

FY 22-23 PLANNING FEES

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

IX. Application Fees

A. Actual Cost– Deposit Required

Section	Description		
Sec. 900	Pre-Application Consultation (Non- Transit Corridor Specific Plan)	Initial consultation not exceeding 1 hr., no cost. Deposit may be required	Actual Cost - Deposit Required
Sec. 901	Transit Corridor Specific Plan Pre-Application Review	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 902	General Plan Amendment	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 903	Zoning Change or Code Amendment	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 904	Planned Development (PD)	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 905	Planned Development Permit (PDP)	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 906	Development Agreement	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 907	Planned Unit Permit (PUP)	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 908	Variance – Single Family Residential	Fixed fee	\$3,175.00
Sec. 909	Variance – Residential (Multi-Family) and All Non-Residential	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 910	SB330 Preliminary Review	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 911	Use Permit – Residential (Multi-Family) and All Non-Residential	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 912	Use Permit (Drinking Place) - Bar	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required

Sec. 913	Use Permit (Drinking Place) – in conjunction with restaurant	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 914	Condo Use Permit Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 915	Consultant Technical Studies and/or Peer Review of Technical Studies	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 916	Special Event Permit Application	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 917	Architectural Review Permit –Residential (Multi-Family) and All Non-Residential	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 918	Architectural Review Permit – New Building	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 919	Subdivision Sign Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 920	Master Sign Program Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 921	Tentative Tract or Parcel Map	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 922	Lot Line Adjustment	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 923	Improvement Plan	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 924	Director's Determination Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 925	Density Bonus Planning Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required

Sec. 926	Parking Compliance Application Fee	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
B. Other Planning Related (Fixed Fees)			
Sec. 927	Condominium Project - Tax (per § 3.16.160 of the Code of Ordinances)	per unit	\$1,000.00
Sec. 928	Single Family Residential - Tax (for sale units only) (per § 3.16.160 of the Code of Ordinances)	per unit	\$1,001.00
Sec. 929	Hotel and Office (Medical, R&D, Administrative) - For net new floor area in Commercial Projects	per sq ft	\$12.00
Sec. 930	Use Permit – Single Family Residential		\$2,992.00
B. Other Planning Related (Fixed Fees)			
Sec. 931	Use Permit for Commercial Day Care Center Application Fee		\$3,122.00
Sec. 932	Temporary Use Permit		\$2,456.00
Sec. 933	ABC Application Review		\$2,858.00
Sec. 934	Filming Permit		\$2,304.00
Sec. 935	Architectural Review Permit – Single Family Residential	plus Consultant Costs	\$2,594.00
Sec. 936	Architectural Review Permit – Major Façade Alteration		\$2,775.00
Sec. 937	Administrative Review – Wireless Facility		\$4,110.00
Sec. 938	Sign Deviation		\$1,564.00
Sec. 939	Sign Permit Review		\$391.00
Sec. 940	Mailing Notification list Associated with Future or Current Planning Application		\$1,678.00
Sec. 941	Zoning Clearance Permit		\$991.00
Sec. 942	Short Term Rental Zoning Permit	(Annual renewal required)	\$991.00
Sec. 943	Minor Modification Fee		\$1,287.50
Sec. 944	Miscellaneous Permit Application Fee		\$1,329.00
Sec. 945	Newspaper Rack Permit		\$87.50
Sec. 946	Large Day care Permit fee (14 children or less)		\$1,409.00
C. Miscellaneous Application Review Fees			

Sec. 947	Administrative Review – Buildable Lot Determination Specific Plan)		\$1,678.00
Sec. 948	Reasonable Accommodation Application Fee		\$1,509.00
Sec. 949	Rebuild Letter		\$1,289.00
Sec. 950	Zoning Conformance Letter		\$1,436.00

X. Modification Fees

Section	Description		Fee
Sec. 1000	Modifications to Approved Maps		\$2,000.00
Sec. 1001	Planning Application / approval modification Application fee		\$1,078.00
Sec. 1002	First Time Extension Application Fee (by Community and Economic Development Director)		\$1,109.00
Sec. 1003	Second Time Extension Application Fee (by Planning Commission)		\$1,757.00

XI. Appeal Fees

Section	Description		Fee
Sec. 1100	Appeal to Director's Decisions		\$500.00
Sec. 1101	Appeal to Planning Commission		\$510.00
Sec. 1102	Appeal to City Council		\$790.00

XII. Environmental Determination

Section	Description		Fee
Sec. 1200	Mitigated Negative Declaration	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost- Deposit Required
Sec. 1201	Environment Impact Report (EIR)	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost- Deposit Required
Sec. 1202	Filing with San Mateo County for Notice of Determination	Actual cost determined by Sa Mateo County Fee Schedule	Actual Cost- Determined by County Fee Schedule
Sec. 1203	Expanded Categorical Exemption	Applicants responsible for Actual Cost Staff Time and Consultant time. Deposit required	Actual Cost - Deposit Required
Sec. 1204	Declaration or EIR Fish and Game Fee Waived	Actual cost determined by Sa Mateo County Fee Schedule	Actual Cost- Determined by County Fee Schedule

XIII. Other Review Fees			
Section	Description		Fee
Sec. 1300	Performance Review for Alcoholic Beverage Sale		Actual Cost – Deposit Required
Sec. 1301	Alcohol Beverage Control License Mailing List no fee per AB624, January 1, 2002		No Cost
Sec. 1302	Digitization & Technology Fee		\$0.00

XIV. Affordable Housing Fee			
Subject to increase July 1, 2023 based on CCCI			
	Unit Type		Fee
	Single Family (per sq ft)		\$35.10
	Condominium (per sq ft)		\$32.50
	Apartment (per sq ft)		\$32.50
	Office (per sq ft)		\$16.25
	Retail (per sq ft)		\$8.12
	Hotel (per sq ft)		\$16.25

I. XIV. Development Impact Fee						
Subject to increase July 1, 2023 based on CCCI						
Land Use	Community	Public Safety	General Government	Transportation	Utilities	Total
Residential						
Single Family (per unit)	\$19,128.33	\$1,420.38	\$2,010.06	\$4,183.92	\$2,751.84	\$29,494.53
Multi Family (per unit)	\$17,957.16	\$1,419.21	\$1,886.04	\$3,237.39	\$2,583.36	\$27,083.16
Non-Residential						
Office (per sq. ft.)	\$10.71	\$0.71	\$1.16	\$8.62	\$2.13	\$23.33
Industrial (per sq. ft.)	\$4.26	\$0.28	\$0.46	\$3.45	\$1.33	\$9.78
Retail (per sq. ft.)	\$6.90	\$0.76	\$0.75	\$11.10	\$13.26	\$32.77
Hotel (per room)	\$1,752.66	\$118.17	\$188.37	\$1,894.23	\$1,516.32	\$5,469.75

XV. Parking In-Lieu Fee		
Description	Unit	Fee
Transit Corridors Plan, and U.S. Navy Site Specific Plan Areas: Office Land Use	1 Stall	\$29,911.05
Transit Corridors Plan, and U.S. Navy Site: Non-Office Land Use	1-5 Stalls	\$2,991.69
Specific Plan Areas – All Non-Residential	6-10 Stalls	\$5,982.21

Land Uses (Except Office Land Uses)	More than 10 Stalls	\$11,964.42
Bayhill Specific Plan Area for Non-Residential Land Uses		\$71,786.52