

PLANNING

Description	Basis	Adopted FY 2020-21
San Pablo Avenue Specific Plan Design Review		
Tier 1 Residential and Non-Residential Projects (with or without signage)	each	\$2,049
Tier 1 Permanent Signs (only)	each	\$582
Tier 1 Sidewalk Sign Permit (only)	each	\$109
Tier 1 Temporary Sign and/or Banner	each	\$54
Tier 1/AUP Sidewalk Seating (off ROW)	each	\$594
AUP Sidewalk Seating (in ROW)	each	\$864
Tier 1 - Minor Projects (as determined by Planning Manager)	each	\$825
Tier 2 Residential and Non-Residential Projects - Up to 2,500 sqft	each	\$3,124
Tier 3 Residential and Non-Residential Projects - Up to 2,500 sqft	each	\$3,996
Tier 2 Residential and Non-Residential Projects - 2,501 - 10,000 sqft	each	\$5,947
Tier 3 Residential and Non-Residential Projects - 2,501 - 10,000 sqft	each	\$7,050
Tier 2 Residential and Non-Residential Projects - 10,001 – 40,000 sqft	each	\$10,733
Tier 3 Residential and Non-Residential Projects - 10,001 – 40,000 sqft	each	\$11,051
Tier 2 Residential and Non-Residential Projects - 40,001 – 100,000 sqft	each	\$15,868
Tier 3 Residential and Non-Residential Projects - 40,001 – 100,000 sqft	each	\$15,621
Tier 2 Residential and Non-Residential Projects - 100,001+ sqft base fee plus per hour of staff time	each	\$15,868 after base fee depleted, project goes to hourly rate.
Tier 3 Residential and Non-Residential Projects - 100,001+ sqft base fee plus per hour of staff time	each	\$15,621 - after base fee depleted, project goes to hourly rate.
Tier 4 Residential and Non-Residential Projects - up to 10,000 sqft	each	\$8,129
Tier 4 Residential and Non-Residential Projects - 10,001 – 40,000 sqft	each	\$12,415
Tier 4 Residential and Non-Residential Projects - 40,001 – 100,000 sqft	each	\$17,823
Tier 4 Residential and Non-Residential Projects - 100,001+ sqft base fee plus per hour of staff time	each	\$17,823 - after base fee depleted, project goes to hourly rate.
Environmental Review (CEQA)		
Environmental Review - Specific Plan Environmental Checklist/Initial Study/Negative Declaration/Mitigated Negative Declaration/Environmental Impact Report	each	Consultant costs, plus City administrative fee (30% of consultant cost)
Environmental Review - Categorical Exemption	each	\$174
Notice of Exemption	each	County Clerk Filing Fees
General Plan and Zoning Ordinance		
General/Specific Plan and/or Amendment	each	\$19,289
Zoning Amendment	each	\$19,289
Subdivisions and Lot Adjustments		
Tentative Parcel Map 1-4 lots	each	\$7,195
Tentative Tract Map 5-10 lots	each	\$10,839
Tentative Tract Map 11-25 lots	each	\$14,499

