

## City of Larkspur Planning Department Fees

### Deposit Required - as of July 2021

Conditional Use Permit-Planning Comm.	T&M	\$	4,000.00
Slope Use Permit-Planning Comm.	T&M	\$	4,000.00
Use Permit Periodic Review-Planning Comm.	T&M	\$	1,000.00
Use Permit Review-Zoning Admin.	T&M	\$	2,000.00
Use Permit Periodic Review-Zoning Admin.	T&M	\$	399.00
Variance-Planning Commission	T&M	\$	4,000.00
Floor Area Ratio (FAR)-Planning Comm.	T&M	\$	4,000.00
Floor Area Ratio (FAR)-Zoning Admin.	T&M	\$	2,000.00
Fence Height Exception-Zoning Admin.	T&M	\$	1,000.00
Fence Height Exception-Planning Comm.	T&M	\$	2,000.00
Fence Height Exception w/Encroach. ZA or PC	T&M	\$	2,000.00
Exception Permit-Staff Review	T&M		
Height Exception	T&M	\$	1,000.00
(Non-conforming Setbacks)	T&M	\$	1,000.00
If Protest Filed	T&M	\$	750.00
If Part of PC Application	T&M	\$	1,000.00
Accessory Dwelling Unit Permit	T&M	\$	500.00
Design Review-Planning Commission	T&M	\$	4,000.00
Design Review-Zoning Admin	T&M	\$	2,000.00
Design Review-Zoning Adm. W/Heritage Bd.	T&M	\$	2,000.00
Circulation Assessment Permit-Plan Comm.	T&M	\$	4,000.00
Inclusionary Housing Agreement	T&M	\$	4,000.00
Sign Review or Variance-Planning Comm.	T&M	\$	1,000.00
Sign Review-Zoning Admin.	T&M	\$	355.00
Sign Program Review-Planning Commission	T&M	\$	2,000.00
Sign Exception Permit-Planning Commission	T&M	\$	2,000.00
Administrative Sign Review	T&M	\$	45.00
General Plan Amendment (GPA)			
General Plan Amendment-City Council	T&M	\$	5,000.00
GPA Consistency Finding-Planning Commission	T&M		

Rezoning	T&M	\$ 5,000.00
Zoning Ordinance Text Change Request	T&M	\$ 5,000.00
Planned Unit Development	T&M	\$ 10,000.00
Residential Master Plan	T&M	\$ 10,000.00
Planned Development-Preliminary Dev. Plan	T&M	\$ 10,000.00
Planned Development-Precise Dev. Plan	T&M	\$ 10,000.00
Planned Dev.-Amendment/Review Related	T&M	\$ 5,000.00
Development Agreement Processing	T&M	\$ 10,000.00
Development Agreement Amendment/Review	T&M	\$ 5,000.00
Subdivision Review-Tentative Map (including reversion to acre	T&M	
Minor Subdivision, 4 or less lots	T&M	\$ 5,000.00
Major Subdivision, 5 or more lots	T&M	\$ 10,000.00
Subdivision Review-Filing of Final Map (including reversion to	T&M	
(Fee in addition to Public Works)	T&M	\$ 4,000.00
Subdivision Review-Lot Line Adjustment & Lot Merger	T&M	\$ 4,000.00
Subdivision Map Extension	T&M	\$ 4,000.00
Small Wireless Cell Permit	T&M	\$ 1,000.00
Environmental Impact-Initial Study/Neg Dec	T&M	\$ 5,000.00
Environmental Impact-EIR Preparation	T&M	
Environmental Impact-EIR Adm & Review	T&M	\$ 5,000.00
Environmental Impact-Notice of Determination	T&M	
<b>Misc. Fees</b>		
Retention of Consultants (incl. City Attorney)	consultant	cost plus 5%
Planning Staff Review	T&M	\$ 500.00
Pre-Application Conference	T&M	TBD
Permit Extension Requests-Planning Comm.	T&M	\$ 2,000.00
Permit Extension Requests-Planning Director	T&M	\$ 178.00
Zoning Compliance-Letter/Certificate	T&M	\$ 222.00
Mills Act Request	T&M	\$ 2,000.00
Appeals to Planning Commission-Applicant	T&M	\$ 1,000.00
Appeals to Planning Commission-Non Applicant	T&M	\$ 750.00
Appeals of Planning Commission Decision-Applicant	T&M	\$ 1,000.00
Appeals of Planning Commission Decision-Non Applicant	T&M	\$ 750.00
Heritage Tree Removal Permit-Planning Comm.	T&M	\$ 1,000.00

Planning Site Inspection	T&M	\$	300.00
Research Fee	T&M	\$	500.00
Certificate of Compliance	T&M	\$	4,000.00
Home Occupation Review w/o Inspection	flat	\$	39.00
Home Occupation Permit w/Inspection	flat	\$	78.00
Zoning Clearance for Business License	flat	\$	39.00
File Scan Fee (previously Microfilm)	flat	\$	109.00
Plan Scanning Fee (also in Building) -Minimum	flat	\$	6.00
Plan Scanning Fee (also in Building) -Per Sheet	flat	\$	3.00
Public Notice Mailing (Sum of Base Plus Per Address Fee)			
Base Fee	flat	\$	177.00
Plus, Per Address Fee	each	\$	1.00
Late Fee for unpaid invoices over 30 days in arrears	per 30 days	\$	25.00

Notes: T&M=time and material for staff time (hourly rate plus 20% overhead) to provide service. If costs exceed the deposit, the applicant will be billed for the overruns.

When more than one Planning application is required (except environmental), the application fee/deposit that is greatest shall be required plus an additional \$1,000 deposit. The Planning Director may require a larger deposit when warranted by the size and scope of a project.

Subject to approval of the City Council, Permit Fees may be deferred or waived for housing projects targeted to low-income individuals when needed to insure project feasibility.