



2009-2010 PLANNING FEES

EFFECTIVE DATE: JULY 20, 2009

General Note: Fees listed below are generally standardized to cover applications for all projects. Some projects may be determined by the Community Development Director to be unusually complex and consuming of staff time. The Community Development Director is authorized to require a deposit for estimated staff and consultant costs at the time of the application. Where a standard fee has been paid, the Community Development Director is authorized to require additional deposits to cover costs of extraordinary staff effort resulting from unforeseen complexities or time-consuming delays and extra meetings. Staff time will be estimated on the basis of actual staff salary and benefits, as determined by the City's Cost Allocation Study.

<u>Item/Description</u>	<u>Basis</u>	<u>Amount</u>	<u>Revenue Code</u>
General Plan and Zoning Ordinance			
1. General Plan Amendment	each	\$19,030	6050
2. Zoning Amendment	each	\$18,064	6050
Subdivisions and Lot Adjustments			
1. Tentative Parcel Map 1-4 lots	each	\$4,661	6051
2. Tentative Tract Map 5-10 lots	each	\$6,448	6051
3. Tentative Tract Map 11-25 lots	each	\$7,335	6051
4. Tentative Tract Map 26+ lots (per lot)	per lot	\$799	6051
5. Final Map 1-4 lots	each	\$3,828	6051
6. Final Map 5+ lots	each	\$4,643	6051
7. Exception to Subdivision Ordinance	each	\$4,196	6051
8. Lot Line Adjustment or Lot Merger	each	\$1,287	6051
9. Certificate of Compliance	each	\$1,860	6051
Use and Development Permits			
1. Planned Development	each	\$12,430	6055
2. Incentives Program Permit Fee (Staff and Design Review Board review prior to application for Planning Commission action - Use Permit Fee is additional)	each	\$3,501	6055
3. Use Permit Residential – 1 unit & other projects deemed minor by the Planning Manager	each	\$862	6055
4. 2-4 units	each	\$2,498	6055
5. 5-10 units	each	\$2,916	6055
6. 11+ units	each	\$3,716	6055
7. Use Permit Nonresidential – 1-2,500 s.f.	each	\$2,291	6055
8. 2,501 –10,000 s.f.	each	\$2,916	6055
9. 10,000+ s.f.	each	\$3,716	6055
10. Administrative Use Permit	each	\$687	6055
11. Temporary Use Permit	each	\$545	6055
12. Large Family Day Care	each	\$166	6055
13. Accessory Living Unit	each	\$402	6055
14. Home Occupation	each	\$78	6059
15. Zoning Clearance (Commercial)	each	\$201	6055

<u>Item/Description</u>	<u>Basis</u>	<u>Amount</u>	<u>Revenue Code</u>
Variances			
1. Variance Residential – 1 unit & other projects deemed minor by the Planning Manager	each	\$854	6055
2. 2-4 units	each	\$2,498	6055
3. 5-10 units	each	\$2,916	6055
4. 11+ units	each	\$3,716	6055
5. Variance Nonresidential – 1-2,500 s.f.	each	\$2,291	6055
6. 2,501 – 10,000 s.f.	each	\$2,916	6055
7. 10,000+ s.f.	each	\$3,716	6055
Design Review			
1. Design Review – 1 unit & other projects deemed minor by the Planning Manager	each	\$2142	6052
2. 2-4 units	each	\$2999	6052
3. 5-10 units	each	\$3782	6052
4. 11+ units	each	\$3822	6052
5. Design Review Nonresidential – 1-2,500 s.f.	each	\$2142	6052
6. 2,501-10,000 s.f.	each	\$2999	6052
7. 10,000 + s.f.	each	\$3822	6052
8. Administrative Design Review – Structures (If elevated to DRB, full Design Review Fee applies)	each	\$911	6052
9. Administrative Design Review – Permanent Signs	each	\$456	6052
10. Administrative Design Review – Temporary Signs	each	\$228	6052
11. Design Consultant Review (staff admin/review fee - consultant costs are additional)	each	\$719	6052
Business Sign Application			
1. Individual Business Sign Permit	each	\$164	6055
Miscellaneous			
1. Pre-application Meeting with Staff	each	\$0	6055
2. Pre-application Study Session: Planning Commission or Design Review Board	each	\$1,566	6055
3. Preliminary Review of Multi-Story Single Family Construction (RAD)	each	\$331	6055
4. Street Vacation	each	\$2,424	6055
5. Unspecified or Research - hourly	each	\$149	6055
6. Rebuild or Interpretation Letter	each	\$403	6055
7. Fence Clearance Permit	each	\$52	6055
8. Public Notice Mailing List Generation	each	\$83	6055
9. Public Notice Mailing Fee	per address to be mailed	1 st Class postage plus 7 cents per envelope	6055
10. Laserfiche Fee	per page	\$3	
Environmental Review			
1. Categorical Exemption	each	\$316	6053
2. Negative Declaration (City Prepared – any consultant costs are additional)	each	\$2,864	6053
3. Mitigated Negative Declaration (City Prepared – any consultant costs are additional)	each	\$8,305	6053

<u>Item/Description</u>	<u>Basis</u>	<u>Amount</u>	<u>Revenue Code</u>
Environmental Review (continued)			
4. Administrative Fee for consultant prepared environmental documents		30% of consultant cost	6053
5. Mitigation Monitoring	each	\$6,037	6053
Development Agreement	each	\$17,492	6057
Permit Amendment/Time Extension	each	½ current application fee	PC-6055 DRB-6052
Appeals			
By non-applicant	each	\$264	6054
By applicant	each	½ current application fee	6054
County Clerk Filing Fees (set by County)			
Notice of Exemption	each	\$50	6056
Notice of Determination (ND/MND)	each	\$2,043	6056
Notice of Determination (EIR)	each	\$2,818	6056
Publications			
Zoning Ordinance	each	\$35	6065
General Plan, 1999	each	\$33	6065
General Plan Environmental Impact Report (EIR), 1999	each	\$16	6065
Subdivision Ordinance	each	\$3	6065
Parking Guidelines	each	\$3	6065
Zoning Map	each	\$4	6065
Miscellaneous Bound Reports	per page	\$.30	6065
Special Studies (Hazard) Maps, 11" x 17"	each	\$4	6065
Special Studies (Hazard) Maps, 36" x 54"	each	\$26	6065
Printing, Reproduction, Documents			
Photocopies (8 1/2" x 14" or smaller)	per page	\$0.10	1700
Photocopies (larger than 8 1/2" x 14", including mail & administrative costs)	per page	actual cost	1700
Application forms, information sheets	each	Free	
Planning Commission or Design Review Board Agendas			
Resident	per packet	\$15	1725
Non-Resident	per packet	\$17	1725
Planning Commission or Design Review Board Minutes			
Resident	per page	\$.10	1725
Non-Resident	per page	\$.10	1725