

PLANNING APPLICATION FILING FEE SCHEDULE Effective August 13, 2007

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director is not authorized to waive fees.)

This fee schedule has been divided into five sections:

1. Planning Development Applications
2. Department of Transportation Fees
3. Public Works, Planning Review Fees
4. Fire Department, Planning Review Fees
5. Public Information Services

Checks returned for insufficient funds (NSF) may result in a \$28 NSF fee by Treasury.

PLANNING FEE PAYMENT AND REFUND POLICIES

FEES ARE SET ANNUALLY BY A CITY COUNCIL RESOLUTION, AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE FULL COUNCIL.

ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT.

PARTIAL PAYMENT

Full payment of fees is required for a complete application. Because some fees, such as the Public Noticing Fee, are not calculated until the application appointment, customers who bring in pre-written checks are encouraged to also bring a credit card or an additional blank check to ensure payment of the correct fee amount.

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:

- No work will begin on staff review of the application 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 all funds received minus the record retention fee. At this point, a new application and full payment of fees will be required to proceed with a project.

FEE REFUNDS

An applicant who requests, in writing, that their application be withdrawn, may request a refund of fees paid, subject to the following conditions:

- A written claim for refund must be received by the Department within 30 days of the request for withdrawal of the development application.*
- The original receipt must accompany the written refund claim.
- 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.
- No refunds will be issued for applications deemed inactive for more than 6 months.
- Record Retention fees are included in each individual fee cost and that portion is not refundable.

*General Plan amendment applications have specific deadlines for withdrawal requests. Fees will be not refunded if requests for withdrawal of proposed amendments are received after these dates. Please see "Instructions for Filing a General Plan Amendment" for these deadlines.

NOTE:

If staff error causes the inappropriate or unnecessary filing of an application and payment of fees, 100% of all filing fees, including Record Retention fees, shall be refunded upon request and with the concurrence of Department management.



CITY OF SAN JOSE

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General Plan Update Fee ^{GP} – On applications with a “GP” footnote, an additional fee of one & one-quarter percent (1 1/4 %) will be assessed to the total application fee.	1 ¼% of total application fee
Planning Divisions’ Hourly Rate ^{GP} – for Planning Services without a Designated Fee or where there is significant staff work required beyond the scope of what an established fee pays for.	\$144 per hour

The following applications have been organized in alphabetical order.

ADJUSTMENT ^{GP}	
Adjustment to a PD Permit, Site Development Permit, Conditional Use Permit, and Special Use Permit (can include signs, minor site and building modifications, removal of non-ordinance sized, dead trees for multiple family, commercial and industrial, Tract Sales Office, Construction Yard and other uses)	\$288
Consultation for Permit/Sign Adjustment before filing application ^{GP}	\$144 per hour
Major Adjustment ^{GP}	\$693
Multiple Adjustment ^{GP} (2 or more adjustments to be processed simultaneously)	\$576 each after 1 st adjustment
Sign Adjustment ^{GP} Public Benefit Gateway Signs Surcharge for multiple sign review	\$288 \$693 \$36 for each additional sign after 1 st sign

Administrative Permit ^{GP} Recycling ^{GP} (Reverse Vending Machine and Small Facility)	\$792 \$0
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Annexations ^{GP} 0 - 1 acre over 1 – 2 acres over 2 – 3 acres over 3 – less than 5 acres over 5 acres	\$4,401 \$7,560 \$9,468 \$11,376 \$13,032
County Surveyor’s Fee for certifying the Annexation Map and Legal Description	\$2,000
Annexations – Outside Agency Fees LAFCO fees for City Conducted Annexations plus State Board of Equalization (SBE) fees:	\$959 plus SBE*
Single Area Transactions (Acreage per Single Area) Less than 1 acre 1.00 – 5.99 acres 6.00 – 10.99 acres 11.00 – 20.99 acres 21.00 – 50.99 acres 51.00 – 100.99 acres 101.00 – 500.99 acres 501.00 – 1,000.99 acres 1,001.00 – 2,000.99 acres 2001.00 and above	\$300 \$350 \$500 \$800 \$1,200 \$1,500 \$2,000 \$2,500 \$3,000 \$3,500

* This fee is determined at the end of the annexation process and is based on acreage of the site.

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Appeal^{GP} of any permit	\$100
Appeal or Protest by applicant	\$2,232
Appeal of Historic Preservation Permit	\$50

Billboard	
Height Alteration Agreement Review Fee	\$4,968

Board Permits^{GP}	
• Extraordinary Board	\$425
Renewal	\$100
• Regional Board Permit	\$425
Renewal	\$200
Cash Bond	\$300
• Subdivision Board Permit	\$345
Renewal	\$100
Cash Bond	\$200

Certificate of Compliance (See Tentative Maps section on page 19)

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT^{GP}	
CATEGORIES	FEE
CATEGORY I a. Change of use which does not involve new construction. b. For conversion of a single family detached dwelling to a non-residential use. c. For off-sale (off-site consumption) of alcoholic beverages at liquor store involving no new construction, improvements, or expansion. d. Renewal of a Conditional Use Permit for an existing non-profit establishment that provides free or low-cost meals to needy or homeless persons.	50% of the base fees and per sq. ft. fee listed in Categories II thru VI of existing building sq. ft. \$0
CATEGORY II 0 – 1,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed. 	\$2,090 plus \$1.12 per sq. ft. \$1,332 \$1,332
CATEGORY III 2,000 – 9,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed. 	\$4,350 for the first 2,000 sq. ft. plus 54¢ per additional sq. ft. \$2,645 \$2,645
CATEGORY IV 10,000 – 49,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed. 	\$8,800 for the first 10,000 sq. ft. plus 28¢ per additional sq. ft. \$3,980 \$3,980
CATEGORY V 50,000 – 99,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed. 	\$20,135 for the first 50,000 sq. ft. plus 24¢ per additional sq. ft. \$4,840 \$4,840
CATEGORY VI 100,000 or more sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed. 	\$32,070 for the first 100,000 sq. ft. plus 12¢ per additional sq. ft. \$6,400 \$6,400
After Midnight^{GP} – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	\$3,065
Amendments/Renewals of a Conditional Use Permit^{GP}	\$2,100
Application Processing Time Extension^{GP}	Additional 10% of application fee

