

# PLANNING APPLICATION FILING FEE SCHEDULE

**Effective August 14, 2017**

Applicability of fees charged in this document are determined conclusively by the Director of Planning, Building, and Code Enforcement. The Director is not authorized to waive fees. Checks returned for insufficient funds (NSF) may result in a \$31.50 NSF fee by the Department of Finance, along with additional processing fees.

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## I. PLANNING FEE INFORMATION

Planning fees have been adopted by a Resolution of the City Council to maintain cost-recovery levels, as related to the processing of development permit applications. For Planning Services without a designated fee or where there is significant staff work required beyond the scope of the associated fee, the **Planning Division hourly rate of \$209.22 will be charged based on the time required to complete the work.** Fees cannot be waived or suspended without an action by the City Council.

### HOW TO CALCULATE FEES

In order to calculate fees, the type of Planning application required for the project must be determined. In the case of projects for which more than one Planning permit or process is required, fees for each permit or process are cumulative. For example, a project that involves a Conditional Use or Special Use, as well as new construction and removal of trees, fees will be charged for the Use Permit, Development Permit, and Tree Removal Permit. Additional fees will be applied to complex projects that require additional staff time. See sample project descriptions on Page 3.

### NO PARTIAL PAYMENT

Full fee payment is required for the application to be deemed “complete.” Some fees, such as the Public Noticing Fee, are not calculated until the application appointment. Applicants paying with pre-prepared checks should also bring a credit card or an additional blank check to ensure the correct fee amount can be paid at the time of application.

Department policy requires full payment of fees at the time of application submittal. For the convenience of customers who arrive with pre-written checks that do not cover the complete cost of the application, staff will accept the application subject to the following conditions:

- Staff review of the application will not commence until all fees are paid in full.
- If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void and staff will initiate a refund of the fees paid, less a record retention fee. At this point, a new application and full payment of fees will be required to proceed with a project.

Fee estimates may be requested by providing a fully detailed project description to Jennifer Piozet, Supervising Planner, at [Jennifer.Piozet@sanjoseca.gov](mailto:Jennifer.Piozet@sanjoseca.gov). Each fee estimate requires approximately 30 minutes of staff time to prepare, and requires a fee of \$109.

### FEE REFUNDS

A written request for a refund of fees paid for services not yet rendered may be submitted by the applicant. Please refer to the [Development Services Claim for Refund](http://www.sanjoseca.gov/DocumentCenter/Home/View/1864) form (www.sanjoseca.gov/DocumentCenter/Home/View/1864) for instructions on requesting a refund. A **\$289 Refund Processing Fee** is required, and refunds are subject to the following conditions:

- A claim for refund must be received by the Planning Division within 30 days of withdrawal of the Planning application. General Plan Amendment applications have specific deadlines for withdrawal requests. Fees will be not refunded if requests for withdrawal of proposed General Plan Amendments are received after the indicated dates, as provided by Citywide Planning staff.
- Refunds must be requested within one year from the date of payment, completed and signed by original payee. Refunds will be subject to administrative fees (minimum of one hour at the hourly rate of [ ])
- Refunds are paid to the party named on the payment receipt.
- The amount of the refund will be determined by the percentage of work already completed, by milestone.
- No refunds will be issued for applications deemed inactive by failure of the applicant to respond for more than six consecutive months to the City’s request for revisions, information, or materials.
- Record Retention fees included in each individual fee not refundable.

## EXAMPLE PROJECT DESCRIPTIONS AND FEES

The following project descriptions and fees are provided for example only. Each application is unique, and other fees may potentially apply. Fee estimates can be requested by providing a fully detailed project description to Jennifer Piozet, Supervising Planner, at [Jennifer.Piozet@sanjoseca.gov](mailto:Jennifer.Piozet@sanjoseca.gov). Each fee estimate requires approximately 30 minutes of staff time, which is subject to a \$109 fee.

### EXAMPLES

1. Special Use Permit to allow the construction of a 700-square foot detached garage in the rear yard of a single-family residence.

