



Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

CONDITIONAL USE PERMIT, VARIANCE, CHANGE OF ZONE, ZONE TEXT AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ENVIRONMENTAL REVIEW AND/OR BUILDING RELOCATION PERMIT INFORMATION AND SUBMITTAL REQUIREMENTS

Discretionary land use applications are processed by the Planning Division and considered by the Planning Commission at a public hearing. The average processing time is approximately 4-7 months. However the timeframe is subject to change dependent on the complexity of the project, required environmental review or subsequent changes to the project. The Planning Commission meets once a month, the second Wednesday of each month at 7 p.m. in the Council Chambers. Please note: **Applications are taken in by appointment only.** Contact planning staff to schedule appointments. Incomplete submittal packets will not be taken in. The following items must be submitted:

- COMPLETED APPLICATION FORM: (Form Attached)**
- COMPLETED APPLICANT'S AFFIDAVIT FORM: (Form Attached)**
Must be signed and notarized by the owner and applicant (if different from owner).
- GRANT DEED:**
Provide copies of grant deeds and exhibits, if any, for all properties a part of the application. *If the property owner listed on the grant deed(s) is a company or corporation then also provide a copy of the article of incorporation, bylaws or corporate minutes/resolutions to identify corporate officers/signers or partnership agreements to identify partners and authority.*
- DESCRIPTION OF PROJECT:**
Provide **eight (8) sets** of project description. A written description of the project and/or construction, including (as applicable) how the site is to be used, what services will be offered, hours of operation, number of employees and any other information that may assist the Commission in evaluating the request. Please also include a brief explanation in support of the request, including how it will benefit the public welfare and/or surroundings, be in conformance with adjacent General Plan and Zoning designations and/or existing patterns of land use and development. **Provide eight (8) copies of project description.**

- **PROJECT PLANS:**

8 Full sized sets (24" x 36" min.) and **3** reduced sets (8½" x 11" or 11"x 17") project plans **prepared and wet signed by a licensed architect.** All plans must be drawn to scale, fully labeled and dimensioned and legible. The following plans shall be required:

 - **Plot Plan*:**

A drawing of the overall site including all existing and proposed buildings, parking areas (location, number and dimension of aisles, driveways and spaces), property lines, easements, curb cut(s), sidewalks, parkways, landscaping, fencing, signs and northpoint.
 - **Elevations*:**

Drawing of the building facades and structures for each elevation (north, south, east and west).
 - **Floor Plan*:**

A drawing of the interior of all structures, including the dimensions of the building perimeter and room interiors. Room usage should be clearly labeled.
 - **Renderings:** (Shall be required for all new developments)

**** REFER TO PAGES 4-8 IN THIS PACKAGE FOR ADDITIONAL REQUIRED PLANS AND PLAN DETAILS FOR CUP AND VARIANCE CASES.****

- **PICTURES OF THE SITE:**

Eight (8) sets of color photographs printed on 8 ½" x 11" sheet of paper. Images should be clear, in color and a minimum of 3" x 5" in size. Include all existing buildings, parking areas and adjacent properties.
- **RADIUS MAP: (Drawn to scale; sample map attached.)**

A map of the subject property and all properties within a 500 foot radius (**1000 foot radius map is required for alcohol or transitional housing related request**) of the exterior boundary of the subject property. Street names, lot lines and street addresses for all parcels within the radius must be clearly labeled. Additionally, each parcel within the radius shall be identified by a consecutive numbering system. (Sample map attached.) A list of companies that prepare radius maps and property owner's lists is attached.
- **PROPERTY OWNER/OCCUPANT LIST:**

A typewritten list of the names, property address, mailing addresses and Tax Assessor's Book, Page and Parcel Number for all owners of property contained within the radius map. Each name shall be identified using the parcel number which corresponds to the number shown on the radius map. The list must be prepared from the latest available assessment roll of the Los Angeles County Tax Assessor.
- **MAILING LIST CERTIFICATION FORM: (Must be signed and notarized: form attached)**

