



CITY OF LOMITA
PLANNING DIVISION
DEVELOPMENT FEES

Development Tax (Ordinance No. 464 (6-18-90))

A \$1,000 tax on any new dwelling unit or trailer space or commercial or industrial unit. Additionally, for any commercial or industrial unit there shall be a surcharge of \$1,000 for each 5,000 square feet or portion thereof over 5,000 square feet.

Type of Unit	Fee	Surcharge
<input type="checkbox"/> Any new dwelling unit	\$1,000.00	None
<input type="checkbox"/> Trailer space	\$1,000.00	None
<input type="checkbox"/> Commercial or industrial unit	\$1,000.00	\$1,000.00 for each 5,000 square feet over 5,000 square feet.

Parkway Trees Fee (Resolution No. 2000-5 (2-07-00))

No permit applied for in connection with any construction on any lot or parcel of land which requires a permit under the building code, where such construction has a valuation in excess of ten thousand dollars (\$10,000.00), shall be issued until the applicant has paid to the city a parkway tree fee. Regardless of the value of the permit, the Lomita Planning Department can also require an applicant for a subdivision or a zoning permit to provide trees as a condition of approval.

The fee per tree and tree well (if applicable) for such parkway tree(s) shall be two hundred Seventy five dollars (\$275.00) per tree.

Amount of Permit Value	Fee per Tree	Number of Trees
<input type="checkbox"/> When valuation exceeds \$10,000.00	\$275.00	One tree for each 50 feet of frontage including side frontage

Park and Recreation Facilities Fee (Ordinance No.220 (6-21-76))

This tax shall be applicable to every new dwelling unit, whether created by new construction or by modification of existing structures, or by replacement of an existing structure, or by the relocation of a dwelling unit constructed in the City of Lomita. Every person constructing, or causing to construct, any new dwelling unit in the City of Lomita for which a park and recreation facilities tax is required shall pay to the city a sum of three hundred dollars (\$300.00) for each new dwelling unit.

Type of Construction	Fee per Unit	Surcharge
<input type="checkbox"/> Any new dwelling unit	\$300.00	None



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DEVELOPMENT FEES (Continued)

Water Facility Fee (Ordinance No. 240 (2-22-77))

Each developer of property specified below shall pay at least the specified minimum fee. The minimum fee is not to be construed as the only amount that a developer must expend on the development of water facilities when the city requires the development of water facilities which cost more than the minimum water facilities fee.

Type of Development	Minimum Fee
<input type="checkbox"/> Single-family residential (excepting additions, remodeling and replacement of a single-family residence with a single-family residence)	One (1) percent of the valuation of the development.
<input type="checkbox"/> Duplex	One and one-fourth (1¼) percent of the valuation of the development.
<input type="checkbox"/> Apartments (two-story maximum)	One and one-half (1½) percent of the valuation of the development.
<input type="checkbox"/> Apartments (three-story and over)	Two (2) percent of the valuation of the development.
<input type="checkbox"/> Commercial and industrial	One and one-half (1½) percent of the valuation of the development.

Road Improvement Fees (Code Section 10-5.02 (Ordinance No. 205 & No. 338))

Any real property owner, agent or person who within a two-year period commences construction or arranges the construction of any building, addition and/or improvement, the cost of which exceeds thirty-five thousand dollars (\$35,000.00) shall be required to provide curb, gutter, and sidewalk construction in accordance with the standards and specifications of City of Lomita.

- Shall cause to be constructed in accordance with the standards and specifications of, and at the locations and grades established by, the superintendent of streets, concrete curbs, gutters and sidewalks parallel and adjacent to that portion of the entire perimeter of the lot which adjoins any street, at no expense to the city, unless adequate curbs, gutters and sidewalks exist.
- Shall cause to be removed and replaced with normal curb, gutter and sidewalk, in accordance with the standards and specifications of the superintendent of streets, any existing driveway openings on such lot which will not be utilized as a result of the construction of said building(s).
- Shall cause to be dedicated to the city that portion of such lot which adjoins any street as shall be sufficient to bring the width of such street to not more than the distance from center line as proposed for that street in accordance with the official street map of the City of Lomita.