Fee Category	Specific Fee	Fee Amount
Use Permit	Special Use Permit for single-family residence <sup>GP</sup>	\$3,828
Environmental Review	Paperless CEQA Exemption	\$0
Outreach and Noticing	300-foot noticing radius	\$362
Referral: Building Review	Development Permit	\$747
Referral: Public Works Review	Use Permit	\$825
Record Retention	County of Santa Clara pass-through fee	\$103
General Plan Update fee	1.25% of fees marked <sup>GP</sup>	\$48
Total		\$5,913

2. Conventional Rezoning from the LI Light Industrial Zoning District to the R-1-8 Single-Family Residence Zoning District.

Fee Category	Specific Fee	Fee Amount
Rezoning	Conventional Rezoning <sup>GP</sup>	\$6,564
Environmental Review	Determination of Consistency with existing CEQA clearance	\$418
Outreach and Noticing	500-foot noticing radius	\$577
Outreach and Noticing	Newspaper publishing	\$55
Referral: Building Review	Rezoning	\$246
Referral: Public Works Review	Rezoning	\$234
General Plan Update fee	5% of fees marked <sup>GP</sup>	\$328
Total		\$8,422

3. Conditional Use Permit to allow the construction of a new 3,000-square foot gas station with drive-through car wash, operating until 2:00 a.m., and removal of five trees.

Fee Category	Specific Fee	Fee Amount
Use Permit	Conditional Use Permit <sup>GP</sup>	\$11,476
New Commercial Development	3,000 square feet of non-residential development <sup>GP</sup>	\$6,170
Additional Policy Review	After midnight/late-night <sup>GP</sup>	\$6,666
Additional Policy Review	Drive-Through <sup>GP</sup>	\$5,848
Tree Removal	Live Tree Removal, Commercial <sup>GP</sup>	\$1,200
Environmental Review	Initial Environmental Clearance Review	\$4,333
Outreach and Noticing	500-foot noticing radius	\$577
Referral: Building Review	Development Permit	\$738
Referral: Dept. of Transportation	Development Permit (501-9,999 sqft)	\$411
Referral: Fire Review	Development Permit	\$690
Referral: Public Works Review	Site Development Permit (501-49,999 sqft)	\$2,978 + (3,000 sqft x \$0.164 per sqft) = \$3,952
Record Retention	County of Santa Clara pass-through fee	\$103
General Plan Update fee	1.25% of fees marked <sup>GP</sup>	\$390
Total		\$42,418