- MAILING LABELS:**
Three (3) sets of self-adhesive labels containing the names and mailing addresses of all property owners on the Property Owner’s List. Where the mailing address of the owner is different from the address of the property within the radius, a tenant label shall be addressed to “Occupant” at the applicable property address.
- COMPLETED BURDEN OF PROOF FORM: (Form Attached)**
- COMPLETED CEQA QUESTIONNAIRE FORM: (Form Attached)**
An initial study is required by the California Environmental Quality Act (CEQA) for discretionary projects including all Changes of Zone, most Conditional Use Permits and some Variances
- CD:**
Provide one (1) CD that contains a separate digital copy of each document and set of plans submitted (i.e. application, project plans, photos, sample board etc.); PDF and/or jpeg are acceptable formats. Make sure to provide a CD sleeve/case and label CD. Additional CD’s will be required with each re-submittal of plans.
- ENVIRONMENTAL RECORDATION FEE: (\$75.00 Check made payable to the Los Angeles County Clerk).** Most projects will require an environmental posting of either a “Notice of Intent” or a “Notice of Exemption” in accordance with the California Environmental Quality Act. Please submit a check made out to the Los Angeles County Clerk. In the event that your project does not require posting your un-cashed check will be returned.
- APPLICATION AND OTHER FEES:**
All application fees are **non-refundable** and must be submitted with your application. Please note, if the project requires environmental review the applicant is responsible for the cost of the City’s environmental consultant and Fish & Game fees. Fish & Game fees are separate from City submittal fees. Fees are due at the time of submittal.
- BUDGET & FINANCIAL RESOURCE VERIFICATION: (Optional)**
Project budget, schedule of completion and applicant financial statement (include verification of financial resources).

PLEASE NOTE: ALL APPLICATIONS ARE TO BE SUBMITTED BY APPOINTMENT ONLY. Please Call (310) 605-5532, Monday Through Thursday, 7:00 A.M. To 6:00 P.M. To Schedule An Appointment.

**Planning counter hours are as follows:
Monday-Thursday, 7:30am to 5:30pm.
City Hall is closed every Friday.**

**Additional Required Plans and Plan Details
For
Conditional Use Permit and Variance Cases**

Minimum Required Graphic Content for the Cover Sheet, Site Plan Sheet, Landscape Plan Sheet, and Elevation Sheet

All plan submittals shall consist of the following plan sheets: a Cover sheet, a Site Plan sheet, a Landscape Plan sheet and an Elevation sheet. All plan sheets shall be bound and stapled into one document. The graphic submittal must meet the minimum 11 point font size; when reduced to 11" x 17", so that the reduced plans are readable.

Fold all plans to a maximum size of 8-1/2" X 14" (lower right corner out).

Cover Sheet

The Cover sheet should have the following elements:

1. The title block of the project should appear on the top center of each sheet beginning with the Cover Sheet. The title block shall consist of the "Project Name", "Name of application", "address" "APN" and "City of Compton" in a vertical layout.
2. Include a legend (located in lower right corner of the site plan) which lists the name, address, and phone number of the recorded owner and the applicant.
3. Reserve a space below the "Legend" to list amendments. List dates of first and subsequent submissions.
4. Incorporate a Vicinity Map on cover page. The vicinity map should be a minimum size of 6 inch square and show the site along with all adjacent property with a 500-foot radius of the site.
5. Provide a sheet index in the lower right corner of the Cover Sheet.

Site Plan

The Site Plan sheet should have the following elements:

1. Drawn to scale (minimum scale 1"= 30'); indicate scale; indicate dimensions of all buildings and north direction arrow. Plans shall be oriented so that north points to the top of the page. Place the map scale next to the North Arrow.
2. Show the on the site plan in a data table within the lower right hand corner of the sheet.
3. Provide a Data Block showing the following information:
 - Table summary of site acreage,
 - Building gross square footage,

