

CITY of PASADENA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	140,400
Annual Single-Family Units Permitted (1996-98, Avg.):	58
Annual Multi-Family Units Permitted (1996-98, Avg.):	31
Total Annual Residential Units Permitted (1996-98, Avg.):	89

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: Building Plan Check and Permit fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

- i. Project Typical for Jurisdiction?** No- available land for this size project
- ii. Expected Location of New Subdivision in this Jurisdiction:** 631 E. Walnut
- iii. Expected Environmental Assessment Determination:** Full Environmental Impact Report
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement based on sq.ft. of lot
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	73.90
Private Garage Valuation Price per Sq. Ft.	22.30
Total Valuation per Unit	193,670
Total Valuation per 25 Unit Subdivision Model	4,841,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹	4,400
Zone Change Application Fee	deposit ¹	4,700
Planned Unit Development Fee		-
Current Planning Plan Check Fee	14.5% of Bldg Permit Fee @ 257.07/unit	6,427
Tentative Map Fee	2571 flat + 56/lot	3,971
Final Map Fee	deposit ¹	1,660
Public Notification Fee	flat ²	229
Initial Environmental Study	flat	1,297
Preparation & Filing of Notice of Determination	flat	203
LA County Notification Posting Fee	flat	25
Dept. of Fish & Game EIR fee	flat	850
EIR Review	deposit ¹	3,322
Subtotal Planning Fees		27,084

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 1772.88	44,322
Building Plan Check Fee ³	100% of Bldg Permit Fee @ 1772.88/unit	44,322
Building Permit Processing Fee ³	23/permit 23	575
Fire Department Plan Check Fee	26% of Bldg Permit Fee @ 460.95/unit	11,524
Public Works Plan Check Fee	30% of Bldg Permit Fee @ 531.86/unit	13,297
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 19.38	485

Code Compliance Plan Check Fee	10% of Bldg Permit Fee @ 177.23/unit	4,432
Grading Permit Fee ³	schedule based on CY	485
Grading Permit Issuance Fee ³	23/permit	23
New Address Fee	flat per unit 48	1,200
Microfilm Fees	3% of Bldg Plan Check Fee @ 53.19/unit	1,330
Electrical Permit Fee ³	per fixture count 129	3,225
Plumbing Permit Fee ³	per fixture count 162.60	4,065
Mechanical Permit Fee ³	per fixture count 88.80	2,220
Electrical Permit Processing Fee ³	23/permit 23	575
Plumbing Permit Processing Fee ³	23/permit 23	575
Mechanical Permit Processing Fee ³	23/permit 23	575
Construction Tax	1.92% of val'n 3,720	93,000
Street Tree Inspection Fee	48 @ 200/tree	9,600
Records System Service Charge	3% of all Permit Fees (56,640)	1,699
Subtotal Plan Check, Permit & Inspection Fees		131,505

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Pasadena Water & Electric - Meter Connect. Fee	1300/meter	1,300	32,500
LA Co. Sanitation Dist. 16 - Sewer Impact Fee	flat per unit	1,260	31,500
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
Park and Recreation Fee	flat per unit	756	18,900
Pasadena USD - School Impact Fee	1.84/sf	4,600	115,000
New Residential Impact Fee	flat per unit	756	18,900
Subtotal Infrastructure, Impact & District Fees			217,675

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	376,264
Total Fees per Unit (total from above / 25 units)	15,051

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Infill Unit in this Jurisdiction:** 976 N. Chester
- iii. Expected Environmental Assessment Determination:** Ministerial Project Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, others if needed

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	73.90
Private Garage Valuation Price per Sq. Ft.	22.30
Total Valuation per Model	193,670

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Current Planning Plan Check Fee	14.5% of Bldg Permit Fee @ 257.07/unit		257
Subtotal Planning Fees			257

