

FILE NO. 060699

ORDINANCE NO.

1 [Fee Adjustments.]

2

3 **Ordinance amending the San Francisco Planning Code by amending Article 3.5 to**
4 **adjust fees for Planning Department services; 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 fee
10 adjustments to be exempt from the requirements of the California Environmental Quality Act
11 (CEQA) pursuant to CEQA Guidelines Section 15273(a), which exempts rates, tolls, fares and
12 charges such as those proposed here.

13 Section 2. The San Francisco Planning Code is hereby amended by amending Article
14 3.5, to read as follows:

15 SEC. 350. FEES, GENERAL.

16 Fees shall be imposed in order to compensate the Planning Department for the
17 cost of processing applications and for the development and revision of land use controls. ~~for the~~
18 ~~establishment, abolition or modification of a setback line, for signs, demolition, reclassification of~~
19 ~~property, conditional use authorization, variance, or coastal zone permit; reviewing permit~~
20 ~~applications filed in and issued by other City departments, institutional master plans, General Plan~~
21 ~~amendments and referrals, projects which require review under Section 295 of this Code (park shadow~~
22 ~~ordinance) and permits requiring additional review by nature of their location within the C-3 District~~
23 ~~(Section 309(b)) or exceptions from the Planning Code (Section 309(a)), permits required under the~~
24 ~~Office Development Limitation Program (Sections 320-325), review of redevelopment plans,~~
25 ~~transferable development rights applications, projects requiring special review pursuant to Section~~

1 ~~306.7; providing transportation review associated with project applications, providing policy and code~~
2 ~~review and interpretation, Zoning Administrator written determinations pursuant to Section 307(a),~~
3 ~~research, document retrieval and technical reports, Planning Commission and Landmarks~~
4 ~~Preservation Advisory Board agendas, and notification of project applications.~~ Fees shall be
5 charged and collected as indicated for each class of application, permit, filing request or
6 activity listed in Sections 351 through 357 below.

7 (a) Estimated construction costs are as defined by the San Francisco Building
8 Code.

9 (b) All fees are payable at time of filing application or request, except where noted
10 otherwise. However, the Director of Planning or his/her designee may authorize phased
11 collection of the fee for a project whose work is projected to span more than one fiscal year.

12 (c) Time and Materials. The Planning Department shall charge the applicant for any
13 time and materials cost incurred in excess of the initial fee ~~paid~~ charged if required to recover the
14 Department's costs for providing services. The total additional charge shall not exceed two times the
15 initial fee paid without providing an estimate of cost, except as provided below:

16 (1) ~~Where initial fee is based upon two hours or less of staff time, the total additional~~
17 ~~charges shall not exceed four times the initial fee without providing an estimate of costs.~~

18 (1) The Department shall charge time and materials to recover the cost of correcting code
19 violations and violations of Planning Commission and Department conditions of approval of use if such
20 costs are not covered by any permit or application fees collected as part of the legalization of such
21 violations. Applications with verified violations of this Code shall be charged time and materials in
22 excess of fee for renotification, investigation and research relating to processing applications, where
23 the applicant has failed to respond fully, and within the time requested, to a notice of incomplete
24 application citing the code violations with direction for their correction. not to exceed five times the
25 amount of the initial fee.

1 (2) Where a different limitation on time and material charges is set forth elsewhere
2 in this Article, that limitation shall prevail.

3 (3) The Planning Department may also charge for any time and material costs
4 incurred by other departments or agencies of the City and County of San Francisco.

5 (d) Refunds. When an application is withdrawn by the applicant prior to a public
6 hearing, or deemed canceled by the Planning Department due to inactivity on the part of the
7 applicant, then the applicant shall be entitled to a refund of the fee paid to the Department
8 less the time and materials expended minus a \$200 processing fee.

9 (e) Deferred or Reduced Fee.

