PLANNING FEE SCHEDULE

Effective August 4, 2010

APPEALS	$250
CONDITIONAL USE PERMIT	$990
DESIGN REVIEW	
Project Cost	
Up to 50,000	$602*
50,000 - 100,000	$775*
100,000 - 250,000	$1,052**
250,001 - 500,000	$1,335**
500,000 - 1,000,000	$1,610**
over 1,000,000	$1,890**
ENVIRONMENTAL REVIEW	
Categorical Exemption	$165*
Negative Declaration	$535*
EIR	$535* + 15% of contract cost
Clerk Recordation Fee	$50
Dept. of Fish and Game Fee	$2010.25 (neg dec.)
	$2792.25 (EIR)
FENCE PERMIT	
	$108 (staff review)
	$830 (za/pc review)
GENERAL PLAN AMENDMENT / REZONING	$1,075**
HERITAGE TREE REMOVAL	$535*(standing alone application)
	$165 (with another application)
	$76 (for sudden oak death)
MASTER PLAN	$1,290** + $50/lot or unit
PRECISE DEVELOPMENT PLAN	$860* + $50/lot or unit
SECOND UNIT PERMIT	$820*
NOTICE OF VIOLATION REMOVAL	$130
SIGN REVIEW	$108 (staff review)
	$605* (za / pc review)

OUTDOOR DINING	$395 (staff review)
OUTDOOR DISPLAY	$395 (staff review)
SUBDIVISION	
Lot Line Adjustment	$775*
Tentative Map (4 or less lots)	$880* (min)
Tentative Map (5 or more lots)	$1,315* (min)
Extension of Map	$775*
Certificate of Compliance	$535*
Unmerger	$108 (staff review)
	$645* (za / pc review)
VARIANCE	$990**
OTHER	
Hourly Rate	$65
Research Fee	hourly rate

*includes first five hours of Planning time, additional time at hourly rate.
**includes first ten hours of Planning time, additional time at hourly rate.

All fees include the cost of noticing and Planning Plan Check time.

APPLICATION OF FEES

A. Fees shall be submitted in full at time of the application to the City.

B. Portions of fees may be refunded upon withdrawal of the application; the amount of refund shall be determined by the Director of Planning and Building, based upon the amount of work done by the City prior to withdrawal.

C. In the event work has been undertaken or use made of the property without legal authority prior to completing the requisite procedures necessary to authorize such work or use, the applicant shall pay two times the amount specified amount.

D. When a project requires more than one permit, the full fee shall be collected for each permit required.

E. The City Council may waive all or a portion of planning fees for projects for which they determine a hardship exits.

F. Design Review valuation based on $250/square foot.