- Number of units (if applicable),
 - Type of construction,
 - Existing floor area versus proposed floor area
 - Parking spaces required and provided
 - Legal description and street address of the subject property
 - Site Coverage as a percent and in square footage.
 - Landscaping percentage proposed
 - Building height of all structures.
 - Number of units proposed.
 - Parking tabulation/analysis that includes the following:
 - a. Building/tenant use and square footage (area) of each tenant space of all units on the property.
 - b. Parking spaces provided and required for each land use.
4. Show any proposed freestanding light standards, bike racks, and trash enclosures. Elevations of the trash enclosure may be placed on the separate Elevation sheet.
 5. Show and label the location of all existing and proposed fence and retaining walls.
 6. Plot the entire parcel/site and dimension all pertinent data such as buildings, accessory buildings, easements, driveways, landscaping, parking, fencing; and distances to all property lines. Indicate any grade differential over one foot between adjacent properties, alleys, or streets.
 7. Depict existing property improvements on abutting parcels and across streets and/or alleys within fifty (50) feet of the subject parcel in a ghosted or half tone format. Improvements should include location and dimension of parking, landscaping, driveways, building layouts and uses, or any other information useful to analyze the project.
 8. Dimension to the nearest intersecting street and identify all street names.
 9. Provide cross section drawings for retaining, privacy, security walls, grade differentials, and buildings as needed.
 10. Locate and dimension existing and proposed reciprocal driveway accesses and parking lots.
 11. Show all dimensioned setbacks.
 12. Show all dimensioned property lines.
 13. Provide "Notes" labeling existing and proposed on-site uses.
 14. Provide "Notes" labeling surrounding land uses.
 15. Show all proposed and existing building location(s) ("footprints") showing access points.
 16. Show all easement locations (if any)

17. Drop off areas, Loading zones, Pedestrian walkways, and drive aisles existing and proposed pavement striping and signage (directional arrows, drop off zones, etc.) turning radii of trucks expected to use the project (including trash trucks) loading, service areas location of trash enclosures, controlled access gate locations (if any) ultimate street right-of-way property lines (if these are different from existing) adjacent streets, street names and intersections, showing striping and medians existing and proposed bus turn-out locations (if any)
18. All vehicle access points (driveways), existing or proposed; label access type (i.e. curb return or apron) note distance from each driveway to the nearest access of adjacent properties sidewalks, driveways across the street from the site, and driveways adjacent to site.
19. Parking lot layout and circulation, showing dimension of parking spaces handicapped accessible access routes,
20. All fire hydrants within 300-feet of the subject site and location of building footprints on abutting properties, noting height and number of stories.
21. Identify sprinklered and non-sprinklered buildings and all existing and proposed Fire Department access lanes.
22. Identify all of the existing improvement within the public right-of-way abutting the project including:
 - i. Driveways
 - ii. Sidewalks
 - iii. Street trees
 - iv. Water meters
 - v. Utility boxes
 - vi. Fire hydrants
 - vii. Street lights
 - viii. Traffic control devices
 - ix. Public transportation stops

Landscape Plan

The Landscape Plan sheet should have the following elements:

1. Base information, such as the property line, building footprints, and parking area.
2. The name of the Landscape Architect/Designer
3. North Arrow and Graphic Scale
4. A Title Block
5. A plant list legend including symbols for each species, common and botanical plant material names, descriptions, water usage requirements for each species. Include labels/symbols for each turf and mulch type.

6. Show maximum heights above grade. Please show maximum wall heights on the plans. Provide details including materials, finishes, and colors. See buffer and screening requirements and recommendations.
7. Show proposed one or two foot contours and label.
8. Show and label utility easements and utility hardware such as fire hydrants, standpipes, transformers, enclosures, etc. since they will impact plant material locations.
9. If applicable show phase lines. Without phase lines the city will assume all landscaping will be completed prior to issuance of certificates of occupancy.
10. Show these "Standard Notes" on the Landscape Plan:
 - I. Statement committing to soil preparation, listing type and quantity of amendment(s) to be applied.
 - II. Statement generally describing any freestanding lights.
 - III. Statement generally describing the surface material of walks, vehicular drives, parking lots, plazas, etc.
 - IV. Statement regarding utility easements that reads, "All utility easement shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry."
 - V. Statement describing the completion date of all landscape installation that reads, "The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy."
 - VI. Statement describing the irrigation treatment for the development that reads, "All landscaped areas and plant material must be watered by an automatic underground irrigation system. All Controllers for these systems shall be connected to automatic shutoff rain sensors."
 - VII. Add the following table to all landscape plans. Filling in these forms will help you understand and implement the City's landscaping standards. If you are having trouble filling in the forms.