10 (1) Any fraternal, charitable, benevolent or any other nonprofit organization, ~~which~~
11 ~~organization~~ that is exempt from taxation under the Internal Revenue laws of the United States
12 and the Revenue and Taxation Code of the State of California as a bona fide fraternal,
13 charitable, benevolent or other nonprofit organization, or public entity that submits an application
14 for the development of residential units all of which are affordable to low and moderate income
15 households, as defined by the United States Housing and Urban Development Department, for a time
16 period that is consistent with the policy of the Mayor's Office of Housing and the San Francisco
17 Redevelopment Agency, shall pay fees for applications specified in Section 352(a), (g), (h), and
18 (i) based on time and materials only, up to the full fee, and may defer payment of the fee until
19 (1) before final Planning Department approval of the building permit, preparatory to issuance
20 of the building permit, before the building permit is released to the applicant, or (2) within one
21 year of the date of action on the application, whichever comes first. ~~provided that the application~~
22 ~~is for the development of residential units all of which are affordable to low and moderate income~~
23 ~~households, as defined in the Guidelines of the United States Housing and Urban Development~~
24 ~~Department, for a period of 20 years, which~~ This exemption shall apply notwithstanding the
25 inclusion in the development of other nonprofit ancillary or accessory uses.

1 (2) An exemption from paying the full fees specified under Section ~~352(b)~~ 351, 352,
2 353, 355, 356, and 357 may be granted when the requestor's income is not enough to pay for
3 the fee without affecting their abilities to pay for the necessities of life, provided that the
4 person seeking the exemption demonstrates to the Planning Director or his/her designee ~~Zoning~~
5 ~~Administrator~~ that they are substantially affected by the proposed project.

6 (f) Late Payment

7 (1) Charges and Collection of Overdue Accounts. The Director or his/her designee shall call
8 upon the Bureau of Delinquent Revenues or duly licensed collection agencies for assistance in
9 collecting delinquent accounts more than 60 days in arrears, in which case any additional costs of
10 collection may be added to the fee amount outstanding. If the Department seeks the assistance of a
11 duly licensed collection agency, the approval procedures of Administrative Code Article 5, Section
12 10.39-1 et seq. will be applicable.

13 (g) Fee Adjustments

14 (1) The Controller will annually adjust the fee amounts specified in Section 351(d), (e), (f), (g),
15 (h), and Section 352(b), (d), (e), (g), (i), (j), (k), (l), and ~~and (m), and (n),~~ and Section 353(a), (c), (d),
16 and Section 355(b)(1), (2), (3), (4), (6), (c), (d), (e), and Section 356(c), and Section 357 by the two-
17 year average consumer price index (CPI) change for the San Francisco/San Jose Primary Metropolitan
18 Statistical Area (PMSA). Effective September 30, 2008~~7~~, the fee amounts specified in Section 351(d),
19 (e), (f), (g), (h), and Section 352(a), (b), (c), (d), (e), (g), (j), (k), (l), and ~~and (m), and (n),~~ and Section
20 353(a), (b), (c), (d), and Section 355(a), (b), Section 356(c), (d), (e), and Section 357 will increase 6.3%
21 to support an increase in departmental overhead from rent costs at 1650 Mission Street.

22 SEC. 351. MISCELLANEOUS SERVICES.

23 (a) Agendas for Planning Commission: ~~\$19~~ \$35 annual subscription to cover
24 costs of mailing. The Planning ~~Commission Secretary~~ Director or his/her designee may authorize
25 exemptions in those instances where costs would impose financial hardship.

1 (b) Agendas for Landmarks Preservation Advisory Board: ~~\$10~~ \$35 annual
2 subscription to cover costs of mailing. The Planning Director or his/her designee, may authorize
3 exemption in those instances where costs would impose financial hardship.

4 (c) Document Retrieval: Files stored on-site - actual ~~estimated~~ costs for printing file(s),
5 Files stored off-site: - actual costs for retrieval, printing and return of files, as specified in a retrieval
6 schedule and return of files stored off-site per schedule prepared by Director of Planning, or his/her
7 designee. No charge is allowed for labor costs incurred in document retrieval, only out-of-pocket
8 expenses paid by the Department.

9 (d) Information, Analysis, Report Preparation and Presentation, Research Services,
10 Data Requests, ~~Site Inspections~~: The costs of report preparation may be amortized by factoring
11 full-cost recovery into the pricing of such information and reports: ~~\$100 for first hour of staff time~~
12 \$200 as an initial fee, plus time and materials as set forth in Section 350(e).

