

City Planning Division Application Fees Effective July 1, 2025

Note: this is subject to minor revisions and will be maintained on the Division's Planning Resources Page: www.santamonica.gov/planning-resources



Application Type:

| | Base Fee * | Preliminary Review Fee & Mailing Fee | Transportation Management Fee & Management Fee * | DCP/LUCE and TDFM Fees ^ | Coastal Surcharge ** (If Within Coastal Zone) | Total (If Outside of Coastal Zone) | Total (If Within Coastal Zone) |
|---|-------------|--------------------------------------|--|--------------------------|---|------------------------------------|--------------------------------|
| Administrative Approval: Non-Downtown [Non-Housing Project] | \$5,639.96 | | \$1,665.07 | \$548.83 | \$552.72 | \$36.66 | \$8,443.24 |
| Administrative Approval: Housing Project on Site Less than 1 Acre | \$11,159.21 | | \$1,665.07 | \$548.83 | \$1,093.60 | \$72.53 | \$14,539.24 |
| Administrative Approval: Multi-Unit Dwelling Project up to 10,000 SF in Multi-Unit and Ocean Park Zoning Districts | \$3,641.46 | | | | \$356.87 | \$23.67 | \$4,022.00 |
| Downtown Administrative Approval: Non-Housing Project up to 10,000 SF | \$5,639.96 | | \$1,665.07 | \$548.83 | \$552.72 | \$36.66 | \$8,443.24 |
| Downtown Administrative Approval: Housing Project on Site Less than 1 Acre | \$11,159.21 | | \$1,665.07 | \$548.83 | \$1,093.60 | \$72.53 | \$14,539.24 |
| Alcohol Exemption – More than 50 seats | \$930.59 | \$172.46 | | | \$91.19 | \$6.05 | \$1,200.29 |
| Alcohol Exemption – 50 seats or less | \$930.59 | | | | \$91.19 | \$6.05 | \$1,027.83 |
| Appeals-Planning Permits & Noise Variance | \$687.51 | | | | \$67.38 | \$4.47 | \$759.36 |
| ARB – Board Review (New Construction) | \$12,037.36 | | | | \$1,179.66 | \$78.24 | \$13,295.26 |
| ARB – Board Review (Building Design Alterations; Modifications/Additions; R1) | \$5,660.01 | | | | \$554.68 | \$36.79 | \$6,251.48 |
| ARB – Board Review (Landscaping) | \$2,984.27 | | | | \$292.46 | \$19.40 | \$3,296.13 |
| ARB – Sign Adjustment | \$2,534.97 | | | | \$248.42 | \$16.48 | \$2,799.87 |

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| ARB – Administrative Design Approval (New Construction) | \$3,332.91 | | | | | \$326.62 | \$21.66 | \$3,659.53 |
| ARB – Administrative Design Approval (All Others) | \$1,086.41 | | | | | \$106.47 | \$7.06 | \$1,192.88 |
| ARB – Administrative Design Approval (Single Trade) | Waived | | | | | | | |
| Certificate of Administrative Approval | Waived | | | | | | | |
| Certificate of Appropriateness – Landmarks Commission | Waived | | | | | | | |
| Certificate of Appropriateness – Staff | Waived | | | | | | | |
| Certificate of Compliance | \$3,002.17 | | | \$253.64 | | \$294.21 | \$19.51 | \$3,550.02 |
| Certificate of Economic Hardship | \$13,545.96 | | | | | \$1,327.51 | \$88.05 | \$14,873.47 |
| Coastal Zone Approval in Concept | \$181.07 | | | | | \$17.75 | \$1.18 | \$198.82 |
| Conditional Use Permit – Alcohol | \$9,039.98 | \$172.46 | | | | \$885.92 | \$58.76 | \$10,098.36 |
| Conditional Use Permit – All others | \$17,992.80 | \$172.46 | \$1,665.07 | | | \$1,763.29 | \$116.95 | \$21,593.62 |
| Deed Restriction | \$1,999.81 | | | | | \$195.99 | \$13.00 | \$2,195.80 |
| Demolition Permit ¹¹ | \$1,555.82 | | | | | \$152.47 | \$10.11 | \$1,708.29 |
| Development Agreement (per hour charge plus \$50,000 initial deposit) | \$285.70 | | | | | | | |
| Development Review Permit | \$30,756.51 | \$172.46 | \$1,665.07 | \$2,637.48 | \$3,014.14 | \$199.92 | \$38,245.66 | \$38,445.58 |
| Fence/Wall/Hedge Mod – Administrative | \$1,090.64 | | | | | \$106.89 | \$7.09 | \$1,197.53 |
| Fence/Wall/Hedge Mod – Discretionary | \$3,131.79 | \$172.46 | | | | \$306.91 | \$20.36 | \$3,611.16 |
| Final Subdivision Map | \$1,371.42 | | \$253.64 | | | \$134.40 | \$8.91 | \$1,759.46 |