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT^{GP} continued	
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Conditional Use Permit for off-site parking, alternating or shared^{GP}	\$2,100
Conversion of a Single Family Dwelling to Day Care/Nursery School^{GP}	\$2,100
Conversion to Condominiums^{GP} –For conversion of residential units to a condominium	\$9,545 plus \$190 per unit
Drive-Through^{GP} – Additional charge for drive-through uses	\$3,065
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$11,900
Mobilehome Conversions^{GP} - Additional charge for mobilehome park conversion to another use.	\$6,630
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$800
Mobilehome Park^{GP} – For conversion of mobilehome park to ownership	\$6,630
Monopole Review^{GP}	\$2,736
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$8,290
Parking Structure Review Fee	\$18,612
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Residential Care/Service Facility^{GP}	\$0
Supplemental Review Cycle^{GP}	\$1,008
NOTES: ¹ There shall be an additional charge of \$11,900 for a Hazardous Waste Treatment Storage or Disposal Facility subject to Health and Safety Code §25200.2(b) (Tanner Legislation) ⁶ Square foot calculation applied to parking structures.	
Determination of Public Convenience or Necessity^{GP} <i>(formerly Liquor License Exemption Permit)</i>	\$1,188
Development Agreements^{GP}	\$11,034
Amendments to Development Agreements	\$5,580
Annual Monitoring	\$684

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Development Exception^{GP}	\$1,476
Development Variance^{GP}	\$1,476
Sign Variance ^{GP}	\$1,584
Fence Variance ^{GP}	\$612
Supplemental Review Cycle^{GP}	\$1,008
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$720 per meeting after 1 st meeting

ENVIRONMENTAL REVIEW	
Exemption – Electronic <ul style="list-style-type: none"> • Administrative Permits other than generators • Development Exceptions for single-family detached residential • Fence and Sign Variance • Determination of Public Convenience or Necessity • Lot Line Adjustments • Security Trailer Permit • Sidewalk Café Permit • Single Family House Permits 	\$175
Exemption	\$350
Exemption for an Historic Preservation Permit²	\$0
Environmental Clearance¹ – a project including the preparation of the Negative Declaration	\$700 plus \$175 per hour
Environmental Clearance – Preparation of an Initial Study by the Planning Divisions	\$525 plus \$175 per hour after the first 3 hours
Environmental Clearance for a mixed-use General Plan Amendment	\$700 plus \$175 per hour
Environmental Clearance for a church to provide temporary shelter for homeless persons.	\$5
Environmental Clearance filed with a Conditional Use Permit renewal for an existing non-profit establishment that provides free or low cost meals to needy or homeless persons	\$0
Mitigation Monitoring Fee for Negative Declaration	\$525
EIR Preliminary Review	\$1,225 base fee plus \$175 per hour
Environmental Impact Report	\$2,975 base fee plus \$175 per hour plus all publishing, noticing and mitigation monitoring cost
Mitigation Monitoring for EIR	\$2,200
Notice of Determination Negative Declaration Pursuant to Public Resources Code Section 21080(C) Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$1,926.75 (\$1,876.75 State Filing Fee and \$50 County Clerk Fee) \$50 (County Clerk Required Fee)

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

ENVIRONMENTAL REVIEW <i>continued</i>	
Notice of Determination Environmental Impact Report Pursuant to Public Resources Code Section 21152	\$2,656.75 (\$2,606.75 State Filing Fee and \$50 County Clerk Fee)
Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$50 (County Clerk Required Fee)
Appeal of a Negative Declaration or Environmental Impact Report	\$100
Re-use of a Certified EIR a. For a project that is exempt under the provisions of Title 21 of the San Jose Municipal Code (SJMC) and conforming rezonings. b. Projects that are not exemption from provisions of Title 21 of SJMC and without proof of Environmental Clearance dated within 2 years of application submittal.	\$350 base fee plus \$175 per hour \$2,975 base fee plus \$175 per hour
Deficiency Plan Review – Additional charge for development applications which will cause the level of service (LOS) on a Congestion Management Program roadway facility to fall below the Congestion Management Agency standard of LOS “E”. The fee is to partially reimburse the City for staff costs associated with review and processing of a deficiency plan. The fee will be collected prior to staff review or assistance in the preparation of a deficiency plan. • Base Fee • Each Additional Fee	\$11,592 \$2,304
Deficiency Plan Re-use – charge for the re-use of an existing deficiency plan. Additions for less than 25,000 square feet to existing buildings are exempt. ¹ • Base Fee (25,000 – 50,000 feet) • Additional Fee (each additional 50,000 feet)	\$684 \$288
Application Processing Time Extension	Additional 10% of application fee
Community Meeting	\$720 per meeting after 1 st meeting
Supplemental Review Cycle	\$1,008
NOTES: ¹ Renewals of emergency residential shelters and food programs pay no fee. ² Effective as of October 30, 1992, City Council Resolution No. 64147.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