13 (e) Monitoring Projects:

14 (1) Monitoring Conditions of Approval and Mitigation Measures Established
15 Pursuant to an Environmental Document or a Public Hearing by the Planning Commission or
16 Zoning Administrator for All Approved Applications in Chapter 31 of the Administrative Code
17 or Sections 352(a) and (i), 353(a) and (b) and 355: ~~\$100~~ \$170 as an initial fee, plus time and
18 materials as set forth in Section 350(c). ~~for first hour of staff time plus time and materials as set forth in~~
19 ~~Section 350(e). This fee shall supersede project monitoring fees under prior Section 352(g)(1) unless~~
20 ~~required as a condition of approval by the Planning Commission. For monitoring required subsequent~~
21 ~~to the time of permit issuance or where no permit is required, the fee will be charged and collected by~~
22 ~~the Department.~~

23 (f) Project Review for Policy and Code Review and Interpretation for Prospective
24 Projects for which an Application has not been Filed, and Site-Specific Design Guidelines and
25 Code-Complying Massing Recommendations: ~~\$200~~ \$300 for new construction and modifications

1 to 1 and 2 unit family dwellings and for affordable housing projects as defined in the Guidelines of the
2 United States Housing and Urban Development Department, and \$710 for all other projects. ~~for first~~
3 ~~two hours of staff time, plus time and materials as set forth in Section 350(e).~~

4 (g) Project Notifications for an Individual or Organization Requesting Notification of
5 Project Applications:

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

7 (2) Additional Addresses: \$10 for addresses in each new Assessor's Block-Lot
8 thereafter, per annum.

9 (h) Zoning Administrator Written Determinations Pursuant to Section 307(a): \$100
10 for zoning letters of conformance, \$100 \$450 for other written determinations ~~minimum for first hour of~~
11 ~~staff time, plus time and materials as set forth in Section 350(e).~~

12 (i) Reactivating an application that the Zoning Administrator has deemed withdrawn
13 due to inactivity and the passage of time, subject to the approval of the Zoning Administrator
14 and within six months of the date the application was deemed withdrawn: \$1,000 \$190 plus time
15 and materials to cover any additional staff costs, total charge not to exceed twice the initial fee paid for
16 the original application without providing an estimate of cost.

17 SEC. 352. COMMISSION AND ZONING ADMINISTRATOR HEARING
18 APPLICATIONS.

19 (a) Conditional Use (Section 303), Planned Unit Development (Section 304),
20 Variance (Section 305), Downtown (C-3) District Review (Section 309) and Coastal Zone Permit
21 (Section 330) Applications Commission Hearing Fee Schedule:

<u>No construction cost, excluding extension of hours</u>	<u>\$700</u>
<u>No construction cost, extension of hours</u>	<u>\$1,075</u>
Estimated Construction Cost	Initial Fee
<u>Less than \$1 to \$9,999</u>	<u>\$704 \$1,075</u>

1	\$10,000 to \$999,999	\$704 <u>\$1,075</u> plus .324% <u>.497%</u> of cost over \$10,000
2	\$1,000,000 to \$4,999,999	\$3,911 <u>\$5,995</u> plus .387% <u>.593%</u> of cost over
3		\$1,000,000
4	\$5,000,000 to \$9,999,999	\$19,391 <u>\$29,715</u> plus .324% <u>.497%</u> of cost over
5		\$5,000,000
6	\$10,000,000 to \$19,999,999	\$35,591 <u>\$54,565</u> plus .169% <u>.259%</u> of cost over
7		\$10,000,000
8	\$20,000,000 or more	\$52,491 <u>\$80,465</u>

9 ~~No construction cost~~ ————— \$1,000

10 (b) Variance (Section 305)

11 ~~Estimated Construction Cost~~ ————— Initial Fee

12 \$0 - \$9,999 ————— \$680

13 \$10,000 - \$19,999 ————— \$1,515

14 \$20,000 and greater ————— \$3,025

15 Variance fees are subject to additional time and material charges, as set forth in Section 350c.

16 ~~\$10,000 to \$999,999~~ ————— ~~\$601 plus .277% of cost over \$10,000~~

17 ~~\$1,000,000 to \$4,999,999~~ ————— ~~\$3,343 plus .331% of cost over \$1,000,000~~

18 ~~\$5,000,000 to \$9,999,999~~ ————— ~~\$16,583 plus .277% of cost over \$5,000,000~~

19 ~~\$10,000,000 to \$19,999,999~~ — ~~\$30,433 plus .145% of cost over \$10,000,000~~