## II. PLANNING APPLICATION FEES

### ADDITIONAL POLICY REVIEW

Additional policy review fees are applied based on the project description, in addition to the fees for Use Permits, New Development, and/or Zonings. Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>After Midnight/Late Night (Commercial uses other than offices)</b> <sup>GP</sup>	\$6,749
<b>Airport Land Use Commission Referral</b> <sup>GP</sup>	\$1,754
<b>Community Identification/Gateway Signs</b> <sup>GP</sup>	\$6,433
<b>Communications Hill Plan</b>	
Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area, which have not already contributed to the development of the adopted Plan.	
The fee is required by ordinance to reimburse the City for its costs of developing the Plan.	
	\$336 per acre
<b>Conversion of Residential Units to Condominiums (Base Fee Up to 25 Units)</b> <sup>GP</sup>	\$10,416
• Each Additional Unit <sup>GP</sup>	\$25.31 per unit
<b>Day Care/Private (Elementary or Secondary) School</b> <sup>GP</sup>	\$9,137
<b>Determination of Public Convenience or Necessity</b> <sup>GP</sup>	\$4,166
<b>Drinking Establishment/Bar or Nightclub</b> <sup>GP</sup>	\$8,552
<b>Drive-Through (In Conjunction with Any Use)</b> <sup>GP</sup>	\$5,921
<b>Evergreen Specific Plan</b>	
Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area for parcels, which have not already contributed to the development of the adopted Plan. The fee is required by ordinance to reimburse the City and private contributors who paid in excess of their share.	
	\$1,140 per acre
<b>Gas Station Conversion to Any Other Use</b> <sup>GP</sup>	\$5,190
<b>Generator for Stand-by/Backup Power</b> <sup>GP</sup>	\$1,098
<b>Hillside/Greater than 5% Slope (New Development)</b> <sup>GP</sup>	\$3,125
<b>Historic Landmark Commission Referral (Other Than Historic Preservation Permits)</b> <sup>GP</sup>	\$2,339
<b>Hotel Supportive Housing</b> <sup>GP</sup>	\$877
<b>Live/Work</b> <sup>GP</sup>	\$1,462
<b>Mobilehome Conversion to Another Use</b> <sup>GP</sup>	\$12,646
<b>Mobilehome Park Conversion to Ownership</b> <sup>GP</sup>	\$12,939
<b>Noise Exceeding Zoning Standards</b> <sup>GP</sup>	\$4,897
<b>Off-Sale of Alcohol</b> <sup>GP</sup>	\$6,603
<b>Outdoor Primary Use</b> <sup>GP</sup>	\$5,702
<b>Parking (Off-Site, Alternating, or Shared)</b> <sup>GP</sup>	\$6,535
<b>Riparian Corridor Policy Conformance</b> <sup>GP</sup>	\$8,187
<b>Single-Room Occupancy (Hotel or Living Unit)</b> <sup>GP</sup>	\$2,777
<b>Temporary Outdoor Uses and Events</b> <sup>GP</sup>	\$3,631
<b>Wireless Communications (Monopole, Slimline, Non-Building Mounted)</b> <sup>GP</sup>	\$5,402

## APPEALS & PROTESTS

Fees marked with a GP include a 1.25% General Plan Update Fee. Appeals are subject to public noticing fees.

<b>Appeal of Permit or Environmental Determination/Protest of Zoning by Non-Applicant</b>	\$500
<b>Appeal by Applicant</b> <sup>GP</sup>	\$8,187
<b>Non-Applicant Appeal Processing Fee (to Applicant)</b> <sup>GP</sup>	\$7,687
<b>Appeal of Historic Preservation Permit</b>	\$100

## ENVIRONMENTAL REVIEW

Environmental fees are based on the required level of clearance, as determined by the City of San José. Fees in *italics* are pass-through fees for the County of Santa Clara, and are subject to change. Please refer to the [County of Santa Clara](#) website for current fees. For fees that include a minimum hourly amount, additional time at \$209.22 per hour, plus publishing and noticing fees, will be billed. Habitat Conservation Plan (HCP) fees will be filed separately.

### Exemption

• Electronic/Paperless Administrative Permit, Determination of Public Convenience or Necessity, Development Exception (for single-family residences), Lot Line Adjustment, Sidewalk Café Permit, Single-Family House Permit, Tree Removal Permit	\$0
• Historic Preservation Permits	\$0
• All Other	\$628

### Environmental Clearance

• Church providing temporary shelter	\$0
• Determination of Consistency with Existing Environmental Clearance	\$418 (2 hours)
• Initial Environmental Scoping (as part of a Preliminary Review)	\$628 (3 hours)
• Environmental Clearance Review (includes preparation of Addendum, Negative Declaration, or Mitigated Negative Declaration)	\$4,333 (18 hours)
• Review of an Environmental Impact Report	\$14,645 (68 hours)

### Notice of Determination or Exemption

• Processing Fee for CEQA Notice of Determination	\$577
• <i>County of Santa Clara: Clerk Processing Fee</i>	\$50
• <i>County of Santa Clara: Fish &amp; Wildlife Notice of Exemption</i>	\$50
• <i>County of Santa Clara: Fish &amp; Wildlife (Mitigated) Negative Declaration, Notice of Determination</i>	\$2,280.75
• <i>County of Santa Clara: Fish &amp; Wildlife Environmental Impact Report, Notice of Determination</i>	\$3,168