GENERAL PLAN AMENDMENT^{GP}	
Requests to amend the General Plan	
Land Use/Transportation Diagram Amendments^{GP} Applications for Residential Density change – 3 acres or less	\$6,876
All other requests to amend the Land Use/Transportation Diagram of the General Plan	\$12,600 plus \$100 per acre for first 100 acres and \$72 per acre or fraction of an acre thereafter
Plus Additional charges for:	
a. Request on Non-Urban Hillside Property	\$8,532
b. Request for a Flexible Land Use Boundary	\$6,912
c. Request for a Mixed-Use Designation	\$9,360
d. Expansion of Urban Service Area	\$8,532
Expansion of Urban Service Area^{GP} without application of land use change LAFCO (Local Agency Formation Commission) fee	\$7,992 \$9,968
Urban Growth Boundary (UGB) Modifications^{GP}	
A. Determination of Minor or Significant UGB Modification Request	\$5,274
B. General Plan Processing for Minor Modification of UGB	\$10,548
C. Significant Modifications of UGB:	
1. Fee for Processing in Comprehensive Update	\$10,584 plus \$108 per acre
2. All extraordinary costs for consultant or staff work to prepare requisite special studies such as analyses of the proposal's impact on City services, or fiscal situation.	To be determined
Text Amendments^{GP}	
a. General Plan Text Amendment	\$4,464
b. Specific Plan Text Amendment	\$4,464
Reprocessing Deferred General Plan Amendment at Applicant's Requests^{GP}	
a. No substantial change in application from the initial submittal	50% of the current fees, using original application description to calculate the fees
b. Substantial change in the application from the initial submittal	75% of the current fees, using original application description to calculate the fees
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Note: Applicant may need to pay environmental review fees. Consult the Environmental Review Team Supervisor.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Historic Preservation Permit^{GP} Historic District Designation Historic Property Contract Application (Mills Act)	\$1,610 \$864 \$1 for each \$1,000 of assessed valuation with a minimum fee of \$684; \$1,728 maximum fee for single-family homes and \$2,916 maximum fee for all other property
Application Processing Time Extension^{GP}	Additional 10% of application fee
Historic Preservation Permit Adjustment^{GP}	\$180
Historic Preservation Permit Amendment^{GP}	\$252
Community Meeting^{GP}	\$720 per meeting after 1 st meeting

Lot Line Adjustment (See Tentative Maps section on page 19)

Lot Line Correction (See Tentative Maps section on page 19)

Permit Violations	
• Compliance Review	\$720
• Order to Show Cause	\$1,854
• Notice of Non-Compliance	\$684

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP}	
Non-Residential	
CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , off-sales of alcoholic beverages, no significant change in use, or in siting of uses and facilities; for property on slopes less than 5% and for property not within 100 ft. of top of the bank of a streambed. New Use: Up to 1,999 square feet of gross floor area. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	<p>\$1,800</p> <p>\$1,800</p> <p>\$915</p> <p>\$915</p>
CATEGORY II For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	<p>\$1,815 for the first 2000 sq. ft. plus 25¢ for each additional sq. ft.</p> <p>\$1,895</p> <p>\$1,895</p>
CATEGORY III For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$3,815 for the first 10,000 sq. ft. plus 17¢ for each additional sq. ft.</p> <p>\$3,255</p> <p>\$3,255</p>
CATEGORY IV For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	<p>\$10,000 for the first 50,000 sq. ft. plus 12¢ for each additional sq. ft.</p> <p>\$3,560</p> <p>\$3,560</p>
CATEGORY V Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	<p>\$16,285 for first 100,000 sq. ft. plus 7¢ for each additional sq. ft.</p> <p>\$5,100</p> <p>\$5,100</p>
After Midnight^{GP} – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	<p>\$3,065</p>
Application Processing Time Extension^{GP}	<p>Additional 10% of application fee</p>
Communications Hill Specific Plan – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	<p>\$336 per acre</p>

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP} Non-Residential <i>continued</i>	
Community Meeting^{GP}	\$720 per meeting after the 1 st meeting
Conversion to Condominiums –For conversion to residential condominium units	\$9,545 plus \$190 per unit
Drive-Through^{GP} – Additional charge for drive-through uses	\$3,065
Evergreen Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	\$1,140 per acre
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990	\$11,990
Mobilehome Conversions^{GP} Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
Monopole Review^{GP}	\$2,736
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$8,290
Parking Structure Review Fee	\$18,612
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$800
PD Permit Amendments^{GP}	\$1,710
PD Permit Time Extension Adjustment^{GP} – for 1 year time extension only	\$288
Supplemental Review Cycle^{GP}	\$1,008
NOTE: ¹ Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for structures, site acreage, building coverage of site, building height, and utility requirements. ² Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP}	
Residential	
CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed. ^{6,8} New Use: Up to two (2) dwelling units Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$1,800</p> <p>\$1,880</p> <p>\$1,345</p> <p>\$1,345</p>
CATEGORY II For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6,8} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$1,955 plus \$134 per dwelling unit</p> <p>\$2,680</p> <p>\$2,680</p>
CATEGORY III For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6,8} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$3,930 plus \$60 per dwelling unit</p> <p>\$4,030</p> <p>\$4,030</p>
CATEGORY IV For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6,8} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$6,050 plus \$43 per dwelling unit</p> <p>\$5,245</p> <p>\$5,245</p>
CATEGORY V For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6,8} Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$10,585 plus \$34 per dwelling unit</p> <p>\$6,690</p> <p>\$6,690</p>
Application Processing Time Extension^{GP}	Additional 10% of application fee
Communications Hill Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for 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
Community Meeting^{GP}	\$720 per meeting after the 1 st meeting
Conversion to Condominiums^{GP} –For conversion to residential condominium units	\$9,545 plus \$190 per unit

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP} Residential <i>continued</i>	
Evergreen Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	\$1,140 per acre
Mobilehome Conversions^{GP} Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
Monopole Review^{GP}	\$2,736
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$8,290
Parking Structure Review Fee	\$18,612
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$800
PD Permit Amendments^{GP}	\$1,710
PD Permit Time Extension Adjustment^{GP}	\$288
Supplemental Review Cycle^{GP}	\$1,008
NOTE: ¹ Use intensity includes dwelling units for residential uses, square footage for non-residential uses, site acreage, building coverage of site, building height, and utility requirements.	

