

DEPARTMENT OF COMMUNITY DEVELOPMENT

**SECTION 4.01 DEVELOPMENT RELATED FEES**

*NOTE: Per Government Code §66017, certain development processing fees and development impact fees are effective 60 days after adoption.*

Technology Surcharge

	<u>Fiscal Year</u> <u>2018/19</u>	<u>Fiscal Year</u> <u>2019/20</u>	<u>Charge</u> <u>Code</u>	<u>Object Level</u> <u>3 &amp; 4</u>	<u>Title</u> <u>(Obj. Lvl. 3)</u>	<u>Title</u> <u>(Obj. Lvl. 4)</u>
Applies to each building and engineering project issued and to each planning application filed.	<u>\$20.50</u>	<u>\$21.60</u>	799041	1375	Technology Surcharge	

**SECTION 4.02 PLANNING PERMIT FEES**

**4.02(a) SINGLE-FAMILY HOMES AND DUPLEXES (SFH/DUP)**

Design Review: SFH/DUP (no public hearing)	<u>\$160.00</u>	<u>\$400.00</u>	799939	1650	Admin. Request Fees	
Design Review: SFH/DUP (requiring public hearing)	<u>\$471.00</u>	<u>\$600.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Special Development (SDP)/Use Permit (UP): SFH/DUP	<u>\$471.00</u>	<u>\$487.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Variance: SFH/DUP	<u>\$471.00</u>	<u>\$487.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other

**4.02(b) SIGNS**

Temporary Sign	<u>No Fee</u>	<u>No Fee</u>				
Permanent Sign (not in Master Sign Program)	<u>\$160.00</u>	<u>\$166.00</u>	799939	1650	Admin. Request Fees	
Master Sign Agreement/Program	<u>\$860.00</u>	<u>\$890.00</u>	799939	1650	Admin. Request Fees	
Master Sign Agreement/Program - Minor Modification	<u>\$390.00</u>	<u>\$404.00</u>	799939	1650	Admin. Request Fees	

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<b><u>4.02(c) STAFF LEVEL PERMITS AND REVIEWS - NO PUBLIC HEARINGS</u></b>						
Design Review: Except SFH/DUP (Architecture, Landscaping, Lighting, etc.)	<u>\$390.00</u>	<u>\$404.00</u>	799939	1650	Admin. Request Fees	
Short-Term Rental Director Review	<u>\$66.00</u>	<u>\$68.00</u>	799939	1650	Admin. Request Fees	
Extension of Time: Major/Minor Permits and Tentative Maps	<u>\$860.00</u>	<u>\$890.00</u>	799939	1650	Admin. Request Fees	
Family Day Care - Large (not within 300 ft. of another)	<u>No Fee</u>	<u>No Fee</u>				
Miscellaneous Plan Permit Residential <3 units (MPP or Unspecified)	<u>\$132.00</u>	<u>\$200.00</u>	799939	1650	Admin. Request Fees	
Miscellaneous Plan Permit Residential 3 or more and non-residential (MPP or Unspecified)	<u>\$132.00</u>	<u>\$400.00</u>	799939	1650	Admin. Request Fees	New Fee
Mobile Vendor Permit	<u>\$390.00</u>	<u>\$404.00</u>	799939	1650	Admin. Request Fees	
Preliminary Project Review	<u>\$390.00</u>	<u>\$1,000.00</u>	799939	1650	Admin. Request Fees	
Re-Naming of Private Streets	<u>\$860.00</u>	<u>\$890.00</u>	799939	1650	Admin. Request Fees	
Temporary and Unenclosed Uses	<u>\$160.00</u>	<u>\$166.00</u>	799939	1650	Admin. Request Fees	
Transportation Demand Management Plan - New or Revised Plan	<u>\$860.00</u>	<u>\$890.00</u>	799939	1650	Admin. Request Fees	
Tree Removal Permit	<u>\$291.00</u>	<u>\$301.00</u>	799939	1650	Admin. Request Fees	
Tree Removal Permit with Certified Arborist Report	<u>\$160.00</u>	<u>\$166.00</u>	799939	1650	Admin. Request Fees	
Tree Removal Permit (PG&E)	<u>No Fee</u>	<u>No Fee</u>	799939	1650	Admin. Request Fees	
Waiver of Undergrounding	<u>\$1,620.00</u>	<u>\$1,677.00</u>	799939	1650	Admin. Request Fees	
Zoning Exception	<u>\$132.00</u>	<u>\$137.00</u>	799939	1650	Admin. Request Fees	
Appeal of Non-Public Hearing Decision	<u>\$160.00</u>	<u>\$200.00</u>	799939	1650	Admin. Request Fees	