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1772.88	1,773
Building Plan Check Fee ³	100% of Bldg Permit Fee @ 1772.88/unit		1,773
Building Permit Processing Fee ³	23/permit	23	23
Fire Department Plan Check Fee	26% of Bldg Permit Fee @ 460.95/unit		461
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19.38	19
Code Compliance Plan Check Fee	10% of Bldg Permit Fee @ 177.23/unit		177
Grading Permit Fee ³	schedule based on CY		306
Grading Permit Issuance Fee ³	23/permit		23
Microfilm Fees	3% of Bldg Plan Check Fee @ 53.19/unit		53
Electrical Permit Fee ³	per fixture count	129	129
Plumbing Permit Fee ³	per fixture count	162.60	163
Mechanical Permit Fee ³	per fixture count	88.80	89
Electrical Permit Processing Fee ³	23/permit	23	23
Plumbing Permit Processing Fee ³	23/permit	23	23
Mechanical Permit Processing Fee ³	23/permit	23	23
Construction Tax	1.92% of val'n	3,720	3,720
Records System Service Charge	3% of all Permit Fees (18,575)		557
Subtotal Plan Check, Permit & Inspection Fees			9,335

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Pasadena Water & Electric - Meter Connect. Fee	1300/meter	1,300	1,300
LA Co. Sanitation Dist. 16 - Sewer Impact Fee	flat per unit	1,260	1,260
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
Park and Recreation Fee	flat per unit	756	756
Pasadena USD - School Impact Fee	1.84/sf	4,600	4,600
New Residential Impact Fee	flat per unit	756	756
Subtotal Infrastructure, Impact & District Fees			8,707

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,299
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D. 45 UNIT MULTI-FAMILY MODEL

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| i. Project Typical for Jurisdiction? | Yes |
| ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: | 800 E. Walnut |
| iii. Expected Environmental Assessment Determination: | Full Environmental Impact Report |

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; per residential development standards
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	59.00
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	63,500
Total Valuation per 45 Unit Subdivision Model	2,857,500

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹	4,400
Zone Change Application Fee	deposit ¹	4,700
Planned Unit Development Fee		-
Current Planning Plan Check Fee	14.5% of Bldg Permit Fee @ 130.41/unit	5,868
Public Notification Fee	flat ²	229
Pre-Development Plan Review	flat	293
Initial Environmental Study	flat	1,297
Preparation & Filing of Notice of Determination	flat	203
LA County Notification Posting Fee	flat	25
Dept. of Fish & Game EIR fee	flat	850
EIR Review	deposit ¹	3,322
Subtotal Planning Fees		21,187

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n 899.35	40,471
Building Plan Check Fee ³	100% of Bldg Permit Fee @ 899.35/unit	40,471
Building Permit Processing Fee ³	23/permit 23	1,035
Fire Department Plan Check Fee	26% of Bldg Permit Fee @ 233.83/unit	10,522
Public Works Plan Check Fee	30% of Bldg Permit Fee @ 269.81/unit	12,141
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 6.35	286
Code Compliance Plan Check Fee	10% of Bldg Permit Fee @ 89.94/unit	4,047
Grading Permit Fee ³	schedule based on CY	440
Grading Permit Issuance Fee ³	23/permit	23
New Address Fee	48/1st new address + 5.10/add'l	272
Microfilm Fees	3% of Bldg Plan Check Fee @ 26.98/unit	1,214
Electrical Permit Fee ³	per fixture count 69	3,105
Plumbing Permit Fee ³	per fixture count 139.80	6,291
Mechanical Permit Fee ³	per fixture count 75.40	3,393

Electrical Permit Processing Fee ³	23/permit	23	1,035
Plumbing Permit Processing Fee ³	23/permit	23	1,035
Mechanical Permit Processing Fee ³	23/permit	23	1,035
Construction Tax	1.92% of val'n	1219.20	54,864
Street Tree Inspection Fee	40 @ 200/tree		8,000
Records System Service Charge	3% of all Permit Fees (58,435)		1,753
Subtotal Plan Check, Permit & Inspection Fees			191,433

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Pasadena Water & Electric - Meter Connect. Fee	1300/meter	1,300	58,500
LA Co. Sanitation Dist. 16 - Sewer Impact Fee	flat per unit	1,260	56,700
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
Park and Recreation Fee	flat per unit	756	34,020
Pasadena USD - School Impact Fee	1.84/sf	1,840	82,800
New Residential Impact Fee	flat per unit	756	34,020
Subtotal Infrastructure, Impact & District Fees			267,615

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	480,235
Total Fees per Unit (total from above / 45 units)	10,672

Notes: ¹ Deposits represent typical actual cost.

² Fee applies to notification of a 300 foot radius.

³ These fees are included in the "total permit fee" calculation for the Records System Service Charge.