PLANNED DEVELOPMENT (PD) ZONING^{GP} Non-Residential	
CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , off-sale of alcoholic beverages, no significant change in use, or in siting of uses and facilities, for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. New Use: Up to 1,999 square feet of gross floor area. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$4,575 \$4,575 \$1,340 \$1,340
CATEGORY II For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$4,600 for the first 2,000 sq. ft. plus 36¢ for each additional sq. ft. \$2,675 \$2,675

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) ZONING^{GP}
Non-Residential *continued*

<p>CATEGORY III For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges:</p> <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$7,450 for first 10,000 sq. ft. plus 23¢ for each additional sq. ft.</p> <p style="text-align: right;">\$4,035 \$4,035</p>
<p>CATEGORY IV For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges:</p> <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$16,470 for the first 50,000 sq. ft. plus 14¢ for each additional sq. ft.</p> <p style="text-align: right;">\$4,880 \$4,880</p>
<p>CATEGORY V Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges:</p> <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.² 	<p>\$23,700 for first 100,000 sq. ft. plus 7¢ for each additional sq. ft.</p> <p style="text-align: right;">\$6,215 \$6,215</p>
<p>Application Processing Time Extension^{GP}</p>	<p>Additional 10% of application fee</p>
<p>Community Meeting^{GP}</p>	<p>\$720 per meeting after the 1st meeting</p>
<p>Conversion to Condominium units – For conversion to residential condominium units</p>	<p>\$9,545 plus \$190 per unit</p>
<p>Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.</p>	<p style="text-align: right;">\$12,000</p>
<p>Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.</p>	<p style="text-align: right;">50% of the square footage charge for the entire site up to an additional \$8,290</p>
<p>Parking Structure Review Fee</p>	<p style="text-align: right;">\$18,612</p>
<p>Supplemental Review Cycle^{GP}</p>	<p style="text-align: right;">\$1,008</p>
<p>Zoning Protest by applicant^{GP}</p>	<p style="text-align: right;">\$2,232</p>
<p>Zoning Protest by non-applicant^{GP}</p>	<p style="text-align: right;">\$100</p>

NOTE: ¹Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures, site acreage, building coverage of site building height, and utility requirements. ²Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning, Building and Code Enforcement.

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) ZONING^{GP}	
Residential	
CATEGORIES	FEES
CATEGORY I	
Existing Use: Up to 10% increase or decrease in use intensity ¹ , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed.	\$4,575
New Use: Up to two (2) dwelling units	\$4,575
Additional charges:	
• For property on slopes of 5% or greater	\$1,884
• For property within 100 feet of top of the bank of a streambed. ²	\$1,884
CATEGORY II	
For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$4,720 plus \$166 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	\$3,545
• For property within 100 feet of top of the bank of a streambed. ²	\$3,545
CATEGORY III	
For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$6,585 plus \$93 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	\$4,445
• For property within 100 feet of top of the bank of a streambed. ²	\$4,445
CATEGORY IV	
For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$10,245 plus \$58 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	\$6,195
• For property within 100 feet of top of the bank of a streambed. ²	\$6,195
CATEGORY V	
For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	\$16,310 plus \$48 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	\$7,100
• For property within 100 feet of top of the bank of a streambed. ²	\$7,100
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$720 per meeting after the 1 st meeting
Conversion to Condominiums^{GP} –For conversion to residential condominiums	\$9,545 plus \$190 per unit
Mobilehome Conversions^{GP} Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,920
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$8,290

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) ZONING^{GP}	
Residential <i>continued</i>	
Parking Structure Review Fee	\$18,612
Supplemental Review Cycle^{GP}	\$1,008
Zoning Protest by applicant^{GP}	\$2,232
Zoning Protest by non-applicant^{GP}	\$100
NOTE: ¹ Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures site acreage, building coverage of site building height, and utility requirements. ² Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.	

PRELIMINARY REVIEW	
<ul style="list-style-type: none"> • Focused Preliminary - Existing Single-Family House • Focused Preliminary Review • Enhanced Preliminary Review • Comprehensive Review (Pre-Application) <ul style="list-style-type: none"> ○ Planning ○ Public Works, referral ○ Fire Service fee 	\$72 \$288 \$576 \$1,368 \$1,150 \$194
Plus Charges for Optional Services: <ul style="list-style-type: none"> • Site Check with Applicant • Meeting with Project Manager • Preliminary Review Checklist • Inter-Departmental Project Meeting • Preliminary Report • Technical Report Review • Additional Meeting with Project Manager 	\$144 \$144 \$72 \$576 \$216 \$288 \$144

PUBLIC NOTICING – mailing and/or newspaper advertising costs	
Public Noticing	\$164 plus 93¢ per notice over 100
300 ft. Radius Noticing Fee – as required per application instructions	\$114
General Plan Noticing – Fee for noticing General Plan Amendment Applications, 1000-foot radius	\$445 plus 93¢ per notice over 400
Environmental Impact Report Notice of Preparation (up to 5 sheets)	\$800 plus \$1.75 per notice over 100
Newspaper Noticing <ul style="list-style-type: none"> a. This fee is due at the time of filing an application for all Zoning changes, Tentative Maps, Environmental Impact Report (EIR) and Historic Landmark Designation, Historic District, and Historic Preservation Permits. b. Per the City Council Public Outreach Policy pertaining to large and controversial projects, this fee is due prior to noticing for a Public Hearing. 	Current advertising rate for newspaper used for noticing
Postcard Noticing – Additional fee for large or controversial projects For projects that meet the City Council Outreach Policy, these fees are due at the time of filing application	\$87 plus 64¢ per notice after the first 100 names on the mailing list