### Compliance Review and Mitigation Monitoring

• Mitigation Monitoring Reporting Plan Preparation	\$2,511 (10 hours)
• Mitigation Monitoring Reporting Plan, Initial Compliance	\$314 (1.5 hours)
• Mitigation Monitoring Reporting Plan, Compliance Review	\$5,440 (24 hours)
• Mitigation Monitoring Reporting Plan, On-going Compliance Post-Construction	\$209 per hour
• Processing Fee for Santa Clara Valley Habitat Conservation Plan (HCP) Clearance	\$1,465

<b>Geotechnical Testing Environmental Review</b>	\$628 (3 hours)
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<b>Deficiency Plan Review, Base</b>	\$730
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<b>Deficiency Plan Review, Each Additional Review</b>	\$310
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## GENERAL PLAN

Fees marked with a <sup>GP</sup> include a 5% General Plan Update Fee. General Plan applications are subject to referrals to the Building Division, Bureau of Fire Prevention, Department of Transportation, and Public Works Department.

<b>General Plan Diagram Amendment</b> <sup>GP</sup>	\$12,880
<b>General Plan Text Amendment</b> <sup>GP</sup>	\$12,880
<b>Expansion of Urban Service Area (USA)</b> <sup>GP</sup>	\$12,880
<b>Urban Growth Boundary (UGB) Modification</b> <sup>GP</sup>	\$12,880

## HISTORIC PRESERVATION

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>Historic Preservation Permit or Amendment</b> <sup>GP</sup>	\$304
<b>Historic Preservation Permit Adjustment</b> <sup>GP</sup>	\$203
<b>Historic Landmark Designation</b>	\$3,500
<b>Historic Property Contract Application (Mills Act)</b>	\$1,500
<b>Historic Landmark Designation and Property Contract (Mills Act), Combined</b>	\$4,000
<b>Historic District or Conservation Area Designation</b>	\$1,500

## MINOR APPLICATIONS AND PUBLIC INFORMATION LETTERS

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

### Adjustments <sup>GP</sup>

• Permit Adjustment (Over the Counter, includes ½ hour of review)	\$146
- Per Additional ¼ Hour	\$52.96
• Permit Adjustment (Requiring Intake for Staff Review, includes 2.5 hours of review)	\$584
- Per Additional Hour	\$211.84
• Sign Adjustment, Single Sign	\$146
- Multiple Sign Review (Per Each Additional Sign)	\$74

<b>Administrative Permit</b> <sup>GP</sup>	\$2,131
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### Preliminary Review

• One Single-Family Residence	\$209
• Focused (Not Involving Design or Architectural Review)	\$628
• Enhanced (With Design and/or Architectural Review)	\$837
• Meeting with Project Manager	\$209
• Checklist	\$105
• Inter-departmental Meeting	\$523
• Technical Report Review	\$418
• Environmental Scoping	\$628

<b>Sidewalk Café Permit</b>	\$0
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### Zoning Verification Letters <sup>GP</sup>

• Alcoholic Beverage Control (ABC) License Verification	\$293
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• Basic Land Use/Rebuild Letter	\$293
• Comprehensive Research Letter	\$2,339
• Department of Motor Vehicles (DMV) Verification	\$293
• Legal Non-Confirming Verification	\$3,362
• Marijuana Zoning Verification <sup>GP</sup>	\$1,403
• Massage	\$293

## NEW DEVELOPMENT / CONSTRUCTION

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee. For mixed-use projects, both residential and non-residential fees apply, along with a mixed-use project credit. Development Permits are subject to referrals to the Building Division, Bureau of Fire Prevention, Department of Transportation, and Public Works Department.