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| General Plan Amendment | \$35,885.25 | | | | \$3,516.75 | \$233.25 | \$39,402.00 | \$39,635.25 |
| Historic District Designation ^{#, **, 11} | \$2,392.10 | | | | \$234.42 | \$15.55 | \$2,626.52 | \$2,642.07 |
| Historic Assessment (associated with Landmark Designation application) | \$6,662.40 | | | | | | | |
| Landmark Designation ¹¹ | \$1,265.06 | | | | \$123.98 | \$8.22 | \$1,389.04 | \$1,397.26 |
| Lot Line Adjustment | \$3,002.17 | | | | \$294.21 | \$19.51 | \$3,296.38 | \$3,315.89 |
| Major Modification | \$7,250.29 | \$172.46 | | | \$710.53 | \$47.13 | \$8,133.28 | \$8,180.41 |
| Minor Modification | \$1,897.85 | | | | \$185.99 | \$12.34 | \$2,083.84 | \$2,096.18 |
| Minor Use Permit | \$5,539.30 | \$172.46 | \$1,665.07 | | \$542.85 | \$36.01 | \$7,919.68 | \$7,955.69 |
| Mills Act Contract | WAIVED | | | | | | | |
| Occupancy Permit | \$2,017.00 | | | | \$197.67 | \$13.11 | \$2,214.67 | \$2,227.78 |
| Permit Extension – Administrative | \$362.14 | | | | \$35.49 | \$2.35 | \$397.63 | \$399.98 |
| Pre-Submittal Review | \$1,931.40 | | \$2,591.31 | | \$189.28 | \$12.55 | \$4,711.99 | \$4,724.54 |
| Reasonable Accommodation | WAIVED | | | | | | | |
| SB 9 Conformance Review | \$1,468.14 | | | | \$143.87 | \$9.54 | \$1,612.01 | \$1,621.55 |
| SB 35 Projects | \$11,159.21 | | | | \$1,093.60 | \$72.53 | \$12,252.81 | \$12,325.34 |
| SB 330 Preliminary Application | \$356.57 | | | | \$34.94 | \$2.32 | \$391.51 | \$393.83 |
| Shared Parking Permit | \$2,776.40 | | \$247.02 | | \$272.09 | \$18.05 | \$3,295.51 | \$3,313.56 |
| Structure of Merit ¹¹ | \$1,192.77 | | | | \$116.89 | \$7.75 | \$1,309.66 | \$1,317.41 |
| Temporary Use Permit – Repeat Event | \$491.99 | | | | \$48.22 | \$3.20 | \$540.21 | \$543.41 |
| Temporary Use Permit – Sales | \$491.99 | | | | \$48.22 | \$3.20 | \$540.21 | \$543.41 |
| Temporary Use Permit – All Others | \$1,147.41 | | | | \$112.45 | \$7.46 | \$1,259.86 | \$1,267.32 |
| Tentative Subdivision Map | \$5,881.39 | \$172.46 | \$253.64 | | \$576.37 | \$38.23 | \$6,883.86 | \$6,922.09 |

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| Text Amendment / Zone Change | \$35,885.25 | \$172.46 | | | \$3,516.75 | \$233.25 | \$39,574.46 |
| Variance Application (Including Noise) | \$20,574.45 | \$172.46 | | | \$2,016.29 | \$133.73 | \$22,763.20 |
| Waiver of Parcel Map | \$3,389.99 | | | | \$332.22 | \$22.03 | \$3,722.21 |
| Waiver of Zoning Ordinance | \$7,108.57 | \$172.46 | | | \$696.64 | \$46.21 | \$7,977.67 |
| Telecom - 6409 Review | \$1,231.11 | | | | \$120.65 | \$8.00 | \$1,351.76 |
| Zoning Conformance Review: | | | | | | | |
| Alcohol Determination | \$565.00 | | | | \$55.38 | \$3.67 | \$620.38 |
| Outdoor Commercial Uses on Private Property | \$433.32 | | | | \$42.46 | \$2.82 | \$475.78 |
| Outdoor Dining <u>without</u> Barriers | \$482.85 | | \$283.66 | | \$47.32 | \$3.14 | \$813.83 |
| Outdoor Dining <u>with</u> Barriers | \$482.85 | | \$283.66 | | \$47.32 | \$3.14 | \$813.83 |
| Zoning Conformance Review | \$1,448.55 | | | | \$141.95 | \$9.42 | \$1,590.50 |
| Zoning Compliance Letter | \$1,448.55 | | | | \$141.95 | \$9.42 | \$1,590.50 |
| Environmental: | | | | | | | |
| Environmental Exemption – Class 32 | \$20,797.57 | | | | \$2,038.16 | \$135.18 | \$22,835.73 |
| Environmental Exemption – TPP/Class 31 | \$4,621.67 | | | | \$452.92 | \$30.04 | \$5,074.59 |
| Environmental Impact Report – Mitigated Negative Declaration | \$78,285.38 | | | | \$7,671.96 | \$508.85 | \$85,957.34 |
| Environmental Noticing | \$3,948.47 | | | | \$386.95 | \$25.67 | \$4,335.42 |
| EIR Review (per hour-charged against an initial deposit of 37% of consultant contract) | \$400.71 | | | | | | |