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Reasonable Accommodation^{GP}	\$648
REZONING OR PREZONING^{GP}	
Other than Planned Development^{GP}	\$4,835 plus \$1,130 per acre or partial acre
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Supplemental Review Cycle^{GP}	\$1,008
Security Trailer Permit^{GP} – 2-year	\$1,645
Sidewalk Café Permit^{GP}	\$468
Renewal	\$70
Single Family House Permit*	
Administrative – Historic Category 1 (for houses listed on the Historic Resources Inventory and having a Floor Area Ratio less than or equal to 0.45)	\$304
Administrative --Non-Historic Category 1	\$720
Public Hearing – Director – Historic & Non-Historic Category 2	\$1,836
*see Public Noticing section above and page 4 for Exemption - Electronic	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SITE DEVELOPMENT PERMIT^{GP}	
CATEGORIES	
Site Development Permit	\$1,645
CATEGORY I a. Site Development Permit and Amendments not involving new construction, improvements, or expansion	\$1,645
CATEGORY II 0 – 1,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed. 	\$1,640 plus \$1.09 per sq. ft. \$1,400 \$1,400
CATEGORY III 2,000 – 9,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed. 	\$3,825 for the first 2,000 sq. ft. plus 49¢ per additional sq. ft. \$2,800 \$2,800
CATEGORY IV 10,000 – 49,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed. 	\$7,745 for the first 10,000 sq. ft. plus 26¢ per additional sq. ft. \$4,200 \$4,200
CATEGORY V 50,000 – 99,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed. 	\$18,260 for the first 50,000 sq. ft. plus 21¢ per additional sq. ft. \$5,100 \$5,100
CATEGORY VI 100,000 or more sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed. 	\$28,800 for the first 100,000 sq. ft. plus 11¢ per additional sq. ft. \$6,045 \$6,045
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$11,990
Maximum Floor Area, Number of Stories and Height^{GP} – Additional charge for height, floor and/or area ratio waivers.	\$2,700 plus \$936 for each floor over 8 floors

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SITE DEVELOPMENT PERMIT <i>continued</i>	
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$8,290
Parking Structure Review Fee	\$18,612
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Supplemental Review Cycle^{GP}	\$1,008
NOTE: ³ Square foot calculation applied to parking structures.	

Special Use Permit/Amendment (SUP)^{GP} SUP Involving no new construction Amendment to a Special Use Permit ^{GP} involving no new construction SUP/Amendment involving new construction ^{GP} (<i>see Site Development Permit on page 17</i>) Renewal ^{GP} SUP or Renewal for Church Providing Temporary Shelter for Homeless Persons ^{GP}	\$1,332 \$972 Site Development Permit Fee plus \$576 \$396 \$36
Additional charges for: Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Supplemental Review Cycle^{GP}	\$1,008

Street Renaming^{GP} 5 or fewer properties 6 or more properties	\$612 \$1,314 plus \$18 per non-applicant property on the street
Community Meeting^{GP}	\$720 per meeting after 1 st meeting

Street Vacation Planning Review Fee^{GP}	\$432
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YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

TENTATIVE MAPS^{GP}	
Tentative Map^{GP} (not Condominium), and Amendments to Vesting Tentative Maps	\$4,176 plus \$54 per lot for first 100 lots plus \$18 per each lot thereafter
Tentative Condominium Map^{GP} and Amendments to Vesting Condominium Maps	\$4,176 plus \$54 per unit for first 100 units plus \$18 per each unit thereafter
Plus Additional charges for:	
a. Vesting Tentative Maps, Vesting Condominium Maps and Amendments to all Vesting Maps	\$1,026
b. Property on slopes greater than 5%	\$1,026
c. Property within 100 feet of top of the bank of a streambed	\$1,026
Application Processing Time Extension^{GP}	Additional 10% of application fee
Certificate of Compliance^{GP}	\$2,304
Community Meeting^{GP}	\$720 per meeting after 1 st meeting
Final Map/Parcel Map Review^{GP}	\$288
Lot Line Adjustment^{GP}	\$1,476
Lot Line Correction^{GP}	\$612
Petition for Release of Covenant of Easement^{GP}	\$1,872
Reversion of Acreage Petition^{GP}	\$576
Supplemental Review Cycle^{GP}	\$1,008
Tentative Map Extensions^{GP}	\$936

TREE REMOVAL^{GP}	
Dead Trees^{GP}	
• Single-Family or Two-Family Lots	\$0
• For Multiple Family, Commercial & Industrial properties	\$304
Live Trees^{GP}	
• Single-Family, Two-Family Lots or any trees included in a Development Permit (Fee for Tree Removal includes Public Noticing)	\$114
• Stand Alone Application for Multi-Family, Commercial, Industrial (plus Public Noticing on page 15 and Exemption – Electronic on page 5 are applicable.)	\$1,188
• Heritage Tree Surcharge in existing Single-Family Development, Two-Family or included within Development Permit Application or common area of a Single-Family Development (plus Public Noticing on page 15 and Exemption – Electronic on page 5 are applicable.)	\$1,188

Williamson Act^{GP}	
Application for inclusion in Agricultural Preserve	\$1,908
Cancellation (Application to disestablish, enlarge or diminish size of Agricultural Preserve)	\$9,864
Extension of time for tentative cancellation of expiration date	\$882
Alternate Use Amendment	\$1,062

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE



PW DEVELOPMENT APPLICATION REVIEW FEES

(Effective August 13, 2007 – August 16, 2008)

Department of Public Works, Development Services

200 East Santa Clara Street, San Jose, CA 95113

<http://www.sanjoseca.gov/publicworks>

(408) 535-3555

**PUBLIC WORKS
PLANNING REVIEW FEE SCHEDULE**

Effective August 13, 2007

(These fees are collected for the Department of Public Works at the time of filing for a Planning Application. The Director and staff are not authorized to waive fees. Additional Public Works fees may be required by the Department of Public Works upon further review.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$28 NSF fee by Treasury.