<b>Development Exception or Variance</b> <sup>GP</sup>	\$4,531
<b>Site or Planned Development Permit or Amendment, Non-Residential</b> <sup>GP</sup>	
• No New Construction or Up to 5,000 square feet (base fee)	\$6,109
- Each additional square foot (from 5,001 to 49,999 square feet)	\$0.02025 per square foot
• 50,000 square feet (base fee)	\$7,419
- Each additional square foot (from 50,001 to 99,999 square feet)	\$0.0405 per square foot
• 100,000 square feet (base fee)	\$9,357
- Each additional square foot (from 100,001 to 299,999 square feet)	\$0.01013 per square foot
• 300,000 square feet (base fee)	\$11,695
- Each additional square foot (300,001 and more square feet)	\$0.0405 per square foot
<b>Site or Planned Development Permit or Amendment, Residential</b> <sup>GP</sup>	
• No New Construction or Up to 2 residential units (base fee)	\$5,264
- Each additional unit (from 3 to 24 units)	\$343.24 per unit
• 25 residential units (base fee)	\$13,157
- Each additional unit (from 26 to 99 units)	\$59.74 per unit
• 100 residential units	\$17,545
- Each additional unit (from 101 to 499 units)	\$6.08 per unit
• 500 residential units	\$20,468
- Each additional unit (501 and more units)	\$40.50 per unit
<b>Mixed-Use Permit Credit</b> <sup>GP</sup>	- \$4,238 (credit)

## PLANNING REVIEW OF BUILDING APPLICATIONS

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee. For fees that include a minimum hourly amount, additional time at \$209.22 per hour will be billed.

<b>Planning Permit Conformance</b> <sup>GP</sup>	
• Tenant Improvement	\$584 (2.5 hours)
• A Single-Family Residence	\$584 (2.5 hours)
• Multifamily/Commercial/Industrial Development	\$1,462 (6.5 hours)
<b>Zoning Conformance</b> <sup>GP</sup>	\$221 (1.25 hours)

Plot Plan Review (per plot) <sup>GP</sup>	\$53 (0.25 hours)
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### **PUBLIC NOTICING, OUTREACH AND RECORDATION OF CERTIFICATE OF PERMIT**

<b>Community Meeting</b>	\$2,398
<b>Public Notice Mailing</b>	
• 300-foot radius (first 100 notices)	\$362
- Each additional notice	\$4 per notice
• 500-foot radius (first 200 notices)	\$577
- Each additional notice	\$2 per notice
• 1,000-foot radius (first 400 notices)	\$1,155
- Each additional notice	\$2 per notice
<b>Newspaper Publishing (Pass-Through, Based On Approximate Going Rate)</b>	\$55
<b>Santa Clara County Recordation of Certificate of Permit (Pass-Through, Based on Approximate Going Rate)</b>	\$103

### **SINGLE-FAMILY HOUSE PERMITS**

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>Historic, Administrative</b> <sup>GP</sup>	\$423
<b>Non-Historic, Administrative</b> <sup>GP</sup>	\$1,608
<b>Historic or Non-Historic, Public Hearing</b> <sup>GP</sup>	\$5,184

### **SUBDIVISIONS MAP ACT RELATED APPLICATIONS**

Tentative Maps, Tentative Map Amendments, and Tentative Map Extensions fees already include a 5% General Plan Update fee. Other fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee. Tentative Maps and other Subdivision Map Act applications are subject to referrals to the Building Division, Bureau of Fire Prevention, and Public Works Department.

<b>Certificate of Compliance</b> <sup>GP</sup>	\$3,972
<b>Covenant of Easement (not associated with a Tentative, Final, or Parcel Map)</b> <sup>GP</sup>	\$3,031
<b>Petition for Release of Covenant of Easement</b> <sup>GP</sup>	\$2,413
<b>Final Map/Parcel Map Review</b> <sup>GP</sup>	\$212
<b>Lot Line Adjustment</b> <sup>GP</sup>	\$1,695
<b>Lot Line Correction</b> <sup>GP</sup>	\$1,583
<b>Reversion of Acreage Petition</b> <sup>GP</sup>	\$877
<b>Tentative Map or Amendment</b> <sup>GP</sup>	
• Up to 10 lots (base fee)	\$5,759
- Each additional lot (11 to 49)	\$15.75 per lot
• 50 lots	\$6,368
- Each additional lot (51 to 249)	\$4.20 per lot
• 250 lots	\$7,278
- Each additional lot (251 and more lots)	\$28.35 per lot



