

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT



PLANNING DIVISION FEES

EFFECTIVE APRIL 2, 2026 PER RESOLUTION 2026-C10

213 E. Foothill Boulevard, Azusa, California 91702

Planner on Duty (POD): (626) 812-5235

www.azusaca.gov/planning planning@azusaca.gov

PERMIT TYPE		BASE FEE	TECH FEE ⁵	GENERAL PLAN FEE ⁶	TOTAL DUE	
General Plan Amendment	GPA	15,000.00	750.00	1,500.00	17,250.00	D
Zone Change	Z	5,000.00	250.00	500.00	5,750.00	D
Annexations	ANN	10,000.00	500.00	1,000.00	11,500.00	D
Development Agreement:						
Development Agreement Review		10,000.00	500.00	1,000.00	11,500.00	D
Development Agreement Annual Monitoring		5,000.00	250.00	500.00	5,750.00	D
Specific Plan						
Specific Plan Review	SP	10,000.00	500.00	1,000.00	11,500.00	D
Specific Plan Amendment	SPA	5,000.00	250.00	500.00	5,750.00	D
Development Code Amendment	CA	5,000.00	250.00	500.00	5,750.00	D
Use Permit						
Use Permit	UP	7,589.00	379.45	758.90	8,727.35	
Modification to Use Permit	ModUP	3,821.00	191.05	382.10	4,394.15	
Minor Use Permit	MUP	1,453.00	72.65	145.30	1,670.95	
Modification to Minor Use Permit	ModMUP	807.00	40.35	80.70	928.05	
Variance						
Variance	V	7,266.00	363.30	726.60	8,355.90	
Variance for single family residential	SFV	1,350.00	67.50	135.00	1,552.50	
Minor Variance	MV	1,938.00	96.90	193.80	2,228.70	
Zoning Clearance:						
Business License Application Review		108.00	30.00	10.80	148.80	
Over-The-Counter Review		108.00	30.00	10.80	148.80	
Zoning Letter (per parcel):						
Zoning Letter - Single Family Residence	ZL	215.00	30.00	21.50	266.50	
Zoning Letter - Other	ZL	646.00	32.30	64.60	742.90	
Preliminary Plan Review	PPR	2,368.00	118.40	236.80	2,723.20	
Design Review:						
Minor construction ¹	DR	2,637.00	131.85	263.70	3,032.55	
Director's review ²	DR	5,920.00	296.00	592.00	6,808.00	
Major Project review ³	DR	10,000.00	500.00	1,000.00	11,500.00	D
Modification to Existing Structure	DR	375.00	30.00	37.50	442.50	
Temporary Use:						
Temporary Use Permit	TUP	673.00	33.65	67.30	773.95	
Temporary Use Permit (25% discount for Azusa-based non-profit)	TUP	502.00	30.00	50.20	582.20	
Signage:						