20 ~~\$20,000,000 or more~~ ————— ~~\$44,933~~

21 ~~No construction cost~~ ————— ~~\$601~~

22 (c) Downtown (C-3) District Review (Section 309) and Coastal Zone Permit (Section

23 330) Applications Commission Hearing Fee Schedule:

24 Estimated Construction Cost Initial Fee

25 ~~Less than~~ \$0 to \$9,999 ~~\$356~~ \$217

1	\$10,000 to \$999,999	\$356 <u>\$217</u> plus .164% <u>.0994%</u> of cost over
2		\$10,000
3	\$1,000,000 to \$4,999,999	\$1,979 <u>\$1,201</u> plus .196% <u>.119%</u> of cost over
4		\$1,000,000
5	\$5,000,000 to \$9,999,999	\$9,819 <u>\$5,961</u> plus .164% <u>.099%</u> of cost over
6		\$5,000,000
7	\$10,000,000 to \$19,000,000- 999,999	\$18,019 <u>\$10,911</u> plus .068% <u>.052%</u> of cost over
8		\$10,000,000
9	\$20,000,000 or more	\$26,619 <u>\$16,111</u>
10	No construction cost	\$356

11 (1) Applications with Verified Violations of this Code: The Planning Department shall
 12 charge \$170 as an initial fee, plus time and materials as set forth in Section 350(c).

13 (2) Where an applicant requests two or more approvals involving a conditional use,
 14 planned unit development, variance, Downtown (C-3) District Section 309 review, certificate of
 15 appropriateness, permit to alter a significant or contributory building both within and outside of
 16 Conservation Districts, or a coastal zone permit review, the amount of the second and each
 17 subsequent initial fees of lesser value shall be reduced to 50 percent, ~~plus time and materials as~~
 18 ~~set forth in Section 350(c). This subsection shall not apply to Section 309(a) exceptions (Section~~
 19 ~~353(a)).~~

20 (3) Minor project modifications requiring a public hearing to amend conditions of
 21 approval of a previously authorized project, not requiring a substantial reevaluation of the prior
 22 authorization: \$800 ~~plus time and materials as set forth in Section 350(c).~~

23 (4) The applicant shall be charged for any time and materials beyond the initial fee
 24 paid in Section 352(a), as set forth in Section 350(c).

25

1 (5) An applicant proposing significant revisions to a project for which an application
2 is on file with the Planning Department shall be charged time and materials to cover the full
3 costs in excess of the initial fee. ~~paid, not to exceed three times the original fee without providing~~
4 ~~an estimate of cost.~~

5 (6) For agencies or departments of the City and County of San Francisco, the initial
6 fee for applications shall be based upon the construction cost as set forth above., ~~however, that~~
7 ~~the initial fee shall not exceed the initial fee established for projects with a construction cost of~~
8 ~~\$5,000,000. For those projects with a construction cost of \$5,000,000 or more, the agency or~~
9 ~~department shall be charged for any time and materials beyond the initial fee paid, not to exceed three~~
10 ~~times the amount of the initial fee.~~

11 (d) Discretionary Review Request: ~~\$200 for the first Three hours of staff time \$400 as~~
12 ~~set forth in Section 350(e); provided, however, that the fee shall be \$200 waived if the~~
13 discretionary review request is filed by a neighborhood organization that: (1) has been in
14 existence for 24 months prior to the filing date of the request, and (2) is on the Planning
15 Department's neighborhood organization notification list, and (3) can demonstrate to the
16 Planning Director or his/her designee that the organization is affected by the proposed project.
17 Such fee shall be refunded to the individual or entity that requested discretionary review in the
18 event the Planning Commission denies the Planning Department's approval or authorization
19 upon which the discretionary review was requested. Mandatory discretionary reviews: ~~\$2,183~~
20 \$2,805.

21 (e) Institutional Master Plan (Section 304.5).
22 (1) Full Institutional Master Plan or Substantial Revision: ~~\$6,500 for first 100 hours of~~
23 ~~staff time \$10,000 plus time and materials if the cost exceeds the initial fee~~ as set forth in Section
24 350(c).
25

1 (2) Abbreviated Institutional Master Plan: ~~\$650 for first 10 hours of staff time~~ \$1,830
2 plus time and materials if the cost exceeds the initial fee as set forth in Section
3 350(c).

