

PLANNING

Fees Related to Zoning Ordinance, Subdivision Ordinance, and Environmental Review of Development Projects

VIII. Application Fees

A. Actual Cost– Deposit Required

Section	Description	Notes
Sec. 800	Pre-Application Consultation (Non- Transit Corridor Specific Plan)	Initial consultation not exceeding 1 hr, no cost. Deposit may be required
Sec. 801	Transit Corridor Specific Plan Pre-Application Review	
Sec. 802	General Plan Amendment	
Sec. 803	Zoning Change or Code Amendment	
Sec. 804	Planned Development (PD)	
Sec. 805	Planned Development Permit (PDP)	
Sec. 806	Development Agreement	
Sec. 807	Planned Unit Permit (PUP)	
Sec. 808	Variance – Residential (Multi-Family) and All Non-Residential	
Sec. 809	Use Permit – Residential (Multi-Family) and All Non-Residential	
Sec. 810	Use Permit (Drinking Place) - Bar	
Sec. 811	Use Permit (Drinking Place) – in conjunction with restaurant	
Sec. 812	Condo Use Permit Application Fee	
Sec. 813	Consultant Technical Studies and/or Peer Review of Technical Studies	
Sec. 814	Special Event Permit Application	
Sec. 815	Architectural Review Permit –Residential (Multi-Family) and All Non-Residential	
Sec. 816	Architectural Review Permit – New Building	
Sec. 817	Subdivision Sign Application Fee	
Sec. 818	Master Sign Program Application Fee	
Sec. 819	Tentative Tract or Parcel Map	
Sec. 820	Lot Line Adjustment	
Sec. 821	Improvement Plan	
Sec. 822	Parking Compliance Application Fee	
Sec. 822	Director’s Determination Application Fee	
Sec. 823	Density Bonus Planning Application Fee	

B. Fixed Fees

Sec. 824	Parking Compliance Application Fee	\$1,000.00
Sec. 825	Variance – Single Family Residential	\$2,575.00
Sec. 826	Use Permit – Single Family Residential	\$2,301.00
Sec. 827	Use Permit for Commercial Day Care Center Application Fee	\$3,122.00
Sec. 828	Temporary Use Permit	\$1,368.00
Sec. 829	ABC Application Review	\$1,522.00
Sec. 830	Filming Permit	\$1,252.00
Sec. 831	Architectural Review Permit – Single Family Residential	\$2,097.00 & Consultant Costs

Sec. 832	Architectural Review Permit – Major Façade Alteration	\$2,775.00
Sec. 833	Administrative Review – Wireless Facility	\$4,110.00
Sec. 834	Sign Deviation	\$1,147.00
Sec. 835	Sign Permit Review	\$307.00
Sec. 836	Mailing Notification list Associated with Future or Current Planning Application	\$1,678.00
Sec. 837	Zoning Clearance Permit	\$991.00
Sec. 838	Short Term Rental Zoning Permit	\$991.00 (Annual renewal required)
Sec. 839	Miscellaneous Permit Application Fee	\$1,329.00
Sec. 840	Large Day care Permit fee (14 children or less)	\$1,409.00
C. Miscellaneous Application Review Fees		
Sec. 841	Administrative Review – Buildable Lot Determination (Specific Plan)	\$1,079.00
Sec. 842	Reasonable Accommodation Application Fee	\$1,509.00
Sec. 843	Rebuild Letter	\$697.00
Sec. 844	Zoning Conformance Letter	\$918.00
IX. Modification Fees		
Section	Description	Fee
Sec. 900	Modifications to Approved Maps	Actual Cost– Deposit Required
Sec. 901	Planning Application / approval modification Application fee	\$1,078.00
Sec. 902	First Time Extension Application Fee (by Community and Economic Development Director)	\$1,109.00
Sec. 903	Second Time Extension Application Fee (by Planning Commission)	\$1,757.00
X. Appeal Fees		
Section	Description	Fee
Sec. 1000	Appeal to Director's Decisions	\$500.00
Sec. 1001	Appeal to Planning Commission	\$510.00
Sec. 1002	Appeal to City Council	\$790.00
XI. Environmental Determination		
Section	Description	Fee
Sec.1100	Mitigated Negative Declaration	Actual Cost- Deposit Required
Sec. 1101	Environment Impact Report (EIR)	Actual Cost- Deposit Required
Sec. 1102	Filing with San Mateo County for Notice of Determination	Actual Cost- Deposit Required
Sec. 1103	Declaration or EIR Fish and Game Fee Waived	Actual Cost- Determined by County Fee Schedule
XII. Other Review Fees		
Section	Description	Fee
Sec. 1200	Performance Review for Alcoholic Beverage Sale	Actual Cost – Deposit Required
Sec. 1201	Alcohol Beverage Control License Mailing List no fee per AB624, January 1, 2002	No Cost
Sec. 1202	Digitation Fee	10%

XIII. Affordable Housing Fee	
Subject to increase July 1, 2022 based on CCI	
Unit Type	Fee
Single Family (per sq ft)	\$30.00
Condominium (per sq ft)	\$27.78
Apartment (per sq ft)	\$27.78
Office (per sq ft)	\$13.89
Retail (per sq ft)	\$6.94
Hotel (per sq ft)	\$13.89

I. XIV. Development Impact Fee						
Subject to increase July 1, 2022 based on CCCI						
Land Use	Community	Public Safety	General Government	Transportation	Utilities	Total
Residential						
Single Family (per unit)	\$16,349.00	\$1,214.00	\$1,718.00	\$3,576.00	\$2,352.00	\$25,209.00
Multi Family (per unit)	\$15,348.00	\$1,213.00	\$1,612.00	\$2,767.00	\$2,208.00	\$23,148.00
Non-Residential						
Office (per sq. ft.)	\$9.15	\$0.61	\$0.99	\$7.37	\$1.82	\$19.94
Industrial (per sq. ft.)	\$3.64	\$0.24	\$0.39	\$2.95	\$1.14	\$8.36
Retail (per sq. ft.)	\$5.90	\$0.65	\$0.64	\$9.49	\$11.33	\$28.01
Hotel (per room)	\$1,498.00	\$101.00	\$161.00	\$1,619.00	\$1,296.00	\$4,675.00

XV. Parking In-Lieu Fee		
Description	Unit	Fee
Transit Corridors Plan, and U.S. Navy Site Specific Plan Areas: Office Land Use	1 Stall	\$25,565.00
Transit Corridors Plan, and U.S. Navy Site: Non-Office Land Use	1-5 Stalls	\$2,557.00
Specific Plan Areas – All Non-Residential	6-10 Stalls	\$5,113.00
Land Uses (Except Office Land Uses)	More than 10 Stalls	\$10,226.00
Bayhill Specific Plan Area for Non-Residential Land Uses		\$61,356.00