Sign Permit	S	108.00	30.00	10.80	148.80	D
Temporary Sign Permit	TSP	101.00	30.00	10.80	141.80	D
Master Sign Plan	MSP	1,144.00	57.20	114.40	1,315.60	
Temporary Occupancy Review		753.00	37.65	75.30	865.95	
Continuance Processing		861.00	43.05	86.10	990.15	
Time Extension:						
Director Review	EXT	646.00	32.30	64.60	742.90	
Planning Commission	EXT	1,453.00	72.65	145.30	1,670.95	
Non-Conforming Use	EXT	1,076.00	53.80	107.60	1,237.40	
Tentative Parcel Maps:		TPM	5,167.00	258.35	516.70	5,942.05
Tentative Tract Maps:						
5 – 20 lots	TTM	11,410.00	570.50	1,141.00	13,121.50	
21 – 50 lots	TTM	13,347.00	667.35	1,334.70	15,349.05	
51 – 100 lots	TTM	18,084.00	904.20	1,808.40	20,796.60	
101 or more lots	TTM	20,236.00	1,011.80	2,023.60	23,271.40	
Minor Land Division:						
Lot Split	LS	770.00	38.50	77.00	885.50	
Lot Line Adjustment	LLA	2,170.00	108.50	217.00	2,495.50	
Lot Merger	LM	2,081.00	104.05	208.10	2,393.15	
Reversion to Acreage		3,336.00	166.80	333.60	3,836.40	
Certificate of Compliance		1,938.00	96.90	193.80	2,228.70	
Condominium Conversion Map:						
Map Fee (plus consultant fee at actual cost)		8,450.00	422.50	845.00	9,717.50	
Street Naming/Addressing:						
Street Naming	SN	1,884.00	94.20	188.40	2,166.60	
Street Name - Change	SNC	2,530.00	126.50	253.00	2,909.50	
Building Address Assignment	AD	1,238.00	61.90	123.80	1,423.70	
Building Address - Change	ADC	861.00	43.05	86.10	990.15	
Environmental Review:						
Categorical Exemption Review		431.00	30.00	43.10	504.10	
Initial Study		6,566.00	328.30	656.60	7,550.90	
EIR Preparation		10,000.00	500.00	1,000.00	11,500.00	D
EIR Review		10,000.00	500.00	1,000.00	11,500.00	D
Mitigation Negative Declaration		10,000.00	500.00	1,000.00	11,500.00	D
Mitigated Monitoring – CEQA Monitoring		5,000.00	250.00	500.00	5,750.00	D
Massage Parlor						
Massage Parlor Permit	MPP	1,292.00	64.60	129.20	1,485.80	
Massage Parlor Permit Renewal	MPP	592.00	30.00	59.20	681.20	
Marijuana (Residential Only):						
Indoor Marijuana Permit	RIMP	538.00	30.00	53.80	621.80	
Indoor Marijuana Permit Renewal	RIMP	269.00	30.00	26.90	325.90	
Accessory Dwelling Unit (ADU):						
Accessory Dwelling Unit Permit	ADU	2,583.00	159.15	258.30	3,000.45	
Accessory Dwelling Unit Amendment	ADU	1,130.00	86.50	113.00	1,329.50	
Historic Preservation						
Designation of Historic Landmark, Historic District, Potential Historic Landmark, and Potential Historic District	HP	647.00	32.35	64.70	744.05	
Mills Act Contract	MAC	1,035.00	51.75	103.50	1,190.25	
Mill Act Contract Extension	MAC-EXT	311.00	30.00	31.10	372.10	

Major Certificate of Appropriateness	HP	331.00	30.00	33.10	394.10	
Minor Certificate of Appropriateness	HP	155.00	30.00	15.50	200.50	
Landscape Plan Review						
Residential	LR	259.00	42.95	25.90	327.85	
Non-Residential	LR	484.00	54.20	48.40	586.60	
Covenants (per hour):						
Covenant Review		300.00	30.00	30.00	360.00	
Covenant Conditions & Restrictions Review		300.00	30.00	30.00	360.00	
Appeals:						
To Planning Commission	AP	500.00	30.00	50.00	580.00	
To City Council	AP	1,000.00	50.00	100.00	1,150.00	
Other Administrative Fees:						
Special Building Inspection (2 hr min.)		215.00	30.00	21.50	266.50	
Community Development Newspaper publication		Actual Cost of Publication			Varies	
Public Noticing		240.00			240.00	
Public Art Fee		518.00	30.00	51.80	580.00	
Special Event Permit		5,000.00	250.00	500.00	5,750.00	
Depost for Operations		5,000.00	250.00	500.00	5,750.00	

D = Deposit: Where a permit with a set fee amount is combined with one requiring a deposit, the total combined fees are collected and are considered a deposit.

1 = 2nd story or large room additions (more than 30%) to single-family homes; Nonresidential façades; outdoor sales, displays, dining, or storage; mobile recycling facilities; small additions (less than 500 square feet) to nonresidential buildings; tenant improvements – resulting in an intensification of property.

2 = Single-family home(s) up to 4 units, and parcel maps; Multi-family residential projects; New nonresidential buildings, and large additions (greater than 500 s.f.); 2nd Unit or carriage house.

3 = Any project that is combined with a Tentative Tract Map, Specific Plan, Development Agreement or requires an EIR.

4 = Application fee shall be refunded for appeals approved by Commission and/or Council and 50% refunded for appeals of individual conditions of approval which are approved by the Commission or Council.

5 = Tech Fee: Technical Enhancement Fee approved by Council on January 3, 2017, effective March 20, 2017. (5% of permit and plan check fee \$30.00 minimum)

6 = General Plan Fee: General Plan Fee approved by Council on January 22, 2019, effective March 23, 2019. (10% of permit and plan check fee)