Tentative Tract Map 26+ lots (per lot)	per lot	\$2,213
Final Map 1-4 lots	each	\$6,410
Final Map 5+ lots	each	\$8,470
Exception to Subdivision Ordinance	each	\$8,983
Lot Line Adjustment or Lot Merger	each	\$6,410
Certificate of Compliance	each	\$6,218
Planned Development		
Planned Development	each	\$39,532
Development Agreement	each	\$43,427
Development Fees		
Incentives Program Permit (Staff and Design Review Board review prior to application for Planning Commission action, does not include Use Permit Fee)	each	\$11,496
Accessory Dwelling Unit Permit	each	\$320
Home Occupation Permit	each	\$87
Zoning Clearance (Commercial)	each	\$310
Individual Business Sign Permit (as part of Master Sign Program)	each	\$87
Preliminary Review of Multi-Story Single Family Construction (RAD)	each	\$1,505
Unspecified or Research - hourly	per hour	\$223
Rebuild or Interpretation Letter	each	\$884
Fence Clearance	each	\$87
Residential Chicken Clearance	each	\$87
Honeybee Keeping Clearance	each	\$87
Goat Weed Abatement Permit	each	\$87
Unanimous Neighbor Consent Exception for Chickens and Bees	each	\$43
Zoning Information Form/Questionnaire	each	\$43
Permit Amendment/Time Extension	each	1/2 of current fee
Appeals - By nonapplicant	each	\$530
Appeals - By applicant	each	1/2 of current fee
Community Development Director	per hour	\$250
Planning Manager	per hour	\$192
Senior Planner	per hour	\$174
Associate Planner	per hour	\$88
Massage Operator's Permit	each	\$533
Cannabis Operating Permit	Deposit account	as needed to cover cost of application
Inclusionary Zoning In-lieu Fee - 9 or more rental units	per habitable square foot	\$18
Inclusionary Zoning In-lieu Fee - 10 or more "for sale" units	per habitable square foot	\$22
Inclusionary Zoning In-lieu Fee for combined rental and "for sale" projects	To be determined by City Staff based on square footage of each type.	To be determined by City Staff based on square footage of each type.
Design Review and Signs		
Residential - 1 unit and projects deemed minor by Planning Manager	each	\$836
Residential - 2 - 4 units	each	\$3,028
Residential - 5 - 10 units	each	\$5,023

Residential - 11+ units	each	\$7,493
Nonresidential - 1 - 2,500 s.f.	each	\$1,854
Nonresidential - 2,501 - 10,000 s.f.	each	\$3,699
Nonresidential - 10,000+ s.f.	each	\$6,468
Administrative Design Review	each	\$1,854
Permanent signs conforming to sign regulations	each	\$582
Temporary signs	each	\$54
Sidewalk Sign Permit (only)	each	\$54
Variances		
Variance - Residential	each	\$4,766
Variance - Nonresidential	each	\$7,188
Miscellaneous		
Pre-Application Review Meeting with Staff	each	\$0
Pre-Application Study Session with Planning Commission or Design Review Board	each	\$3,992
Landscape Consultant or Design Consultant	each	Cost of consultant's time plus 30% administrative overhead
Document Library and Associated Fees		
Electronic Media-CD (of Plans etc.)	each	\$20
Laserfiche/Archiving	per page/sheet	\$3
Zoning Map	each	\$15
General Plan Map	each	\$15
Specific Plan	each	\$214
Urban Greening Plan	each	\$140
Active Transportation Plan	each	\$140
General Plan	each	\$49
Use Permits		
Use Permit Residential - 1 unit	each	\$1,951
Use Permit Residential - 2-4 units	each	\$3,269
Use Permit Residential - 5-10 units	each	\$4,143
Use Permit Residential - 11+ units	each	\$5,017
Use Permit Nonresidential - 1 - 2,500 s.f.	each	\$3,269
Use Permit Nonresidential - 2,501 - 10,000 s.f.	each	\$4,143
Use Permit Nonresidential - 10,000+ s.f.	each	\$5,017
Administrative Use Permit	each	\$1,077
Administrative Use Permit - Keeping Animals (Title 7)	each	\$980
Temporary Use Permit	each	\$980
<p>Note: Fees are based on the City's Cost Allocation Study to cover the cost of processing applications for all projects. The Planning Manager may determine a project to be unusually complex or time consuming and require a deposit at the time of application for estimated staff and consultant costs. If a standard fee has previously been paid, additional deposits may be required to cover extraordinary costs resulting from unforeseen complexities, delays or extra meetings. Hourly staff costs are based on employee wages and benefits, overhead, equipment and supervision, as determined by the City's Cost Allocation Study. Charges for third-party consultants will equal actual contract costs plus 30% administrative charge.</p>		