



PLANNING DIVISION FEES

Fiscal Year 2016-2017 (Effective August 29, 2016)

SINGLE-FAMILY HOMES AND DUPLEXES

<input type="checkbox"/> Staff Level Design Review	\$165.50
<input type="checkbox"/> Planning Commission Design Review (Public Hearing)	\$451.50
<input type="checkbox"/> Special Development Permit or Use Permit (Public Hearing)	\$451.50
<input type="checkbox"/> Variance (Public Hearing)	\$451.50
<input type="checkbox"/> Large Family Child Care not within 300 ft. of another (Staff Level Review)	No Fee
<input type="checkbox"/> Use Permit—Large Family Child Care within 300 ft. of another (Public Hearing)	\$165.50

STAFF LEVEL REVIEWS

<input type="checkbox"/> Miscellaneous Plan Permit	\$140.50
<input type="checkbox"/> Preliminary Project Review for Public Hearing Project	\$377.50
<input type="checkbox"/> Tree Removal Permit	\$286.50
<input type="checkbox"/> Tree Removal Permit (w/Certified Arborist Report)	\$165.50
<input type="checkbox"/> Tree Removal Permit (by PG&E)	No Fee
<input type="checkbox"/> Temporary Sign	No Fee
<input type="checkbox"/> Permanent Sign (not in a Master Sign Program)	\$165.50
<input type="checkbox"/> Master Sign Program	\$809.50
<input type="checkbox"/> Minor Modification to Master Sign Program	\$386.50
<input type="checkbox"/> Site Plan Review (Architectural, Landscaping, Parking & Lighting, etc.)	\$377.50/ Review Item
<input type="checkbox"/> Temporary & Unenclosed Use	\$165.50
<input type="checkbox"/> Vendor (per site)	\$377.50
<input type="checkbox"/> Waiver of Undergrounding	\$1,508.50
<input type="checkbox"/> Extension of time for Minor/Major Permits and Tentative Maps (not Heritage-related items)	\$809.50
<input type="checkbox"/> Review of Transportation Demand Management Plan	\$809.50
<input type="checkbox"/> Renaming of Private Street	\$809.50
<input type="checkbox"/> Short-Term Rental Director Review	\$79.50

APPEALS (PUBLIC HEARING)

<input type="checkbox"/> Appeal of Permit Decision	\$165.50
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TELECOMMUNICATION FACILITIES

<input type="checkbox"/> New Facility: Staff Level Review	\$451.50
<input type="checkbox"/> New Facility: Zoning Administrator Review	\$1,643.50
<input type="checkbox"/> New Facility: Planning Commission Review	\$3,470.50
<input type="checkbox"/> Renewal of Permit (Staff Level Review)	\$451.50
<input type="checkbox"/> Two-year Certificate of Compliance per Provider (Staff Level Review)	\$359.50

NOTICING FEES

<input type="checkbox"/> Expanded Noticing - 500 ft.	\$317.00
<input type="checkbox"/> Expanded Noticing - 1000 ft.	\$998.00
<input type="checkbox"/> Expanded Noticing - 2000 ft.	\$2,043.00
<input type="checkbox"/> Re-noticing Fee	\$147.00

ZONING ADMINISTRATOR REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> Minor Special Development Permit or Use Permit (non-Single Family home)	\$1,643.50
<input type="checkbox"/> Minor Permit Plan Review	\$881.00
<input type="checkbox"/> Variance (non-Single Family home)	\$1,643.50
<input type="checkbox"/> Tentative Parcel Map (4 or fewer lots and condominium units)	\$2,658.50

DEVELOPMENT AGREEMENTS (PUBLIC HEARING)

<input type="checkbox"/> New Development Agreement or Major Modification	\$5,768.50
<input type="checkbox"/> Minor Modification	\$2,893.50
<input type="checkbox"/> Annual Review	\$1,456.50

PUBLIC WORKS PLANNING APPLICATION REVIEW (PUBLIC HEARING PROJECTS)

Contact the Engineer or Planner on duty for more information on when the following fees apply.

