



Planning Application

Project Address: _____ **Assessor's Parcel No.** _____ - _____ - _____

Project Description: (describe proposed development, land use change, or other):

Applicant: _____

Address: _____

State, and Zip Code: _____

Phone: _____ **Fax:** _____ **Email:** _____

Representative: _____

Address: _____

City, State, and Zip Code: _____

Phone: _____ **Fax:** _____ **Email:** _____

Property Owner: _____

Address: _____

City, State, and Zip Code: _____

Phone: _____ **Fax:** _____ **Email:** _____

CERTIFICATE AND AUTHORIZATION

I certify that the information and exhibits herewith submitted are true and correct. I understand that the processing of this application, and the filing fee paid, in no way obligates the City or its representatives to grant or otherwise authorize my request. I agree to pay any additional expenses for professional services incurred by the City in processing this application, to the extent noted in the application fee schedule below. I also guarantee City access onto and through the project site for purposes of processing this application.

Owner Signature

Date

	TYPE OF APPLICATION	FEE
A	Planning Commission and City Council Permits	
	Coastal Development Permit	6,523
	Coastal Development Permit: For single family residential additions of less than 25% of the existing building area and for commercial additions less than 20% of the existing building area	3,261
	Conceptual Review: Planning Commission action (Fee paid towards Conceptual review is deducted from the cost of a project's future permit application fees.)	5,239 Full staff analysis – fees deducted from cost of project future fees
	Conditional Use Permit	4,088
	Conditional Use Permit monitoring	1,456
	Condominium Conversion	10,053 deposit + charges based on hourly rates for all staff involved + outside costs
	Development Permits	6,299
	Development Permits for single family residential additions of less than 25% of the existing building area and for commercial additions less than 20% of the existing building area	3,149
	Sign Permit	1,042
	Time Extension	1,205
	Major Modification	5,584 deposit + charges based on hourly rates for all staff involved + outside costs
	Development Agreement	11,171 deposit + charges based on hourly rates for all staff involved + outside costs
	Variance	2,138
	Tentative Parcel Map Review	7,702
	Tentative Tract Map	7,702 + 445/per lot for every lot over 4 lots
	Tentative Map Amendment	6,791
	Planned Development Permit: Minor (SFR's & Parcel Maps) If processed together with a Discretionary Development Permit or Discretionary Coastal Development Permit, charge 50% of this fee	4,506
	Planned Development Permit: Major (Subdivisions) If processed together with a Discretionary Development Permit or Discretionary Coastal Development Permit, charge 50% of this fee	7,652

	TYPE OF APPLICATION	FEE
B	Environmental Review	
	Environmental Initial Study: Minor	1,802 per study or as a deposit if outside consultant is used
	Environmental Initial Study: Major	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Environmental Impact Report/Review	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Environmental Consultant Fee	Contracts in excess of 15,000: deposit + 25% administrative fee. (see F. Special Consultant Services)
C	Administrative & Ministerial Actions	
	Administrative Development Permit	619
	Administrative Development Permit: Single family residential additions less than 25% existing floor area or second floor deck additions.	250
	Administrative Coastal Development Permit	646
	Administrative Coastal Development Permit: Single family residential additions less than 25% existing floor area or second floor deck additions.	250
	Conceptual Review: Administrative action (Fee paid towards Conceptual review is deducted from the cost of a project's future permit application fee.)	517
	Conditional Use Permit Monitoring	412
	Goat keeping Permit	445
	Home Occupation Permit	121
	Minor Modification	182
	Sign Permit	221
	Temporary Use Permit	349
	Temporary Use Permit: Parking on private property	250
	Zone Clearance	154
D	Special Actions	
	Appeal to City Council processing: Fee applies to appeal all actions except a Coastal Development Permit. See City Clerk to file Appeal – No charge to appeal a Coastal Development Permit	881

