

The City has identified the ML (Manufacturing Light) zone district as an appropriate zone district to permit transitional supportive housing and emergency shelter facilities by right. Furthermore, the City intends to modify its code to permit transitional supportive housing in at least one residential zone in the City with the approval of a conditional use permit (see Table 41).

Planning Entitlement and Building Permit Fees

Planning entitlement and building permit fees are collected by the City to defray project entitlement and review costs incurred by the Planning and Building and Safety Divisions. Table 34 includes the fees charge for basic planning entitlement applications. Building permit fees, on the other hand, are based on the total valuation of the property, which are depicted in Table 35.

Table 36 identifies an entitlement fee comparison survey of the planning and building fees of Carson's surrounding communities. The survey indicates that Carson has much lower fees than these communities thereby making it less costly to build in Carson. In addition, to help keep costs down, the City Council may waive building fees or the Redevelopment Agency may pay the fees for the developer.

**Table 34
Carson Planning Entitlement Fees**

Fee	Fee Schedule	Fee	Fee Schedule
General Plan Amendment	\$2,500	Development Agreement	\$5,000
Zone Change	\$2,500	Environmental Review	\$500
Ordinance Amendment	\$1,500	Specific Plan	\$4,000
Variance	\$1,000	Landscape Plan Check	
Conditional Use Permit	\$1,500-\$2,500	2,500-7,500 sq.ft.	\$120
Tentative Tract Map	\$3,000	7,501-15,000 sq.ft.	\$180
Tentative Parcel Map	\$3,000	15,001-30,000 sq.ft.	\$360
		30,001 to one acre	\$440