PW DEVELOPMENT APPLICATION REVIEW FEES

(Effective August 13, 2007 – August 16, 2008)

Department of Public Works, Development Services

200 East Santa Clara Street, San Jose, CA 95113

<http://www.sanjoseca.gov/publicworks>

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PUBLIC WORKS FEES FOR REVIEW OF PLANNING PERMIT APPLICATIONS

Application Type	Category	Fee
Preliminary Review	Comprehensive Reviews referred to Public Works	\$1,150 per review
Conventional Rezoning / Rezoning (C)	0 to 3 acres	\$125
	3 to 10 acres	\$200
	10 acres and Greater	\$300
PD Rezoning / Rezoning (PDC)		
<u>Residential</u>	0 to 15 Dwelling Units (DU)	\$1,000 + Complexity*
	16 to 99 DU	\$1,000 + plus \$15/DU + Complexity*
	100 DU and Greater	\$2,500 + plus \$7/DU + Complexity*
<u>Non-Residential</u>	0 to 4,999 square feet (SF)	\$1,000 + Complexity*
	5,000 to 19,999 SF	\$1,000 plus \$0.035/SF + Complexity*
	20,000 to 99,999 SF	\$1,700 plus \$0.016/SF + Complexity*
	100,000 SF and Greater	\$3,300 plus \$0.008/SF + Complexity*
PD Permit (PD)		
<u>Residential</u>	No Construction	\$200***
	0 to 15 Dwelling Units (DU)	\$1,500 + Complexity*
	16 to 99 DU	\$1,500 + plus \$14/DU + Complexity*
	100 DU and Greater	\$2,900 + plus \$8/DU + Complexity*
<u>Non-Residential</u>	No Construction	\$200***
	0 to 4,999 square feet (SF)	\$1,200 + Complexity*
	5,000 to 19,999 SF	\$1,200 plus \$0.027/SF + Complexity*
	20,000 to 99,999 SF	\$1,740 plus \$0.018/SF + Complexity*
	100,000 SF and Greater	\$3,540 plus \$0.013/SF + Complexity*
Site Development Permit (H)		
<u>Residential</u>	No Construction	\$200***
	0 to 15 Dwelling Units (DU)	\$685 + Complexity*
	16 to 99 DU	\$590 + plus \$14/DU + Complexity*
	100 DU and Greater	\$1,200 + plus \$9/DU + Complexity*
<u>Non-Residential</u>	No Construction	\$205***
	0 to 4,999 square feet (SF)	\$800 + Complexity*
	5,000 to 19,999 SF	\$800 plus \$0.027/SF + Complexity*
	20,000 to 99,999 SF	\$1,300 plus \$0.014/SF + Complexity*
	100,000 SF and Greater	\$2,500 plus \$0.010/SF + Complexity*
Conditional Use Permit (CP)		
	No Construction	\$300***
	0 to 4,999 square feet (SF)	\$795 + Complexity*
	5,000 to 19,999 SF	\$795 plus \$0.035/SF + Complexity*
	20,000 to 99,999 SF	\$1,495 plus \$0.026/SF + Complexity*
	100,000 SF and Greater	\$4,095 plus \$0.011/SF + Complexity*



PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 13, 2007 – August 16, 2008)

Department of Public Works, Development Services
 200 East Santa Clara Street, San Jose, CA 95113
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 (408) 535-3555

Application Type	Category	Fee
Miscellaneous Permits	(A2, V, AT, etc.)	\$250
Tentative Map (T)	0 to 15 lots 16 to 100 lots Greater than 100 lots	\$925 + Complexity* \$1,500 + Complexity* \$1,500 + \$11/lot + Complexity*
General Plan Amendment (GPA)	0 to 3 acres 3 to 10 acres 10 acres and Greater	\$200 \$300 \$500
Flood Review of Planning Application	All	\$150 per review
Environmental Impact Report	All	\$1,400 per review
Traffic Report**	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	\$700 + \$10/PHT + Complexity** + \$100 DOT Geometrics fee \$1,700 + \$10/PHT + Complexity** + \$300 DOT Geometrics fee \$2,700 + \$10/PHT + Complexity** + \$600 DOT Geometrics fee
NPDES (C.3 Requirements)	<u>Complexity</u>	
For projects <u>not required</u> to submit numeric sizing	All	\$380
For projects <u>required</u> to submit numeric sizing	Low Medium High	\$1,515 \$1,850 \$2,320
Additional Review \$140 per hour (minimum 1/2 hr.)	Low Medium High	\$70 Minimum, \$200 Maximum \$70 Minimum, \$400 Maximum \$70 Minimum, \$600 Maximum

Notes:

