MONTEBELLO

Planning and Code Fee Schedule, APPROVED AUGUST 2025

#	Fee Description	FY 25-26 Fee Amount	FY 26-27 Fee Amount	FY 27-28 Fee Amount
1	**Zoning Maps:**			
2	Small - each - 11 x 17	Actual Cost	Actual Cost	Actual Cost
3	Large - each - 24 x 36	Actual Cost	Actual Cost	Actual Cost
4	Base Maps - Sheet	Actual Cost	Actual Cost	Actual Cost
5	Aerial Photos - Sheet	Actual Cost	Actual Cost	Actual Cost
6	General Plan plus Publication and Postage	Actual Cost	Actual Cost	Actual Cost
7	Montebello Municipal Code (MMC) plus Publication and Postage	Actual Cost	Actual Cost	Actual Cost
8	Appeal of Administrative Decision or Planning Commission Action	Original Application Fee	Original Application Fee	Original Application Fee
9	Zoning Verification Letter (Per Parcel)	$ 122.00	$ 146.00	$ 175.00
10	General Plan Amendment	$ 4,260.00	$ 5,112.00	$ 6,134.00
11	Development Agreement - Minimum Deposit	$ 20,000.00	$ 20,000.00	$ 20,000.00
12	Density Overlay - minimum deposit	$ 12,500.00	$ 12,500.00	$ 12,500.00
13	Text Code Amendment	$ 3,662.00	$ 4,394.00	$ 5,273.00
14	Zone Change	$ 4,688.00	$ 5,626.00	$ 6,751.00
15	Site Plan Review	$ 3,052.00	$ 3,662.00	$ 4,394.00
16	Civic Center Review - minimum deposit	$ 6,250.00	$ 6,563.00	$ 6,891.00
17	Conditional Use Permit - Modification	$ 3,418.00	$ 4,102.00	$ 4,922.00
18	Conditional Use Permit	$ 7,325.00	$ 8,790.00	$ 10,548.00
19	Conditional Use Permit - Cannabis - Minimum Deposit	$ 6,250.00	$ 7,500.00	$ 9,000.00
20	Variance - Mulitple	$ 3,418.00	$ 4,102.00	$ 4,922.00
21	Variance - Single - Minimum Deposit	$ 6,250.00	$ 7,500.00	$ 9,000.00
22	Planned Sign Program - Minimum Deposit	$ 6,250.00	$ 7,500.00	$ 9,000.00
23	Adult Use Permit - Minimum Deposit	$ 6,250.00	$ 7,500.00	$ 9,000.00
24	Planned Development Districts	$ 12,208.00	$ 13,429.00	$ 14,772.00
25	Hilliside Plan Review - Minimum Deposit	$ 6,250.00	$ 6,875.00	$ 7,563.00
26	Parking Management Plan - Minimum Deposit	$ 6,250.00	$ 7,500.00	$ 9,000.00
27	Mobile Home Review	$ 7,325.00	$ 7,691.00	$ 8,076.00
28	Tentative Tract / Parcel Maps (plus $110 per lot/parcel)	$ 6,104.00	$ 7,325.00	$ 8,790.00
29	Tentative Vesting Tract / Parcel Maps	$ 7,325.00	$ 8,790.00	$ 10,548.00
30	Tentative Map Extensions	$ 3,733.00	$ 4,853.00	$ 6,309.00