4 (f) Land Use Amendments and Related Plans and Diagrams of the San Francisco
5 General Plan: Fee based on the Department's estimated actual costs for time and materials
6 required to review and implement the requested amendment, according to a budget prepared
7 by the Director of Planning, in consultation with the sponsor of the request.

8 (g) General Plan Referrals: ~~\$300~~ \$2,700 plus time and materials if the cost exceeds the
9 initial fee for first three hours of staff time plus time and materials for each subsequent hour of staff
10 time, as set forth in Section 350(c). ~~Total charge not to exceed \$1,500, without providing an estimate~~
11 ~~of cost.~~

12 (h) Redevelopment Plan Review: The Director of Planning shall prepare a budget to
13 cover actual time and materials expected to be incurred, in consultation with the
14 Redevelopment Agency. A sum equal to ½ the expected cost will be submitted to the
15 Department, prior to the commencement of the review. The remainder of the costs will be due
16 at the time the initial payment is depleted.

17 (i) Reclassify Property or Impose Interim Zoning Controls: ~~\$8,878~~ \$6,115.

18 (1) The applicant shall be charged for any time and materials as set forth in Section
19 350(c).

20 (2) Applications with Verified Violations of this Code: The Planning Department shall
21 charge time and materials as set forth in Section 350(c).

22 (j) Setback Line, Establish, Modify or Abolish: ~~\$1,500~~ \$2,325.

23 (k) Temporary Use Fees: ~~\$100~~ \$340 as an initial fee, plus time and materials if the cost
24 exceeds the initial fee, for first hour of staff time plus time and materials as set forth in Section
25 350(c).

1 (l) Amendments to Text of the Planning Code: ~~\$21,787~~ \$11,495 as an initial fee, plus
2 time and materials if the cost exceeds the initial fee ~~plus time and materials~~ as set forth in Section
3 350(c).

4 ~~(m) Initiation of Residential Conservation controls by neighborhood groups and associations;~~
5 ~~\$6,200 for each initiation.~~

6 ~~(m) (n) Zoning Administrator Conversion Determinations Related to Service Station~~
7 ~~Conversions: \$2,270 as an initial fee, plus time and materials if the cost exceeds the initial fee.~~
8 ~~(Section 228.4): Basic commission hearing fee schedule with no construction cost as set forth in~~
9 ~~Section 352(a) plus time and materials as set forth in Section 350(e).~~

10 ~~(n) — Conditional Use Appeals to the Board of Supervisors and Appeals to the Board~~
11 ~~of Appeals:~~

12 ~~(1) — \$400 for the appellant of a conditional use authorization decision to the Board of~~
13 ~~Supervisors; provided, however, that the fee shall be \$200 if the appeal is filed by a~~
14 ~~neighborhood organization that: (1) has been in existence for 24 months prior to the appeal~~
15 ~~filing date and (2) is on the Planning Department's neighborhood organization notification list.~~

16 ~~(2) — \$200 for the appellant of any Planning Commission, Planning Department, or~~
17 ~~Zoning Administrator decision identified in this Section, Section 353, or Section 355 to the~~
18 ~~Board of Appeals, however, that the fee shall be \$200 waived if the appeal is filed by a~~
19 ~~neighborhood organization that: (1) has been in existence for 24 months prior to the appeal~~
20 ~~filing date and (2) is on the Planning Department's neighborhood organization notification list.~~

21 ~~(3) — Such fees shall be used to defray the cost of an appeal to the Planning~~
22 ~~Department. At the time of filing an appeal, the Clerk of the Board of Supervisors or the~~
23 ~~Executive Secretary for the Board of Appeals, depending on the appellate body, shall collect~~
24 ~~such fee and forward the fee amount to the Planning Department.~~