**Tentative Map Extensions**<sup>GP</sup> \$1,062

**TREE REMOVALS**

All Live Tree Removal Permits and Heritage Tree Removal Permits require noticing for a public hearing. Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

**Dead Trees**<sup>GP</sup>

- Single-family and two-family/duplex properties \$0
- Multifamily and non-residential properties \$329

**Heritage Trees**<sup>GP</sup> \$7,018

**Live Trees**<sup>GP</sup>

- Single-family and two-family/duplex properties \$0 + noticing fee of \$362
- Multifamily and non-residential properties
  - 1 tree \$810 + noticing fee
  - 2 to 5 trees \$1,215 + noticing fee
  - Each additional tree (6 and more) \$50.63 per tree

**Unsuitable Trees (single-family residences only)**<sup>GP</sup> \$0

**USE PERMITS**

Fees marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee. Use Permits are subject to referrals to the Building Division, Bureau of Fire Prevention, Department of Transportation, and Public Works Department.

**Conditional Use (CUP)**<sup>GP</sup>

- Conditional Use Permit or Amendment \$11,619
- Renewal of Existing CUP \$8,772

**Special Use (SUP)**<sup>GP</sup>

- SUP for existing single-family residence (exempt from new development/construction fees) \$3,828
- Special Use Permit or Amendment (plus new development/construction fees) \$7,912
- Renewal of existing SUP \$4,093
- SUP for church providing temporary shelter \$0

**ZONINGS**

Fees marked with a <sup>GP</sup> include a 5% General Plan Update fee. For mixed use projects, both residential and non-residential fees apply. Zonings are subject to referrals to the Building Division, Bureau of Fire Prevention, Department of Transportation, and Public Works Department.

**Conventional Zoning or Prezoning**<sup>GP</sup> \$6,564

**Planned Development Zoning, Non-Residential**<sup>GP</sup>

- Up to 5,000 square feet (base fee) \$6,595
  - Each additional square foot (from 5,001 to 49,999 square feet) \$0.105 per square foot
- 50,000 square feet (base fee) \$11,636
  - Each additional square foot (from 50,001 to 99,999 square feet) \$0.042 per square foot
- 100,000 square feet (base fee) \$14,288
  - Each additional square foot (from 100,001 to 299,999 square feet) \$0.0105 per square foot

• 300,000 square feet (base fee)	\$15,769
- Each additional square foot (300,001 and more square feet)	\$0.0525 per square foot
<b>Planned Development Zoning, Residential</b> <sup>GP</sup>	
• Up to 2 residential units (base fee)	\$8,086
- Each additional unit (from 3 to 24 units)	\$78.75 per unit
• 25 residential units (base fee)	\$9,930
- Each additional unit (from 26 to 99 units)	\$221.55 per unit
• 100 residential units	\$26,582
- Each additional unit (from 101 to 499 units)	\$26.25 per unit
• 500 residential units	\$36,842
- Each additional unit (501 and more units)	\$74.55 per unit
<b>OTHER</b>	
Development Agreement fees include a 5% General Plan Update fee. Other fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee. Fees in <i>italics</i> are pass-through fees for the County of Santa Clara, and are subject to change. Please refer to the <a href="#">County of Santa Clara LAFCO</a> website for current fees. Annexations are subject to referrals to the Building Division and Bureau of Fire Prevention.	
<b>Annexations</b> <sup>GP</sup>	
• City application processing fee	\$25,732
• <i>County of Santa Clara: County Surveyor map and legal description certification</i>	\$2,310
<b>Billboard Height Alteration Agreement Review</b> <sup>GP</sup>	\$8,187
<b>Development Agreement</b> <sup>GP</sup>	\$12,887
• Amendment to Development Agreement <sup>GP</sup>	\$7,126
• Development Agreement Annual Monitoring <sup>GP</sup>	\$8,643
<b>Reasonable Accommodation</b> <sup>GP</sup>	\$5,554
<b>Street Renaming</b> <sup>GP</sup>	
• Minor (per Council Policy 6-5)	\$2,851
• Major (per Council Policy 6-5)	\$7,895
<b>Development and Use Permit Violations</b>	
• Compliance Review	\$1,672
• Order to Show Cause	\$4,180
• Notice of Non-Compliance	\$3,135
<b>Urban Agriculture Incentive Zone – Contract Application</b>	\$308
<b>Urban Design Review Pass-Through Fee</b>	\$1,500 to \$2,500
<b>Williamson Act</b>	
• Application for inclusion in Agricultural Preserve	\$8,157
• Cancellation/Modification	\$14,800
• Extension of time for tentative cancellation of expiration date	\$8,157
• Alternate Use Amendment	\$ 8,157