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#	Fee Description	FY 25-26 Fee Amount	FY 26-27 Fee Amount	FY 27-28 Fee Amount
31	Lot Line Adjustment / Lot Mergers / Lot Splits / Lot Ties	$ 6,104.00	$ 7,325.00	$ 8,790.00
32	Accessory Dwelling Unit Review	$ 330.00	$ 330.00	$ 330.00
33	Sign Plan Check	$ 330.00	$ 330.00	$ 330.00
34	Over the Counter Review (1 for Res, 1 for Com)	$ 65.00	$ 85.00	$ 111.00
35	Time Extension - Staff Review	$ 65.00	$ 85.00	$ 111.00
36	Time Extension - Planning Commission	$ 899.00	$ 899.00	$ 899.00
37	Wireless/Telecommunication Review	$ 1,318.00	$ 1,318.00	$ 1,318.00
38	- Administrative Review	$ 330.00	$ 330.00	$ 330.00
39	- Planning Commission Review	$ 447.00	$ 581.00	$ 755.00
40	Document Preparation Review	$ 866.00	$ 1,039.00	$ 1,247.00
41	Expedited Review (50% of plan check/permit fee)	50% of plan check/permit fee	50% of plan check/permit fee	50% of plan check/permit fee
42	Pre-Application Review	$ 1,396.00	$ 1,396.00	$ 1,396.00
43	Technology Enhancement Fee - 6% of per permit and plan check fee- $34 minimum	6.0%	6.0%	6.0%
44	General Plan Maintenance Fee - 10% of application fees	10.0%	10.0%	10.0%
45	**Environmental Fees:**			
46	Categorical Exemption	$ 330.00	$ 330.00	$ 330.00
47	Initial Environmental Study Review - Minimum Deposit	$ 12,500.00	$ 12,500.00	$ 12,500.00
48	Negative Declaration - Minimum Deposit	$ 18,750.00	$ 18,750.00	$ 18,750.00
49	Migitated Negative Declaration - Minimum Deposit	$ 31,250.00	$ 31,250.00	$ 31,250.00
50	Environmental Impact Report - Minimum Deposit	$ 62,500.00	$ 62,500.00	$ 62,500.00
51	Mitigation Monitoring Fee - Minimum Deposit	$ 25,000.00	$ 25,000.00	$ 25,000.00
52	**Code Enforcement / Planning Fees:**			
53	Unclassified Use Permit	$ 6,250.00	$ 7,500.00	$ 9,000.00
54	Temporary Use Permit (Non-profit reduced fee)	$ 56.00	$ 67.00	$ 80.00
55	Temporary Use Permit (rental of City-owned Parking Lot)	$ 100.00	$ 120.00	$ 144.00
56	Film Permit	$ 496.00	$ 496.00	$ 496.00
57	Fireworks Stand / Seasonal Lot Permit / Outdoor Permit/Temporary Use Permit	$ 165.00	$ 198.00	$ 238.00
58	Moving / Estate Sales	$ 30.00	$ 30.00	$ 30.00

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#	Fee Description	FY 25-26 Fee Amount	FY 26-27 Fee Amount	FY 27-28 Fee Amount
59	Preferential Parking - Application - per household	$ 30.00	$ 30.00	$ 30.00
60	Preferential Parking - Renewal	$ 30.00	$ 30.00	$ 30.00
61	Preferential Parking - Replacement	$ 5.00	$ 5.00	$ 5.00
62	Handicap Parking Violation - Not Displaying Placard	$ 90.00	$ 90.00	$ 90.00
63	Handicap Parking Violation	$ 375.00	$ 375.00	$ 375.00
64	Vacant Property Exemption Request - Ordinance No. 2479	$ 550.00	$ 550.00	$ 550.00
65	Oversized Vehicle Permit (3 days)	$ 30.00	$ 30.00	$ 30.00
66	**Temporary Sign Fees:**			
67	Banners/Pennants/Flags	$ 165.00	$ 165.00	$ 165.00
68	All Others	$ 165.00	$ 165.00	$ 165.00
69	**Planning Inspections**			
70	Residential	$ 244.00	$ 268.00	$ 295.00
71	Non-Residential	$ 488.00	$ 537.00	$ 591.00
72	After Hours Inspections (4 hr min + Travel Time) - per hour	$ 183.00	$ 256.00	$ 358.00
73	Business License Review	$ 61.00	$ 67.00	$ 74.00
74	**Public Hearing Notice:**			
75	Preparation	$ 661.00	$ 661.00	$ 661.00
76	Newspaper	Actual Cost	Actual Cost	Actual Cost
77	Mailing	Actual Cost	Actual Cost	Actual Cost
78	After Hours Application Review - hourly	$ 122.00	$ 171.00	$ 239.00
79	**Administrative Decision Fee:**			
80	Residential	$ 910.00	$ 910.00	$ 910.00
81	Non-Residential	$ 910.00	$ 910.00	$ 910.00
82	**Planning Plan Review & Inspection**			
83	Residential	$ 330.00	$ 330.00	$ 330.00
84	Non-Residential	$ 46.00	$ 81.00	$ 142.00
85	Plan Modification (50% of original plan review fee)	50% of original plan review fee	50% of original plan review fee	50% of original plan review fee
86	Public Records Research	$ 273.00	$ 355.00	$ 462.00
87	Compliance Review - Planning Commission	$ 496.00	$ 496.00	$ 496.00