*	<p>For these applications, the base fee (initial fee) shall be paid to the Planning Department at the time the development application is filed. Public Works staff shall review the application and determine the overall complexity of the review (low, medium, high) using the complexity table.</p> <ul style="list-style-type: none"> If the application is determined to be <u>low</u> complexity, no additional fee will be due. If the application is determined to be <u>medium</u> complexity, the total fee will be 2 times the base fee (initial fee). The fee due (complexity fee), which equals the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process. If the application is determined to be <u>high</u> complexity, the total fee will be 3 times the base fee (initial fee). The fee due (complexity fee), which equals 2 times the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process.
**	<p>If a Traffic Report is required to support a development application, a separate fee is required. The fee is due upon release of the traffic report workscope.</p> <p>Complexity Fees for Traffic Reports are calculated as follows</p> <ul style="list-style-type: none"> If the Traffic Report is determined to be <u>low</u> complexity, only the base fee is due. If the Traffic Report is determined to be <u>medium</u> complexity, the total fee will be 1.25 times the base fee. If the Traffic Report is determined to be <u>high</u> complexity, the total fee will be 1.5 times the base fee.
***	<p>Zero square footage construction includes any improvements such as parking lot reconfiguration, façade improvements, interior additions, etc.</p>

DEPARTMENT OF TRANSPORTATION (DOT)

GENERAL PLAN AMENDMENT TRANPLAN Model Analysis Fee Schedule and Geometric Plan Review Fee Schedule

Effective August 13, 2007

(These fees are collected for the Department of Transportation.
The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$28 NSF fee by Treasury.

General Plan Amendment Transportation Model Analysis Fees

These fees are due to the City of San Jose for General Plan Amendments applications for services provided by the Department of Transportation. The fee is due prior to the release of analysis data packet.

Fee Item and Description	Fee
1. Base Fee^{GP}: The base fee covers the expense of staff effort for initial review of proposals, determination of required levels of traffic impact analysis, data preparation, and inclusion in the cumulative traffic impact analysis.	\$743
2. Model Analysis^{GP}: The Model Analysis fee applies to a proposed GPA requiring a model traffic impact analyses as determined in initial reviews. This fee includes the execution of TRANPLAN model and evaluations of impact significance.	\$3,595
3. Additional Model Run^{GP}: This fee applies to a proposed GPA requiring additional model run for alternative land use scenarios as requested by the applicant.	\$1,856
4. EIR Surcharge: The EIR Surcharge fee applies to a proposed GPA requiring an EIR. This fee includes supporting traffic engineering and environmental consultants to prepare technical reports, review of EIR's, and attend public hearings.	\$4,124

Geometric Plan Review Fee

These fees are for review services provided by the Department of Transportation for Planning applications. The fees shall be paid when the application is filed with the Planning Divisions.

Application Type	Category	Fee		
Plan Development Zoning (PDC) ^{GP}	Residential	0-15 Dwelling Units	\$100	
		16-99 Dwelling Units	\$150	
		Greater than 100 Dwelling Units	\$300	
	Non residential	0-4,999 Square feet (S.F.)	\$100	
		5,000-19,999 S.F.	\$100	
		20,000-99,999 S.F.	\$200	
		Greater than 100,000 S.F.	\$400	
	Plan Development (PD) ^{GP}	Residential	No Construction	\$0
			0-15 Dwelling Units	\$100
			16-99 Dwelling Units	\$100
Greater than 100 Dwelling Units			\$200	
Non residential		No Construction	\$0	
		0-4,999 Square feet (S.F.)	\$100	
		5,000-19,999 S.F.	\$100	
		20,000-99,999 S.F.	\$150	
Greater than 100,000 S.F.		\$300		
Site Development Permit ^{GP}		Residential	No Construction	\$0
	0-15 Dwelling Units		\$100	
	16-99 Dwelling Units		\$150	
	Greater than 100 Dwelling Units		\$300	
	Non residential	No Construction	\$0	
		0-4,999 Square feet (S.F.)	\$100	
		5,000-19,999 S.F.	\$150	
		20,000-99,999 S.F.	\$200	
	Greater than 100,000 S.F.	\$400		

GP - On applications with a "GP" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be assessed to the total application fee.

SAN JOSE FIRE DEPARTMENT

FIRE PREVENTION PLANNING REVIEW FEE SCHEDULE

Effective August 13, 2007

(These fees are collected for Fire Prevention for plan review service at the time of filing a Planning Application. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$28 NSF fee by Treasury.

Fire Prevention Fees For Review of Planning Applications

These fees are for review services provided by the Fire Department for Planning applications. The fees shall be paid when the application is filed with the Planning Divisions.

Fee Item and Description	Fee
Conditional Use Permit ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Planned Development Permit/PD Zoning Permit ^{GP}	\$582.00 Service Fee 3 Hour Rate (3 hour minimum)
Conventional Zoning/Conforming Zoning ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Site Development Permit ^{GP}	\$582.00 Service Fee 3 Hour Rate (3 hour minimum)
Preliminary - Comprehensive ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Development Variance/Exception ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Annexations ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Lot Line Adjustment ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Special Use Permit ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)
Tentative Maps ^{GP}	\$194.00 Service Fee 1 Hour Rate (one hour minimum)

GP - On applications with a "GP" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be assessed to the total application fee.

**PLANNING
PUBLIC INFORMATION SERVICES
FEE SCHEDULE
Effective August 13, 2007**

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$28 NSF fee by Treasury.