Elevations

1. Elevations and plans should be drawn at scale of 1/8 inch = 1 foot. Use dotted lines or 1/16 elevations to show design options and other possible variations or other special slope conditions. Provide the drawings in the same 24 x 36 inch format as the rest of your drawings and clearly label building materials, colors, heights and other important dimensions.

2. Include elevations of all four sides of each building and label them north, south, east and west.
3. Treatment and screening of any externally-mounted plumbing, utility and mechanical equipment (including air conditioners, ventilators, etc.).
4. Show all existing and proposed architectural detailing.

Floor Plans

1. Label existing and proposed uses of each room and its square footage on floor plan. We generally do not review or comment on internal layout except as it may impact exterior plans.

Roof Plan (New Commercial – Industrial buildings)

1. On the roof plan show the placement and dimensions of all roof mounted equipment (including HVAC equipment, antennas, flag poles, etc). The plan should show the roof pitch, direction, and any proposed screening.
2. Location of roof access doors/hatches and associated Knox box.
3. Cross-section demonstrating that roof-mounted equipment will be fully screened from view by the architectural design of the building.

Photometric Plan (When New Exterior Light fixtures are proposed)

1. Provide an isometric map overlay on the site plan showing the levels of illumination on the parking and pedestrian areas.
2. Show the location of all light standards, bollards, landscape lights, and wall packs on the photometric plan.
3. Provide a detail of all proposed light standards, bollards, landscape lights, and wall packs describing the method of illumination, and wattage.



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STEPS ON THE WAY TO OBTAINING A CONDITIONAL USE PERMIT, VARIANCE, CHANGE OF ZONE, ZONE TEXT AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ENVIRONMENTAL REVIEW AND/OR BUILDING RELOCATION PERMIT



Step 1 - Discussion

Discuss your development plans with a planner from the Community Development Department. Consider all practical alternatives before deciding to seek Planning Commission action. Obtain all necessary forms from the Planner.



Step 2 - Application

Complete all applicable forms and prepare/have prepared all required plans (i.e. site plan, floor plan and architectural drawings). Once you have all submittals requirements ready contact the Planning staff to formally submit your entitlement application(s). Please note that applications are to be submitted by appointment only. Fees are due at the time of application submittal package,



Step 3 – Design Review

Depending on the location of your property and the complexity of your development, the Planner will inform you if Architectural Review and/or Environmental Review is necessary. A meeting of the Architectural Review Board and the Environmental Review Committee will be scheduled, as necessary, within four (4) weeks of your application.



Step 4 - Hearing

The Planning Commission will hold a public hearing to consider your request within 3-5 months of submission dependent on the complexity of the project. You will be notified and requested to appear. The Commission meets on the second Wednesday of every month.



Step 5 - Appeal

There is a 14 day appeal period after the adoption of the resolution which certifies the action taken on the project, during which time any interested party may appeal the decision of the Commission to the City Council. If no appeal is filed, the entitlements take effect on the fifteenth day.

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APPLICATION FORM

APPLICANT INFORMATION: (Print Legible)

Name: _____

Mailing Address: _____

Phone No.: _____ Email Address: _____

AUTHORIZED REPRESENTATIVE INFORMATION: There is no designated authorized representative

Name: _____

Mailing Address: _____

Phone No.: _____ Email Address: _____

THE UNDERSIGNED APPLICANT HEREBY REQUESTS: (Check one box only – a separate application is required for each)

- CONDITIONAL USE PERMIT VARIANCE CHANGE OF ZONE ENVIRONMENTAL REVIEW
- GENERAL PLAN AMENDMENT ZONE TEXT AMENDMENT BUILDING RELOCATION:
- SPECIFIC PLAN (City Initiated Only)

PROJECT DESCRIPTION: (Clearly state and explain each entitlement request. Attach a separate sheet if needed.)