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<b><u>4.02(d) TELECOMMUNICATION FACILITIES</u></b>						
Telecommunication Facility: New - MPP, no Public Hearing	<u>\$471.00</u>	<u>\$487.00</u>	799939	1650	Admin. Request Fees	
Telecommunication Facility: New - Zoning Administrator Hearing	<u>\$1,767.00</u>	<u>\$1,829.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Telecommunication Facility: New - Planning Commission Hearing	<u>\$3,753.00</u>	<u>\$3,884.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Telecommunication Facility: Bi-Annual Certificate of Compliance (per provider)	<u>\$371.00</u>	<u>\$384.00</u>	799939	1650	Admin. Request Fees	
Telecommunication Facilities: Renewal of Permit	<u>\$471.00</u>	<u>\$487.00</u>	799939	1650	Admin. Request Fees	
<b><u>4.02(e) MOFFETT PARK (MP) SPECIFIC PLAN</u></b>						
Administrative MP: Design Review	<u>\$1,767.00</u>	<u>\$2,500.00</u>	799939	1650	Admin. Request Fees	
Minor MP: SDP	<u>\$1,767.00</u>	<u>\$2,500.00</u>	799939	1352 - 2	Mnr. Permit Applic. Fee	Moffett Park
Minor MP: Plan Review (Design Review or SDP)	<u>\$957.00</u>	<u>\$990.00</u>	799939	1352 - 2	Mnr. Permit Applic. Fee	Moffett Park
Major MP: SDP or Design Review	<u>\$3,753.00</u>	<u>\$3,884.00</u>	799939	1351 - 2	Mjr. Permit Applic. Fee	Moffett Park
Minor MP: Plan Review (Design Review or SDP)	<u>\$1,912.00</u>	<u>\$1,979.00</u>	799939	1351 - 2	Mjr. Permit Applic. Fee	Moffett Park
<b><u>4.02(f) ZONING ADMINISTRATOR HEARINGS</u></b>						
Parcel Map (4 or fewer lots)	<u>\$2,870.00</u>	<u>\$2,970.00</u>	799939	1673 - 1	Subdiv. Map Filing Fee	Planning Tentative Maps
Minor Special Development Permit (SDP)/Use Permit (UP) (Except SFH/DUP)	<u>\$1,767.00</u>	<u>\$1,829.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Plan Review: Minor SDP/UP (Except SFH/DUP)	<u>\$957.00</u>	<u>\$990.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Variance - Except SFH/DUP	<u>\$1,767.00</u>	<u>\$1,829.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Appeal of Zoning Administrator Decision	<u>\$160.00</u>	<u>\$200.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other

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<b><u>4.02(g) PLANNING COMMISSION HEARINGS</u></b>						
Design Review (Except SFH/DUP)	<u>\$3,753.00</u>	<u>\$3,884.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Family Day Care - Large (within 300 ft. of another)	<u>\$160.00</u>	<u>\$166.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Major Special Development Permit (SDP) /Use Permit (UP)	<u>\$3,753.00</u>	<u>\$5,000.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Plan Review: Major SDP/UP	<u>\$1,912.00</u>	<u>\$1,979.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Tentative Map - Base Fee	<u>\$4,707.00</u>	<u>\$4,872.00</u>	799939	1673 - 1	Subdiv. Map Filing Fee	Other
Plus per Lot	<u>\$325.00</u>	<u>\$336.00</u>	799939	1673 - 1	Subdiv. Map Filing Fee	Other
Tentative Map: Modification to COA	<u>\$1,912.00</u>	<u>\$1,979.00</u>	799939	1673 - 1	Subdiv. Map Filing Fee	Other
Appeal of Planning Commission Decision	<u>\$160.00</u>	<u>\$200.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
<b><u>4.02(h) HERITAGE PRESERVATION REVIEWS</u></b>						
Resource Alteration Permit (RAP)	<u>\$225.00</u>	<u>\$233.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Landmark Alteration Permit (LAP)	<u>\$550.00</u>	<u>\$569.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Landmark Alteration Permit: Minor Review or Change	<u>\$235.00</u>	<u>\$243.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Extension of Time to LAP or RAP	<u>\$235.00</u>	<u>\$243.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Mills Act Contract Request	<u>\$3,006.00</u>	<u>\$3,111.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other
Appeal of Heritage Preservation Commission Decision	<u>\$160.00</u>	<u>\$166.00</u>	799939	1352 - 1	Mnr. Permit Applic. Fee	Other

