

1 [Planning Department fees for code enforcement.]

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3 **Ordinance amending the San Francisco Planning Code by amending Sections 351 and**
4 **355 to add fees related to code enforcement; and making environmental findings.**

5 Note: Additions are *single-underline italics Times New Roman*;
6 deletions are *strikethrough italics Times New Roman*.
7 Board amendment additions are double underlined.
8 Board amendment deletions are ~~strikethrough normal~~.

8 Be it ordained by the People of the City and County of San Francisco:

9 Section 1. Findings. The Planning Department has determined the proposed fees to
10 be exempt from the requirements of the California Environmental Quality Act (CEQA)
11 pursuant to CEQA Guidelines Section 15273(a), which exempts rates, tolls, fares and charges
12 such as those proposed here.

13 Section 2. The San Francisco Planning Code is hereby amended by amending Section
14 351, to read as follows:

15 SEC. 351. MISCELLANEOUS SERVICES.

16 (a) Agendas for Planning Commission: \$19 annual subscription to cover costs of
17 mailing. Planning Commission Secretary may authorize exemptions in those instances where
18 costs would impose financial hardship.

19 (b) Agendas for Landmarks Preservation Advisory Board: \$10 annual subscription
20 to cover costs of mailing.

21 (c) Document Retrieval: Actual estimated costs for retrieval and return of files
22 stored off- site per schedule prepared by Director of Planning. No charge is allowed for labor
23 costs incurred in document retrieval, only out-of-pocket expenses paid by the Department.

24 (d) Information, Analysis, Report Preparation and Presentation, Research Services,
25 Data Requests, Site Inspections: The costs of report preparation may be amortized by

1 factoring full-cost recovery into the pricing of such information and reports: \$100 for first hour
2 of staff time, plus time and materials as set forth in Section 350(c).

3 (e) Monitoring Projects:

4 (1) Monitoring Conditions of Approval and Mitigation Measures Established

5 Pursuant to an Environmental Document or a Public Hearing by the Planning Commission or
6 Zoning Administrator for All Approved Applications in Chapter 31 of the Administrative Code
7 or Sections 352(a) and (i), 353(a) and (b) and 355: \$71 for first hour of staff time plus time and
8 materials as set forth in Section 350(c). This fee shall supersede project monitoring fees
9 under prior Section 352(g)(1) unless required as a condition of approval by the Planning
10 Commission. For monitoring required subsequent to the time of permit issuance or where no
11 permit is required, the fee will be charged and collected by the Department.

12 (f) Project Review for Policy and Code Review and Interpretation for Prospective
13 Projects for which an Application has not been Filed, and Site-Specific Design Guidelines and
14 Code-Complying Massing Recommendations: \$100 for first two hours of staff time, plus time
15 and materials as set forth in Section 350(c).

16 (g) Project Notifications for an Individual or Organization Requesting Notification of
17 Project Applications:

18 (1) First Address or First Assessor's Block: \$25 per annum.

19 (2) Additional Addresses: \$10 for addresses in each new Assessor's Block
20 thereafter, per annum.

21 (h) Zoning Administrator Written Determinations Pursuant to Section 307(a): \$100
22 minimum for first hour of staff time, plus time and materials as set forth in Section 350(c).

23 (i) Reactivating an application that the Zoning Administrator has deemed withdrawn
24 due to inactivity and the passage of time, subject to the approval of the Zoning Administrator
25 and within six months of the date the application was deemed withdrawn: \$1,000 plus time

1 and materials to cover any additional staff costs, total charge not to exceed twice the initial fee
2 paid for the original application without providing an estimate of cost.

3 (j) Request for hearing to reconsider imposition of penalty under Section 610: \$830 per
4 sign.

5 Section 3. The San Francisco Planning Code is hereby amended by amending Section
6 355, to read as follows:

7 SEC. 355. PERMIT APPLICATIONS.

8 (a) Building permit applications for a new building, change in use or alter the
9 exterior of an existing building, to be collected by Central Permit Bureau; provided, however,
10 that the fees charged for Planning Department approval at the Construction Services Center
11 for the replacement of windows and doors shall be reduced to 1/2 the fee set forth below.

Estimated Construction Cost	Initial Fee
\$500 or less	\$190
\$501 to \$1,999	\$190 plus 10% of cost over \$500
\$2,000 to \$9,999	\$200 plus 2% of cost over \$2,000
\$10,000 to \$99,999	\$360 plus .45% of cost over \$10,000 plus \$91 Discretionary Review Surcharge
\$100,000 to \$499,999	\$765 plus .35% of cost over \$100,000 plus \$91 Discretionary Review Surcharge
\$500,000 to \$4,999,999	\$2,165 plus .27% of cost over \$500,000 plus \$91 Discretionary Review Surcharge
\$5,000,000 or more	\$14,315 plus \$91 Discretionary Review Surcharge
No construction cost	\$190 plus time and materials in excess of fee paid, total charge not to exceed five times the initial fee,

1 without providing an estimate of cost plus \$91
2 Discretionary Review Surcharge.

3 (1) Applications with Verified Violations of this Code: ~~Time and materials as set forth in~~
4 ~~Section 350(e).~~ to be collected by Central Permit Bureau: 2 hours of Planning staff time.

5 (2) Back-Check Fee for Permit Revisions: \$71 for first hour of staff time plus time
6 and materials as set forth in Section 350(c), to be collected at time of permit issuance.

7 (3) Shadow Fee for New Construction or Alteration Exceeding 40 Feet in Height
8 (Section 295): Additional \$200 plus time and materials as set forth in Section 350(c).

9 (4) Public Notification Fee for Projects Requiring Public Notice Pursuant to Section
10 311: \$40 for first hour of staff time, plus time and materials as set forth in Section 350(c).

11 (5) For projects with a construction cost of \$5,000,000 or more, the applicant shall
12 be charged the permit fee for a project with a \$5,000,000 construction cost.

13 (6) Permits for solar panels shall be ½ the above fee. Over-the-counter permits for
14 solar equipment installation: \$100.00.

15 (b) Demolition Applications, to be Collected by Central Permit Bureau: \$400.

16 (c) Fire, Police and Health Department Permit Applications Review: \$45 for first
17 hour of staff time plus time and materials to be collected by the other departments in
18 conjunction with current fee collections, time and materials not to exceed five times the initial
19 fee without providing an estimate of cost.

1 (d) Sign Applications, to be Collected by Central Permit Bureau: \$90.

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3 APPROVED AS TO FORM:
4 DENNIS J. HERRERA, City Attorney

5 By: _____
6 JUDITH A. BOYAJIAN
7 Deputy City Attorney

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