PROJECT SITE ADDRESS: _____ Compton, CA _____

NEAREST CROSS STREETS: _____ AND _____

ASSESSOR PARCEL NUMBER(S): _____

For Staff Use Only

Submittal Date: _____ Receipt No.: _____ Case No.(s): _____



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APPLICANT AFFIDAVIT FORM

APPLICANT'S AFFIDAVIT:

(I/We) _____
Name of Applicant(s)

being duly sworn, say that (I am/we are/the corporation is) requesting a/an Conditional Use Permit Variance Change of Zone General Plan Amendment Environmental Review Zone Text Amendment Building Relocation and that the statements and information contained in this application are in all respects true and correct to the best of (my/our) knowledge and belief.

(Notary Seal)

Subscribed and sworn to before me

this _____ day of _____ 20____.

Notary Public

Signed: _____

Mailing address of applicant:

Phone Number: _____

PROPERTY OWNERS PERMISSION: *(Complete only if the applicant is not the current owner of the property described in this application.)*

(I/We) _____
(Name of Owner(s))

being duly sworn, say that (I am/we are/the corporation is) the owner of the property described in this application and that (I/we) have familiarized (myself/ourselves) with this application and hereby grant permission for the use of said property as described in this application.

(Notary Seal)

Subscribed and sworn to before me

this _____ day of _____ 20____.

Notary Public

Signed: _____

Mailing address of applicant:

Phone Number: _____



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BURDEN OF PROOF FORM

TO: ALL APPLICANTS FOR CONDITIONAL USE PERMITS, VARIANCES, CHANGES OF ZONE, ZONE TEXT AMENDMENTS, GENERAL PLAN AMENDMENTS, SPECIFIC PLANS, ENVIRONMENTAL REVIEW OR BUILDING RELOCATIONS:

The employees of the Community Development Department are required to give assistance to anyone who wishes to apply for a land use permit or zoning modification.

Such assistance must not be interpreted as encouragement to the applicant. All applications are granted or denied by the Planning Commission and/or the City Council based on standards and criteria found within the Zoning Ordinance. The applicant must understand that it is his or her responsibility to demonstrate that said application conforms to the relevant criteria.

Department employees are not permitted to prepare the application nor are they permitted to assist the applicant or any opponent of an application in preparing arguments for or against the request.

THERE IS NO GUARANTEE, EITHER EXPRESS OR IMPLIED, THAT ANY APPLICATION FOR A CONDITIONAL USE PERMIT, VARIANCE, CHANGE OF ZONE, ZONE TEXT AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ENVIRONMENTAL REVIEW OR BUILDING RELOCATION WILL BE GRANTED.

The applicant must further understand that each application will be carefully investigated and that after such investigation has been made or the public hearing has been held staff's recommendation may be contrary to any position discussed in the preliminary evaluations.

Finally, the applicant must understand that the Architectural Review Board as well as the Planning Commission may have jurisdiction over the application. Should that be the case further review of the request will be required and additional and separate conditions of approval other than those imposed by the Planning Commission may be applied.

I _____ have read the foregoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me.

SIGNATURE OF APPLICANT

CASE NO.

DATE

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CEQA QUESTIONNAIRE FORM

APPLICANT'S INFORMATION

Name of Applicant: _____

Business Name: _____

Business Address: Street Address _____

City _____ State _____ Zip Code _____

Contact Numbers: Phone _____ Fax _____ Email _____

PROJECT INFORMATION

Project Site Address: _____

Proposed Use: _____

Project Description: (describe new construction, building floor area, business name, etc.)

Existing Use _____ Existing Floor Area (sq.ft.) _____

Existing Business Name _____

Proposed Use _____ Future Floor Area (sq.ft.) _____

Future Business Name _____

Employment _____ Hours of Operation _____

Description of Business/Project

Note

Please provide as much information as possible. This information will assist City staff in determining the nature and scope of the project's environmental review. Please see the other side of this form to ensure that your CEQA application package is complete.



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Mailing List Certification Form

I, _____ certify that the attached list represents
Name of Mailing List Preparer (print)

the names and addresses of all property owners located within a five hundred (500) foot radius of the exterior boundaries of the property located at _____
Street City State Zip Code

Where the property owner's mailing address differs from that of the property within the radius, a separate label for the "occupant" of the property is included. This information was obtained from utilizing the County Assessment rolls and other data sources.

(Notary Seal)

Subscribed and sworn to before me
this _____ day of _____ 20____.

