



**Community Development Department**  
Planning Division  
760 Mattie Road • Pismo Beach, CA 93449  
Tel. (805) 773-4658 • Fax (805) 773-4684

## Planning Application

**Project Address:** \_\_\_\_\_ **Assessor's Parcel No.** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

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**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
<b>A</b>	<b>Discretionary Permits: Planning Commission and City Council</b>	
	Coastal Development Permit	\$6,742
	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	\$3,370
	Conceptual Review: Planning Commission action (Fee paid towards Conceptual review is deducted from the cost of a project's future permit application fees.)	\$5,415 - Full staff analysis – fees deducted from cost of project future fees
	Conditional Use Permit	\$4,225
	Conditional Use Permit monitoring	\$1,504
	Condominium Conversion	\$10,390 deposit + charges based on hourly rates for all staff involved + outside costs
	Development Permits	\$6,510
	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	\$3,254
	Sign Permit	\$1,077
	Time Extension	\$1,245
	Major Modification	\$5,771 deposit + charges based on hourly rates for all staff involved + outside costs
	Development Agreement	\$11,546 deposit + charges based on hourly rates for all staff involved + outside costs
	Variance	\$2,209
	Tentative Parcel Map	\$7,960
	Tentative Tract Map	\$7,960 + \$459/per lot for every lot over 4 lots
	Tentative Map Amendment	\$7,019
	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	\$4,657
	Planned Development Permit: Major (Subdivisions) If processed together with a Discretionary Development Permit or Discretionary Coastal Development Permit, charge 50% of this fee	\$7,909

	TYPE OF APPLICATION	FEE
<b>B</b>	<b>Environmental Review</b>	
	Environmental Initial Study: Minor	\$1,862 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)
<b>C</b>	<b>Administrative &amp; Ministerial Actions</b>	
	Administrative Development Permit	\$639
	Administrative Development Permit: Single family residential additions less than 25% existing floor area or second floor deck additions.	\$258
	Administrative Coastal Development Permit	\$667
	Administrative Coastal Development Permit: Single family residential additions less than 25% existing floor area or second floor deck additions.	\$258
	Conceptual Review: Administrative action (Fee paid towards Conceptual review is deducted from the cost of a project's future permit application fee.)	\$534
	Conditional Use Permit Monitoring	\$425
	Goat keeping Permit	\$459
	Home Occupation Permit	\$125
	Minor Modification	\$188
	Sign Permit	\$228
	Temporary Use Permit	\$360
	Temporary Parking Lot on private property	\$258
	Zone Clearance	\$159
<b>D</b>	<b>Special Actions</b>	
	Appeal to City Council processing: Fee applies to appeal all actions except a Coastal Development Permit. <b>See City Clerk to file Appeal</b> – No charge to appeal a Coastal Development Permit	\$910

	<b>TYPE OF APPLICATION</b>	<b>FEE</b>
	Appeal of staff action to Planning Commission	\$910
	Annexation	Deposit determined by staff + charges based on hourly rates for all staff involved + outside costs
	Conceptual Review	\$5,415
	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
<b>E</b>	<b>Amendments</b>	
	Local Coastal Plan - Major	\$17,321 deposit + charges based on hourly rates on for all staff involved + outside costs
	Local Coastal Plan - Minor	\$8,659 deposit + charges based on hourly rates on for all staff involved + outside costs
	General Plan – Major	\$11,546 deposit + charges based on hourly rates on for all staff involved + outside costs
	General Plan - Minor	\$3,503
	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)	\$6,863
<b>F</b>	<b>Miscellaneous</b>	
	Mailing Service Fee: Applies when an application requires noticing.	\$206
	Address change: Applicant's request (based on preference, not necessity)	\$390
	Digital Archive Services - Laserfiche	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 copies - .32 per page)
	Electronic File Copy to Device	\$15 per device

	<b>TYPE OF APPLICATION</b>	<b>FEE</b>
	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	\$910 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 Compilation Service	Fully allocated hourly rate of all personnel
	Request for Special Planning Commission Meeting or City Council meeting	\$2,324
	County Clerk Recorder fees – *Additional Fish & Game fees apply when a Notice of Determination is filed	Set by County Clerk fee schedule *Fee paid to County Clerk Recorder
	Notary Service	\$15

TOTAL FEE: \_\_\_\_\_



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**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):

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(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: \_\_\_\_\_