<input type="checkbox"/> Change of Use to POA, School/Child Care, or Restaurant	\$376.00
<input type="checkbox"/> Tentative Parcel Map (4 or fewer lots and condominium units)	\$841.00
<input type="checkbox"/> Tentative Map (5 or more lots)	\$2,589.00
<input type="checkbox"/> Major Planning Project	\$5,179.00
<input type="checkbox"/> TDM Plan Review - New plan or Revision	\$791.00

PLANNING DIVISION FEES - EFFECTIVE AUGUST 29, 2016 (CONTINUED)

PLANNING COMMISSION REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> Major Special Development Permit, Use Permit or Nonresidential Design Review	\$3,470.50
<input type="checkbox"/> Major Permit Plan Review	\$1,758.00
<input type="checkbox"/> Tentative Map (5 or more lots): Base Fee	\$4,348.00
<input type="checkbox"/> Plus fee per lot	\$299.00
<input type="checkbox"/> Tentative Map: Modification to Conditions of Approval	\$1,776.50

CITY COUNCIL REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> General Plan Amendment Initiation	\$1,375.50
<input type="checkbox"/> General Plan Amendment (after Council Initiation)	\$5,768.50
<input type="checkbox"/> Rezone (Zoning District Change) or Amendment to Zoning Code	\$5,768.50
<input type="checkbox"/> Rezone Combining District (except Heritage Housing or Single-Story)	\$2,896.50
<input type="checkbox"/> Rezone to Heritage Housing or Single-Story Combining District	\$147.00/lot + 1 technology fee for entire application
<input type="checkbox"/> Renaming of Public Street	\$5,768.50
<input type="checkbox"/> Specific Plan	\$5,768.50
<input type="checkbox"/> Mobile Home Park CIR Review	\$5,768.50

ENVIRONMENTAL REVIEW

<input type="checkbox"/> Environmental Assessment (Initial Study)	\$791.00
<input type="checkbox"/> Staff Review of Environmental Study prepared by a Consultant	\$1,490.00
<input type="checkbox"/> Staff Review of EIR, TIA or other Special Study (% consultant fee)	10% (min. \$1,490.00)
Other Agency Fees (subject to change):	
<input type="checkbox"/> Recordation of Notice of Exemption (Santa Clara County Fee)	\$50.00
<input type="checkbox"/> Recordation of Notice of Determination (Dept. Fish & Game Fee)	
Negative Declaration	\$2,260.25
Environmental Impact Report	\$3,120.00

Note: A Technology Fee of \$18.50 is included in all planning permit application fees.

MOFFETT PARK SPECIFIC PLAN

<input type="checkbox"/> Moffett Park SDP/Design Review (Staff Level or Zoning Administrator Review)	\$1,643.50
<input type="checkbox"/> Minor Permit Plan Review	\$881.00
<input type="checkbox"/> Moffett Park SDP/Design Review (Planning Commission Review)	\$3,470.50
<input type="checkbox"/> Moffett Park Permit Plan Review	\$1,758.00

HERITAGE PRESERVATION REVIEWS

<input type="checkbox"/> Resource Allocation/Alteration Permit (RAP) (Public Hearing)	\$225.50
<input type="checkbox"/> Landmark Alteration Permit (LAP) (Public Hearing)	\$524.50
<input type="checkbox"/> Landmark Alteration Permit: Minor Review or Change (Public Hearing)	\$235.50
<input type="checkbox"/> Extension of Time to RAP or LAP (Staff Level)	\$235.50
<input type="checkbox"/> Mills Act Contract Request (Public Hearing)	\$2,783.50

MITIGATION AND IMPACT FEES

Contact the Planner on duty for more information on when the following fees apply.	
<input type="checkbox"/> Transportation Impact Fee	Contact Planner on duty
<input type="checkbox"/> Park In-Lieu Fee - Average Fair Market Value of Land	\$129.00/square ft
<input type="checkbox"/> Sense of Place Fee for ITR 7 & 8, Fair Oaks Junction and East Sunnyvale	\$1,188.00/unit
<input type="checkbox"/> Housing Mitigation Fee	Contact planner on duty or Housing Division
<input type="checkbox"/> Tree Replacement In-Lieu Fee	\$400 for 24" box \$800 for 36" box \$1,600 for 48" box

OTHER FEES

<input type="checkbox"/> Planner Attendance at After Hour Meetings (2 hour minimum)	\$83.00/hr. (\$166.00 min.)
<input type="checkbox"/> Art Permit (Arts Commission)	\$3,631.00
<input type="checkbox"/> Art in Private Development In-Lieu Fee	1.1% of construction valuation
<input type="checkbox"/> Data Research or Zoning Letter (half-hour minimum)	\$102/hr. (\$51 minimum)
<input type="checkbox"/> Permit Recordation Fee (Santa Clara County Fee)	\$25.00 1 st page \$3.00/add'l page