25 SEC. 353. DOWNTOWN APPLICATIONS.

- 1 (a) Exception in C-3 District (Section 309): ~~\$5,000~~ \$1,480 as an initial fee, plus time and
2 materials as set forth in section 350(c) for one or more exceptions to the Planning Code, which
3 shall not be reduced per Section 352(c)(2).
- 4 (b) Modifications in C-3 District, Determination of Need (Section 309): Same as
5 Basic commission hearing fee schedule (Sections 352(c), 352(c)(1) et seq.).
- 6 (c) Office Development Limitation Projects (Sections 320 through 323): ~~\$3,160~~
7 \$3,970 per application at initial intake plus time and materials as set forth in Section 350(c).
- 8 (d) ~~Transfer of Development Rights and~~ Article 11 Designated Buildings: ~~\$670~~
- 9 (1) Significant or Contributory Building, Designation or Change of Boundary: ~~\$1,686~~
10 \$5,120.
- 11 (2) Conservation District, Designation or Change of Boundary: ~~\$1,686~~ \$5,120.
- 12 (3) Permit to Alter a Significant or Contributory Building within a designated
13 Conservation District, not Deemed Minor by the Zoning Administrator: ~~Same as for Certificate of~~
14 ~~Appropriateness (Section 356(e))~~ \$6,760 plus time and materials in excess of initial fee as set forth in
15 Section 350(c).
- 16 (4) Alteration of a Contributory Building located outside a Conservation District from
17 which no TDR has been transferred and no issuance of a permit pursuant to Sections 1111
18 through 1111.6: ~~\$25-~~ \$6,760.
- 19 (5) Significant or Contributory Building Demolition in or outside of a Conservation
20 District for which TDRs have been transferred: ~~\$670-~~ \$6,760. This fee shall be in addition to any
21 fee otherwise required for permits to alter or demolish. However, applications to demolish a
22 Contributory Building located outside a Conservation District from which no TDR has been
23 transferred or a Category V Building in a Conservation District from which no TDR has been
24 transferred are subject only to the demolition fee contained in Section 355(b).
- 25 (6) Statement of Eligibility: ~~\$1,130~~ \$1,200.

1 (7) Certificate of Transfer, Execution: ~~\$260~~ \$345.

2 (8) Certification of Transfer of TDR, *notice of use*: ~~\$1,174~~ \$1,080.

3 SEC. 354. ENVIRONMENTAL REVIEW.

4 See Administrative Code, Section ~~31.46B~~ 31.21 et seq. for fees.

5 SEC. 355. PERMIT APPLICATIONS.

6 (a) Building permit applications for a ~~new building~~, change in use or ~~alter~~ alteration of
7 ~~the exterior~~ of an existing building, to be collected by Central Permit Bureau; provided,
8 however, that the fees charged for Planning Department approval at the Construction
9 Services Center for the replacement of windows and doors shall be reduced to ½ the fee set
10 forth below.

11	Estimated Construction Cost	Initial Fee
12	\$0 to \$499	\$190 <u>\$272</u>
13	\$500 to \$1,999	\$190 <u>\$272</u> plus 10% <u>14.27%</u> of cost over \$500
14	\$2,000 to \$9,999	\$340 <u>\$486</u> plus 2% <u>2.85%</u> of cost over \$2,000
15	\$10,000 to \$99,999	\$409 <u>\$714</u> plus .45% <u>.50%</u> of cost over \$10,000 16 <u>plus \$91 \$70 Discretionary Review Surcharge</u>
17	\$100,000 to \$499,999	\$814 <u>\$1,164</u> plus .35% <u>.50%</u> of cost over 18 \$100,000 <u>plus \$91 \$70 Discretionary Review</u> 19 <u>Surcharge</u>
20	\$500,000 to \$4,999,999	\$2,214 <u>\$3,164</u> plus .27 <u>.386%</u> of cost over 21 \$500,000 <u>plus \$91 \$70 Discretionary Review</u> 22 <u>Surcharge</u>
23	\$5,000,000 or more	\$14,364 <u>\$20,534</u> plus \$91 <u>\$70 Discretionary</u> 24 <u>Review Surcharge</u>
25	No construction cost	\$190 plus time and materials in excess

1 *of initial fee paid, total charge not to exceed five*
2 *times the initial fee, without providing an estimate*
3 *of cost.*

4 (1) Applications with Verified Violations of this Code: The Planning Department shall
5 charge time and materials as set forth in Section 350(c).

6 (2) Back-Check Fee for Permit Revisions: ~~\$100~~ \$170 for the initial fee, for first hour of
7 ~~staff time~~ plus time and materials as set forth in Section 350(c), to be collected at time of
8 permit issuance.

9 (3) Shadow Fee for New Construction or Alteration Exceeding 40 Feet in Height
10 (Section 295): Additional ~~\$882~~ \$390 plus time and materials as set forth in Section 350(c).