	TYPE OF APPLICATION	FEE
	Appeal of staff action to Planning Commission	881
	Annexation	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Conceptual Review	5,239
	Sphere of Influence Change	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Sphere of Services Change	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Specific Plan	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
E	Amendments	
	Local Coastal Plan - Major	16,758 deposit + charges based on hourly rates on for all staff involved + outside costs
	Local Coastal Plan - Minor	8,378 deposit + charges based on hourly rates on for all staff involved + outside costs
	General Plan – Major	11,171 deposit + charges based on hourly rates on for all staff involved + outside costs
	General Plan - Minor	3,390
	Specific Plan Environmental evaluation/CEQA status determination	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Zoning Map or Text Amendment (Rezone review)	6,640
F	Miscellaneous	
	Agenda Mailing Service: Fee is per year plus self-addressed, stamped envelopes	43
	Address change: Applicant's request (based on preference, not necessity)	378
	Digital Archive Services	3% of permit fees
	Document Certification	25 per request (non-notary)
	Document reproduction	5 pages or less – no charge 6+ pages (b/w - .25 per page and color - .32 per page) for all pages including pages 1-5
	Electronic File Copy to Device	15 per device

	TYPE OF APPLICATION	FEE
	General Plan Maintenance: 5% of construction valuation (BEMP and applicable storm water, energy and accessibility compliance fees for new building or addition. Not applicable to alterations or permits issued solely for electrical, plumbing, or mechanical work	Fees collected at time of Building Permit issuance
	Protected tree removal review and inspection	702 per inspection + arborist cost
	Special Consultant Services	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Sand Supply Service	Mandated by California Coastal Commission
	Records Research service	Fully allocated hourly rate of all personnel
	Request for Special Planning Commission Meeting or City Council meeting	2,249
	County Clerk Recorder fees – *Additional Fish & Game fees apply when a Notice of Determination is filed	Set by County Clerk fee schedule *50.00 paid to the County clerk
	Notary Service	15

TOTAL FEE: _____



CITY OF PISMO BEACH
Community Development Department
760 Mattie Road, Pismo Beach, California 93449
Telephone: (805) 773-4658 / Fax (805) 773-4684

INDEMNIFICATION AGREEMENT FOR DEVELOPMENT APPLICATION

Applicant submitted an application to the City of Pismo Beach Planning Department on _____, 20____ for the following development approval(s):

(the "Project"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant hereby expressly agrees in connection with the processing of Applicant's Project application(s) to each and every one of the following terms and conditions:

1. Applicant agrees, as part of and in connection with each and any of the application(s), to defend, indemnify, and hold harmless the City of Pismo Beach ("City") and its elected officials, officers, contractors, consultants, attorneys, employees, volunteers and agents (collectively "City officials") from any and all claim(s), action(s), or proceeding(s) (collectively referred to as "proceeding") brought against City and/or City officials to challenge, attack, set aside, void, or annul:
 - A. Any approvals issued in connection with any of the above described application(s) by City; and/or
 - B. Any action taken to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("CEQA") by City's advisory agencies, boards or commissions; appeals boards or commissions; Planning Commission, or City Council.

Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by City, if any, and costs of suit, claim or litigation, including without limitation attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by Applicant, City, and/or parties initiating or involved in such proceeding.

2. Applicant agrees to indemnify City for all of City's costs, fees, and damages incurred in enforcing the indemnification provisions of this Agreement.
3. Applicant agrees to defend, indemnify and hold harmless City and/or City officials for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding

and if Applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.

4. In the event that Applicant is required to defend City in connection with such proceeding, City shall have and retain the right to approve:

A. The counsel to so defend City; and

B. All significant decisions concerning the manner in which the defense is conducted;
and

C. Any and all settlements, which approval shall not be unreasonably withheld. City shall also have and retain the right to not participate in the defense, except that City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If City chooses to have counsel of its own defend any proceeding where Applicant has already retained counsel to defend City in such matters, the fees and expenses of the additional counsel selected by City shall be paid by City. Notwithstanding the immediately preceding sentence, if City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant.

5. Applicant's defense and indemnification of City and/or City officials set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

After review and consideration of all of the foregoing terms and conditions, Applicant, by its signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

APPLICANT:

By:
(Print Name) _____
Title (if any): _____
Date: _____