### III. INTERDEPARTMENTAL REFERRALS

Applications submitted to the Planning Division for review are also subject to an initial review by other Development Services partners. These reviews inform the applicant of issues to be addresses prior to subsequent submittals to each partner. These referral fees do not encapsulate the full technical review, clearances, and approvals otherwise required.

#### **BUILDING DIVISION<sup>GP</sup>**

Tentative Map and Zoning fees include a 5% General Plan Update fee. Other fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>Annexation</b>	\$249
<b>Development Permit (Planned Development or Site)</b>	\$747
<b>Development Variance/Exception</b>	\$249
<b>Lot Line Adjustment</b>	\$249
<b>Preliminary Review</b>	\$249
<b>Tentative Map</b>	\$249
<b>Use Permit (Conditional or Special)</b>	\$249
<b>Zonings</b>	
• Conventional Zoning	\$258
• Planned Development Zoning	\$775

#### **BUREAU OF FIRE PREVENTION<sup>GP</sup>**

Tentative Map and Zoning fees include a 5% General Plan Update fee. Other fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>Annexation</b>	\$233
<b>Development Permit (Planned Development or Site)</b>	\$699
<b>Development Variance/Exception</b>	\$233
<b>Lot Line Adjustment</b>	\$233
<b>Preliminary Review</b>	\$233
<b>Tentative Map</b>	\$242
<b>Use Permit (Conditional or Special)</b>	\$233
<b>Zonings</b>	
• Conventional Zoning	\$242
• Planned Development Zoning	\$725

#### **DEPARTMENT OF TRANSPORTATION<sup>GP</sup>**

General Plan Amendment and Zoning fees include a 5% General Plan Update fee. Other fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>General Plan Amendment Transportation Model Analysis</b>	
• Base Fee	\$1,205
• Traffic Modeling	\$5,765
• Environmental Impact Report surcharge	\$6,492
• Additional run of analysis	\$2,980

<b>Planned Development Permit, Non-Residential</b>	
• Up to 9,999 square feet	\$277
• 10,000 to 99,999 square feet	\$416
• 100,000 and more square feet	\$555
<b>Planned Development Permit, Residential</b>	
• Up to 24 residential units	\$277
• 25 to 99 residential units	\$416
• 100 and more residential units	\$555
<b>Planned Development Zoning, Non-Residential</b>	
• Up to 9,999 square feet	\$288
• 10,000 to 99,999 square feet	\$575
• 100,000 and more square feet	\$1,151
<b>Planned Development Zoning, Residential</b>	
• Up to 24 residential units	\$288
• 25 to 99 residential units	\$432
• 100 and more residential units	\$575
<b>Site Development Permit, Non-Residential</b>	
• Up to 500 square feet	\$277
• 501 to 9,999 square feet	\$416
• 10,000 to 100,000 square feet	\$555
• 100,001 and more square feet	\$1,110
<b>Site Development Permit, Residential</b>	
• Up to 24 residential units	\$277
• 25 to 99 residential units	\$416
• 100 and more residential units	\$555

**POLICE DEPARTMENT<sup>GP</sup>**

Fees in this section marked with a <sup>GP</sup> include a 1.25% General Plan Update Fee.