11 (4) Public Notification Fee for Projects Requiring Public Notice Pursuant to Section
12 311: Project sponsor may select two options (1) full service public notification whereby the City's
13 reprographics department will print and mail public notices, \$51, plus \$2.60 per envelope (subject to
14 increase based on postage costs), or (2) self service public notification whereby by appointment the
15 Department will provide Planning Department labels for \$0.43 per label (subject to increase based on
16 the cost of labels), and a copy of the notice, \$51 ~~\$40 for first hour of staff time, plus time and materials~~
17 ~~as set forth in Section 350(c).~~

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

20 (6) Permits for solar panels ~~shall be 1/2 the above fee~~ and over-the-counter permits for
21 solar equipment installation: ~~\$100.00~~ shall be \$115 per permit.

22 (b) Building permit applications for a new building:

23 Estimated Construction Cost Initial Fee

24 Less than \$100,000 \$1,547, plus \$70 Discretionary Review Surcharge

1 \$100,000 to \$499,999 \$1,547 plus .665% of cost over \$100,000 plus \$70

2 Discretionary Review Surcharge

3 \$500,000 to \$4,999,999 \$4,207 plus .513% of cost over \$500,000 plus \$70

4 Discretionary Review Surcharge

5 \$5,000,000 or more \$27,292 plus \$70 Discretionary Review Surcharge

6 ~~(b)-(c)~~ Demolition Applications, to be collected by Central Permit Bureau: ~~\$400,~~ \$1,250.

7 ~~(e)-(d)~~ Fire, Police and Health Department Permit Applications Review: ~~\$45~~ \$105 initial

8 fee collected by the other departments in conjunction with current fee collections, for first hour of staff
9 time plus time and materials as set forth in Section 350(c). ~~to be collected by the other departments in~~
10 ~~conjunction with current fee collections, time and materials not to exceed five times the initial fee~~
11 ~~without providing an estimate of cost.~~

12 ~~(d)-(e)~~ Sign Applications, to be collected by Central Permit Bureau: ~~:\$90-~~ \$110.

13 SEC. 356. PRESERVATION APPLICATIONS. (Article 10).

14 (a) Landmark: \$250.

15 (b) Amendment, Rescission or Designation of Historical District: \$1,000 plus time
16 and materials in excess of initial fee ~~paid~~ as set forth in Section 350c. The Planning Director or
17 his/her designee may waive time and material charges for the designation of a historical district to
18 encourage citywide preservation activities.

19 (c) Certificate of Appropriateness: \$500 for applications with an estimated construction
20 cost less than \$1,000; \$1,000 for applications with an estimated construction less than \$20,000,
21 \$4,630 for applications with an estimated construction value \$20,000 and more, plus time and
22 materials in excess of initial fee as set forth in Section 350(c).

23 Estimated Construction Cost ————— Fee ———

24 Less than \$1,000 ————— \$200 — \$234

25 \$1,000 to \$9,999 ————— \$400 — \$468

1	\$10,000 or more	Conditional Use Fee Schedule (Section 352(a))
2	\$10,000 to \$999,999	\$468 plus .539% of cost over \$10,000
3	\$1,000,000 to \$4,999,999	\$5,804 plus .644% of cost over \$1,000,000
4	\$5,000,000 to \$9,999,999	\$31,564 plus .539% of cost over \$5,000,000
5	\$10,000,000 to \$19,999,999	\$58,514 plus .281% of cost over \$10,000,000
6	\$20,000,000 or more	\$86,614
7	No construction cost	\$234

8 (d) Determination that a building is a compatible rehabilitation or a compatible
9 replacement building, pursuant to Section 309 or 1109: Same as for Conditional Use (Section
10 352(a)).

11 (e) Processing and administering an application for an historical properties contract
12 under the California Mills Act, California Government Code Sections 50280—50290: ~~\$4,135,~~
13 ~~\$15,000~~ for commercial properties and \$1,000 for residential properties. ~~for the first four hours of staff~~
14 ~~time plus time and materials as set forth in Section 350(e).~~

15 SEC. 357. TRANSPORTATION REVIEW ASSOCIATED WITH PROJECT
16 APPLICATIONS.

17 Transportation Study: ~~\$17,686~~ \$17,390 plus time and materials as set forth in Section
18 350(a).

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20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By: _____
23 JUDITH A. BOYAJIAN
24 Deputy City Attorney

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