Signature

Signature

Name:

Full Name (Print)

Company

Name: _____

Company/Home

Address: _____

City: _____

State: _____

Zip Code: _____

Phone

Fax

No.: _____

No: _____

Email: _____

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PLANNING FEES

The following fees shall be charged by the Planning Division to partially defray the cost of postage, posting and processing of applicable applications and requests. All fees shall be paid in advance and shall be non-refundable. *Updated fees effective June 16, 2023.*

Conditional Use Permit (per application/for each request)	\$10,917.00
Variations (per application/for each request)	\$12,979.00
Subdivisions	
1. Parcel Merger	\$3,515.00
2. Lot Line Adjustment	\$2,141.00
3. Tentative Parcel Map	\$12,736.00
4. Tentative Tract Map	\$12,736.00
5. Liquefaction Compliance (administrative fee)	\$607.00
6. Time Limit Extension	\$1,687.00
Change of Zone	\$12,736.00
Municipal Code/Zoning Text Amendment	\$12,736.00
General Plan Amendment	\$12,736.00
Public Right-of-Way Vacations (abandonment)	
1. Preliminary Review	\$607.00
2. Formal Application	\$3,639.00
Annexation	
1. Preliminary Review	\$607.00
2. Formal Application	\$6,065.00
Environmental Review (per permit)	
1. Categorically Exempt (administrative fee)	\$632.00
2. Negative Declaration/Mitigated Negative Declaration/EIR (administrative fee)	\$9,825.00 (Cost of the environmental documents are borne by the applicant)
Planning Fees for Business License	
1. Home Occupations	\$61.00
2. All Other Businesses	\$562.00
Architectural Review Board (ARB)	
1. New Single, Multi-Family or Accessory Dwelling Units	\$3,032.00
2. Residential Additions, Patio Covers, Garages	\$770.00
3. Administrative Design Approval (i.e. solar, fencing)	\$104.00

4.	New Commercial & Industrial	\$6,671.00
5.	Commercial/Industrial Additions	\$1,698.00
6-	Signs, Awnings, Trash Enclosures	\$665.00
7.	Exterior Paint Variance	\$559.00
8.	Residential Administrative Modification/Variance (per request)	\$421.00
9.	Commercial Administrative Modification/Variance (per request)	\$1,086.00
10.	Promotional/Inflatable	\$606.00
11.	Banner Permit (annual)	\$69.00
12.	Re-stamp Fee	\$61.00
Additional Case Processing		
1.	Case Re-notification	\$243.00
2.	Case Withdrawal (prior to hearing)	\$485.00
3.	Council appeal by applicant	\$607.00
4.	Council appeal by other	\$243.00
5.	Appeal to Staff (Interpretation)	\$607.00
6.	Copy Fee (Per Page)	\$1.00
7.	Expedite Processing Fee	\$1,820.00
8.	Commission Agenda Mailing (Annual Fee)	\$182.00
9.	Permit Modification (Administrative)	\$121.00
10.	Permit Modification (Commission)	\$425.00
Miscellaneous		
1.	Building Relocation	\$6,065.00
2.	Zoning Classification/Unlisted Use	\$1,213.00
3.	Zoning Letter (simple)	\$121.00
4.	Zoning Letters, Review of Records (complex)	\$243.00
5.	Rebuild Letters	712.00
6.	Field Inspection	\$243.00
7.	Research Fee (per hour)	\$ 210.00
8.	Miscellaneous Fee (per hour)	\$50.00
9.	Temporary Use	\$607.00
10.	SMARA Report	\$607.00
11.	Expert Consultation Services (administrative fee)	10% of service cost [Cost of service borne by applicant]
12.	Residential Yard Sales (per day)	\$12.00
13.	Zoning Map/General Plan Map 24X36 (Per Map)	\$12.00
14.	Special Outdoor Sales Permit	\$52.00
15.	OTC Meeting	\$50.00
Wireless Applications		
<i>Tier 1 applications</i>		
1.	General Fee	\$6,672.00
2.	Right-of-Way Management Fee	Determined by P.W. Dept.
<i>Tier 2 and Tier 3 applications</i>		
1.	General Fee	\$10,917.00
2.	Special Fee	Cost of outside consultant +10%