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For Mitigated Negative Declarations and Environmental Impact Reports additional fees will be required once the level of traffic review is determined. As soon as the cost of a traffic study is known, 11% of the Traffic Study will be required or 18% of the Traffic Study if Traffic Model run is required.

Notations:

[^] Downtown Community Plan/LUCE Fees of 7.3% and Travel Demand Forecasting Model (TDFM) Fees of 2.5% of permit.

* Preliminary Review Fees: Building and Safety MISC Fees: \$355.01, Public Works: \$253.64, FIRE: \$549.18, Public Landscape: \$260.22, Transportation: \$247.02; Public Works Inspection Fee of \$286.66 applies to Minor Outdoor Dining Permits.

Fees for Landmark Designation and Structure of Merit shall be waived for Landmarks Commissioners.

+ Multiple Applications: 100% initial fee, then 50% thereafter.

** Projects located within the Coastal Zone will be subject to a surcharge equivalent to 0.65% of the application Base Fee.

& Additional Preliminary Review Fees for TDM plans are required for projects that contain 16 or more new residential units or more than 7,500 sq ft of non-residential construction. Simple TDM fees for administrative projects: \$548.83. Complex TDM fees for discretionary projects: \$2637.48.

*** Plus actual historic consultant costs.

Notes:

1. Planning fees are waived for Large Family Daycare and Child Care Center.

2. "Affordable Housing Projects" as defined by Zoning Ordinances are exempt.

3. In the case of projects requiring multiple permit applications that may be approved by the same entity, the fee for the highest permit shall be charged, plus a multiple permit application for any additional concurrently processed applications. If multiple permits are required which cannot be approved by the same entity, or if an environmental review is required, the full fee for such applications shall be charged.

4. Non-administrative permit extensions shall be charged 50% of the full application fee for the permit to be extended.

5. Applications for ARB review of buildings, which include proposed signage and/or landscaping, shall be charged for the building review fee only. Should a sign adjustment be required, a multiple application fee shall be charged in addition to the building review fee; separate applications for signage and/or landscaping shall be charged the sign/landscaping review fee.

6. A re-submittal for ARB approval of a design change shall be processed with no fee charged unless a building permit has been issued for the project, in which case the standard fee amounts shall be charged. A re-submittal, which includes signage changes that would trigger a requirement for a sign adjustment, shall be charged the sign adjustment fee.

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| <p>7. Application fee refunds for withdrawn projects shall be processed as follows:</p> <ul style="list-style-type: none"> • application not yet deemed complete - 90% refund • application deemed complete - 75% refund • determination or Planning Commission or other board report drafted - 50% refund; • determination issued, ZA hearing conducted, Planning Commission or other board report issued -25% refund. | | | | | | | | |
| <p>8. All planning fees for Administrative Approval applications shall be waived for designated landmark structures and structures identified as contributing to designated historic districts until and unless revised by subsequent ordinance of the City Council.</p> | | | | | | | | |
| <p>9. All Certificate of Appropriateness fees for any alteration, restoration, or construction, in whole or in part, to a designated landmark or to structures identified as contributing to a designated historic district shall be waived.</p> | | | | | | | | |
| <p>10. Permit fees related to Downtown Santa Monica, Inc's (DTSM) delivery of contracted services are waived per Council approval dated July 12, 2016.</p> | | | | | | | | |
| <p>11. If an application is filed to designate a property that is 40 years of age or older as a Landmark or Structure of Merit, while a demolition permit application is pending, the applicant for the Demolition Permit shall bear the actual costs of any historic consultant analysis and the applicable Landmark Designation or Structure of Merit application processing fee. The application processing fee for Landmark Designation and Structure of Merit shall be waived for Landmarks Commissioners and nonprofit organizations with documented tax-exempt status.</p> | | | | | | | | |