COPY REQUESTS	
Tape Cassette	\$7.50 per tape
Photocopies • For 8 ½" x 11" • For 11" x 17" • For 11" x 17" Z-fold copies	\$0.20 for each page \$0.20 for each page \$0.33 for each page
Optical image reproduction • For 8 ½" x 11"	\$0.25 each page
Document copies on CD	Document Research Fee plus \$.50 per disk
Microfiche	\$3.50 for first page \$0.25 each additional page
Plans/Drawings Plans larger than 24" x 36" have an additional fee (for one copy only) for San Jose Blueprint Pick-up/Delivery Charge	\$4.50 each page

MAPS	PRICE	POSTAGE	TOTAL
Standard Maps			
City Council District Boundary Maps (Citywide)	\$10.00	\$1.75	\$11.75
City Council District Boundary Maps (Council District)	\$50.00 each	\$1.75	\$51.75
General Plan Land Use/Transportation Diagram (Citywide)	\$10.00	\$1.75	\$11.75
General Plan Land Use/Transportation Diagram (Council District)	\$50.00 each	\$1.75	\$51.75
General Plan Land Use/Transportation Diagram (Grid/Panel)		N/A*	
Zoning Maps (Grid/Panel)		N/A*	
Custom Maps	\$50.00 (minimum)	\$1.75	\$51.75

* Note: these maps are available at San Jose Blue, 835 W. Julian Street. Please contact San Jose Blue at (408) 295-5770 for current pricing.

PUBLICATIONS LIST	PRICE	POSTAGE	TOTAL
Alviso Master Plan	\$20.00	\$3.00	\$23.00
Commercial Design Guidelines	\$8.00	\$4.00	\$12.00
Communications Hill Specific Plan	\$20.00	\$2.00	\$22.00
Development Activity Highlights Report	\$10.00	\$2.00	\$12.00
Environmental Clearance Ordinances	\$0.00	\$1.50	\$1.50
Evergreen Development Policy	\$1.00	\$1.50	\$2.50
Evergreen Financing Plan	\$2.25	\$2.00	\$4.25
Evergreen Specific Plan	\$7.00	\$4.50	\$11.50
Evergreen Specific Plan (Full Set)	\$12.25	\$9.00	\$21.25
Evergreen Specific Plan Zoning Document	\$2.00	\$4.00	\$6.00
Historic Resources Inventory	\$20.00	\$4.00	\$24.00
Housing Appendix C of SJ 2020 GP	\$5.00	\$3.00	\$8.00
Housing Initiative Final Report	\$5.00	\$3.50	\$8.50
Industrial Design Review Guidelines	\$8.00	\$2.50	\$10.50
Jackson-Taylor Neighborhood Revitalization Plan	\$3.00	\$2.00	\$5.00
Jackson-Taylor Residential Strategy	\$6.00	\$2.00	\$8.00
Jackson-Taylor: Age, Income, Ethnicity and Housing	\$3.00	\$2.00	\$5.00

More Publications on the next page

PUBLICATIONS LIST (continued)	PRICE	POSTAGE	TOTAL
Landscape and Irrigation Guidelines	\$6.00	\$2.50	\$8.50
Midtown Specific Plan	\$8.00	\$2.50	\$10.50
Midtown Specific Plan Financing Report	\$20.00	\$4.00	\$24.00
North San Jose Deficiency Plan	\$6.00	\$2.50	\$8.50
North San Jose Deficiency Plan Appendix	\$10.00	\$4.00	\$14.00
Plan for the Past	\$6.00	\$2.75	\$8.75
Residential Design Guidelines	\$10.00	\$3.00	\$13.00
Rincon South Specific Plan	\$12.00	\$2.50	\$14.50
Riparian Corridor Policy Study	\$9.00	\$3.00	\$12.00
Riparian Corridor Policy Study – Resource Inventory	\$4.40	\$0.00	\$4.40
Rock Spring Neighborhood Plan	\$15.00	\$3.25	\$8.25
SJ 2020 Environmental Impact Report	\$40.00	\$3.50	\$43.50
SJ 2020 General Plan	\$25.00	\$5.75	\$30.75
SJ 2020 General Plan Updated Fiscal Impact Analysis – Final	\$8.50	\$4.50	\$13.00
SJ 2020 Housing Appendix	\$5.00	\$3.00	\$8.00
School Site Reuse Plan	\$6.00	\$3.00	\$9.00
Sign Ordinance	\$5.00	\$2.00	\$7.00
Single Family Design Guidelines	\$10.00	\$1.25	\$11.25
St. James Square Historic District Design Guidelines	\$5.00	\$2.00	\$7.00
Stormwater Control Manual	\$5.25	\$2.00	\$7.25
Strong Neighborhoods Initiative (SNI) Plan	\$25.00	\$5.50	\$30.50
Subdivision Ordinance	\$4.25	\$4.00	\$8.25
Tamien Station Area Specific Plan	\$9.00	\$3.00	\$12.00
Tour-River Oaks/North SJ Housing & Select Downtown	\$4.00	\$2.50	\$6.50
University Area Task Force Report	\$4.50	\$3.00	\$7.50
Vacant Land Inventory	\$50.00	\$1.75	\$51.75
Your Old House	\$12.00	\$4.00	\$16.00
Zoning Ordinance	\$20.50	\$5.50	\$26.00

RESEARCH SERVICES	
Minimum Charge	\$72.00 for first ½ hour
VERIFICATIONS^{GP}	
Alcoholic Beverage Control (ABC) License Verification	\$216 plus \$36 per ¼ hour after first 1.5 hours
Comprehensive Research Letters (CRL)	\$576 plus \$36 per ¼ hour after first 4 hours
Department of Motor Vehicles (DMV) Verification	\$288 plus \$36 per ¼ hour after first 2 hours
Legal Non-Conforming Verification (LNC)	\$792 plus \$36 per ¼ hour after first 5.5 hours
Massage Letter	\$216 plus \$36 per ¼ hour after first 1.5 hours
Reconstruction of Legal Non-Conforming Structures (Burndown Letter)	\$216 plus \$36 per ¼ hour after first 1.5 hours