7,747.47
Certificate of Compliance [PCOM]	\$1,549.49
Conditional Use Permit [PCUP]	\$7,747.47
Measure X (Manufacturing, Distribution) Facility	
1. Cannabis Business Permit [PCBP] - Initial Application	\$21,052.46
2. Cannabis Business Permit [PCBP] - Conditional Use Permit (CUP)	\$22,239.37
3. Cannabis Business Permit [PCBP] - Renewal Application	\$17,557.80
4. Cannabis Business Permit [PCBP] Employee Badge	\$306.00
5. Cannabis Business Permit [PCBP] Modification - Major	\$3,201.26
6. Cannabis Business Permit [PCBP] Modification - Minor	\$1,342.38

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.

³ Planning Fees are paid upon submittal.

⁴ Application initiated by staff.

NOTE: ALL FEES ARE NON-REFUNDABLE

PLANNING DIVISION PROCESSING FEES	
REVIEW PROCESS [CASE TYPE]	FEE
Measure Q (Retail Store Front, Delivery) Facility	
1. Cannabis Business Permit [PCBP] - Initial Application	\$20,383.08
2. Cannabis Business Permit [PCBP] - Conditional Use Permit (CUP)	\$19,109.40
3. Cannabis Business Permit [PCBP] - Renewal Application	\$16,887.42
4. Cannabis Business Permit [PCBP] Employee Badge	\$306.00
5. Cannabis Business Permit [PCBP] Modification - Major	\$3,201.26
6. Cannabis Business Permit [PCBP] Modification - Minor	\$1,342.38
Density Bonus Review [PDBR]	\$12,395.95
Design Review	
1. Minor [PMDR]	\$1,549.49
2. Major [PDES]	\$3,925.39
Request for designating of a Cultural Resource [PDCR]	No fee
Development Agreement [PDEV]	Time & materials with \$20,000 min. deposit ⁴
Development Agreement [PDEV] Annual Review	
1. Planning Commission Review	\$1,472.02 ⁴
2. City Council Review	\$1,936.87 ⁴
Development Review [PDVR]	\$1,549.49
Environmental Review / CEQA [CEQA]	Total consultant contract estimate plus 10% ⁴
Flood Zone Determination Letter [PZVL]	\$258.25 ³
Gate Permit [PGTP]	\$516.50
General Plan Amendment Screening (GPA Screening) [PSCR]	\$5,164.98
General Plan Amendment [PGPA]	\$12,395.95
Home Occupation Permit (Planning Review)	\$103.30
Land Use Restriction [PLUR]	\$516.50 ⁴
Lot Line Adjustment [PLLA]	\$1,549.49
Master Plan [PMAP]	\$9,296.97

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REVIEW PROCESS [CASE TYPE]	FEE
Master Plan Amendment	
1. Minor Change [PMPA]	\$1,291.25
2. Minor Amendment	\$6,197.98
3. Major Amendment [PMSP]	\$7,747.47
Minor Modification [PMND]	\$516.50
Minor Conditional Use Permit [PMCP]	\$3,925.39
Mixed-Use Development Plan Screening [PSCR]	\$5,164.98
Mobile Home Park Applications	
1. Mobile Home Park Conversion [PMHC]	\$7,747.47
2. Tenant Relocation (Staff Review) [PPRS]	\$5,164.95
3. Tenant Relocation (Third Party Review) [PMHR]	Total consultant contract estimate plus 10%
Off-Site Hazardous Waste Facility:	
1. Notice of Intent	\$5,164.98
2. Conditional Use Permit	\$12,395.95
3. Local Assessment Committee (Formation and Convening)	\$5,164.98
	If third party review, fees above reflect total consultant contract estimate plus 10% with the above as minimum deposits
Planned Signing Program [PPSP]	\$1,549.49
Plan Check	
1. Commercial	\$258.25
2. Industrial	\$258.25
3. Residential- Minor, 4 or Less	\$258.25
4. Residential- Major, 5 or More	\$516.50
5. Landscape Plan Check [PLPC] <i>(not involving other work/permits)</i>	\$516.50
Pre-Application Review [PPRE]	\$1,549.49
Public Entertainment Permit	\$1,549.49
Public Notice (500-Foot Radius and Newspaper Publishing)	\$1 per mailing address plus publishing costs
Reasonable Accommodation [PRAC]	No fee

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Renewal / Time Extension	
1. Director Action	\$516.50 ⁴
2. Zoning Administrator Action	\$2,582.49 ⁴
3. Planning Commission Action	\$3,925.39 ⁴
Residential Common Interest Development Conversion [PDES] and Non-Residential Common Interest Development Conversion [PCUP]	\$7,747.47 plus \$118.79 per unit for required building inspection
Rezone [PRZN]	\$10,329.96
Notice of Zoning Approval (Second-Story Notification)	\$516.50
Shared Parking Approval [PSPG]	\$516.50 ³
Small Cell Facility Encroachment Permit - Planning Review	\$1,033.00
Group Home Special Use Permit [PGSH]	\$5,681.48
Specific Plan [PSPL] / Specific Plan Amendment [PSPA]	\$12,395.95
Specific Plan Conformity Review [PSPC]	\$9,296.97
Tentative Tract Map [PTTM]	\$6,197.98
Tentative Parcel Map [PTPM]	
1. Two-Unit Small Lot Ordinance Subdivisions and SB9 Urban Lot Splits	\$2,800.00
2. Tentative Parcel Map	\$3,925.39
Tree Removal / Replacement Request [PTRE]	\$516.50 ³
Urban Master Plan Screening (UMP Screening) [PSCR]	\$5,164.98
Use Determination Letter [PUDL]	\$516.50
Variance [PVAR]	\$7,747.47
Wireless Telecommunications Use Permit [WTUP]	
1. Discretionary	\$3,615.49
2. Ministerial	\$2,582.49
3. Eligible Facilities Exemption Request	\$1,033.00
Wireless Technical Review	Total consultant contract estimate plus 10%
Zoning Verification Letter [PZVL]	\$258.25 ³

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