<b>Crime Prevention Through Environmental Design</b>	\$177 per hour
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**PUBLIC WORKS DEPARTMENT**

<b>Preliminary Review</b>	
• Focused (includes meeting with staff, no Public Works memo)	\$892
• Enhanced (includes meeting with staff and Public Works memo)	\$1,339
<b>General Plan Amendment Review</b>	\$595
<b>Conventional Zoning or Prezoning</b>	\$595
<b>Planned Development Zoning, Non-Residential</b>	
• Up to 500 square feet	\$1,080

• 501 to 4,999 square feet	\$1,190
• 5,000 to 49,999 square feet	\$0.10 per square foot + \$1,190
• 50,000 to 99,999 square feet	\$0.03 per square foot + \$5,577
• 100,000 and more square feet	\$0.01 per square foot + \$7,102
<b>Planned Development Zoning, Residential</b>	
• Up to 2 residential units	\$1,078
• 3 to 24 residential units	\$199 per unit + \$1,190
• 25 to 99 residential units	\$20 per unit + \$5,577
• 100 to 499 residential units	\$7 per unit + \$7,102
• 500 and more residential units	\$7 per unit + \$10,076
<b>Environmental Clearance</b>	
• Initial Study	\$1,933
• Environmental Impact Report	\$4,834
<b>Stormwater Control</b>	
• Review that does not include numeric sizing	\$186
• Review that does include numeric sizing	
- 10,000 square feet to 1 acre	\$1,264
- 1 to 5 acres	\$1,562
- 5 and more acres	\$1,933
• Additional review time	\$149 per hour
• Hydro-modification plan review	\$149 per hour
<b>Sanitary Sewer Model Analysis</b>	\$149 per hour
<b>Streamside Protection</b>	
• Basic Review	\$297
• Comprehensive Review	\$744
<b>Flood Review</b>	
• Base Fee	\$186
• North San José Flood Blockage Review	\$558
• CLOMR/LOMR Review	\$967
• Flood Study	\$744
• Public Outreach – time and materials basis	\$149 per hour
<b>Tentative Map</b>	
• Conventional Zone property	\$2,305
• Planned Development Zone property	\$1,078
<b>Planned Development Permit</b>	
• Non-Residential	
- No Construction	\$297 per project
- Up to 500 square feet	\$446

- 501 to 4,999 square feet	\$1,487
- 5,000 to 49,999 square feet	\$0.03 per square foot + \$1,487
- 50,000 to 99,999 square feet	\$0.03 per square foot + \$2,826
- 100,000 and more square feet	\$0.01 per square foot + \$4,164
• Residential	
- No Construction	\$297 per project
- Up to 2 residential units	\$446
- 3 to 24 residential units	\$116 per unit + \$595
- 25 to 99 residential units	\$13 per unit + \$3,160
- 100 to 499 residential units	\$5 per unit + \$4,164
- 500 and more residential units	\$5 per unit + \$6,544
• Day care/private school surcharge	\$1,487
• Drive-through surcharge	\$1,190
<b>Miscellaneous Permits (A2, V, AT, etc.)</b>	\$297 each
<b>Site Development/Conditional Use/Special Use Permit</b>	
• Non-Residential	
- No Construction	\$234
- Up to 500 square feet	\$825
- 501 to 49,999 square feet	\$0.164 per square foot + \$2,978
- 50,000 to 99,999 square feet	\$0.016 per square foot + \$4,459
- 100,000 and more square feet	\$0.01 per square foot + \$6,043
• Residential	
- No Construction	\$234
- Up to 2 residential units	\$825
- 3 to 24 residential units	\$71 per unit + \$2,848
- 25 to 99 residential units	\$19 per unit + \$4,136
- 100 and more residential units	\$6 per unit + \$6,043