



City Council Agenda Item

City Council Meeting Date: February 4, 2020

TO: Jim Throop, City Manager

FROM: Eric Hagen, Building Official
e_hagen@ci.lompoc.ca.us
Anne Schneider, Consulting Plan Check Engineer
a_schneider@ci.lompoc.ca.us

SUBJECT: Waiver of Fees for Plan Check of Building Permit No. B2019-1046
Owner – Hulsey (204 North C Street)

Recommendation:

Staff recommends the City Council:

- 1) Grant a waiver of plan check fees in the amount of \$1,677.69 and apply that credit to Building Permit No. B2019-1046, or
- 2) Provide alternate direction.

Background:

On September 17, 2019, the City Council heard an appeal of the expiration of the application for Building Permit No. B2016-0407 for a new duplex at 204 North C Street. That appeal was denied and the permit application was determined to be expired. The applicant, Mr. Gary Hulsey, was advised to submit new plans in compliance with the current Building Code for processing of a permit.

At the time the City Council considered the appeal, a partial fee waiver was suggested and a discussion ensued regarding that possibility. The City Council ultimately directed staff to return with a proposal to waive building permit re-application fees paid by the applicant for plan review of his project.

Discussion:

Each time a project is submitted to the City for review of construction documents, the City collects fees to cover the cost of plan review. Those plan review fees are collected prior to any work being performed on a project by staff and are only a portion of the overall permit fees. The balance of permit fees, including development impact fees, are collected

after the permit is approved for issuance. The balance of permit fees cover, in part, the cost of field inspection, record keeping and archiving of the project at completion.

The applicant in this case originally submitted plans under Building Permit No. B2016-0407 and paid a plan check fee deposit in the amount of \$645.94 for the Building and Safety Division portion of the plan review and a Fire plan check deposit of \$198.75 for the Fire portion of the review (see Attachment 1).

On December 12, 2019, following denial of the appeal, the applicant submitted new plans to meet current building code provisions. The current application is under Building Permit No. B2019-1046 (Attachment 2). No plan check fee deposit was collected accompanying the new submittal. The final plan check deposit fee is pending resolution of this agenda item.

Building permit fees are adopted by the City Council through the resolution process. The current fee schedule was established on January 5, 2016, by adoption of Resolution No. 6009(16) and updated effective September 1, 2018, and remains in effect. Plan check and inspection fees are based on valuation of the proposed work.

Fiscal Impact:

The amount of plan check deposit fee for Fire and Building that would be due on Building Permit No. B2019-1046, based on the current valuation of the project, is \$1,677.69. The increased amount of plan check deposit fee from the original plan check deposit fee of \$844.69 is due to an increase in the overall valuation of the proposed work.

Conclusion:

The new permit application has been submitted in a timely manner. Staff recommends the City Council grant the waiver of building permit re-application fees in the amount of \$1,677.69 and apply that credit to Building Permit No. B2019-1046.

Respectfully submitted,

Eric Hagen, Building Official

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

- Attachments: 1) Attachment 1, B2016-0407 PC Fees Paid Receipt
2) Attachment 2, B2019-1046 PC Fee Invoice