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<b><u>4.02(i) PLANNING APPLICATIONS REQUIRING CITY COUNCIL HEARINGS</u></b>						
Conversion Impact Report: Review	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
BMR Alternative Compliance Plan: Review	<u>\$3,753.00</u>	<u>\$5,000.00</u>	799939	1655	Legislative Action Fees	
Development Agreement	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
Development Agreement: Minor Modification	<u>\$3,126.00</u>	<u>\$3,235.00</u>	799939	1655	Legislative Action Fees	
Development Agreement: Annual Review	<u>\$1,563.00</u>	<u>\$1,618.00</u>	799939	1655	Legislative Action Fees	
General Plan/Specific Plan/Village Center Community Outreach Plan Amendment Initiation	<u>\$1,476.00</u>	<u>\$1,528.00</u>	799939	1655	Legislative Action Fees	
General Plan/Specific Plan Amendment Application (after Council initiation)	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
Renaming of Public Streets	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
Rezoning: District Change or Zoning Code Amendment	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
Rezoning: Combining District Heritage Housing (HH)/ Single-Story (S) (per lot)	<u>\$160.00</u>	<u>\$166.00</u>	799939	1655	Legislative Action Fees	
Rezoning: Combining District (except HH or S)	<u>\$3,129.00</u>	<u>\$3,239.00</u>	799939	1655	Legislative Action Fees	
Specific Plans (including Village Center Plans)	<u>\$6,251.00</u>	<u>\$6,470.00</u>	799939	1655	Legislative Action Fees	
<b><u>4.02(i) ENVIRONMENTAL REVIEW</u></b>						
CEQA: Environmental Assessment (Initial Study)	<u>\$860.00</u>	<u>\$890.00</u>	799939	1654	Environ. Review Fees	
CEQA: Consultant Preparation of Environmental Study or EIR	<u>As Needed</u>	<u>As Needed</u>	799000		Deposits and Passthroughs	
CEQA: Staff Review of Environmental Study (air quality, noise, etc.)	<u>\$1,620.00</u>	<u>\$1,677.00</u>	799939	1654	Environ. Review Fees	
CEQA: Staff Review of EIR or TIA Preparation (% of consulting fee)	<u>10% (minimum) \$1,620.00</u>	<u>10% (minimum) \$1,677.00</u>	799939	1654	Environ. Review Fees	

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<b><u>4.02(k) OTHER PLANNING ITEMS</u></b>						
Zoning Letters or Data Research (per hour, 1/2 hour minimum)	<u>\$111.00</u>	<u>\$115.00</u>	799939	4116 - 1	Photocopies	Community Development
Renoticing Fee (or same fee as original if extended noticing required)	<u>\$160.00</u>	<u>\$166.00</u>	799939	1351 - 1	Mjr. Permit Applic. Fee	Other
Planner Attendance at meetings after hours (listed amount for 2 hours; 2 hour minimum)	<u>\$181.00</u>	<u>\$187.00</u>	234422	4121	Misc. Reimbursements	
Tree Replacement In-Lieu Fee without Planning Development Application						
24-inch Box Tree Replacement In-lieu Fee	<u>\$412.00</u>	<u>\$412.00</u>	219130	2904 - 3	Street Tree Fees	Tree Replacement In Lieu
36-inch Box Tree Replacement In-lieu Fee	<u>\$824.00</u>	<u>\$824.00</u>	219130	2904 - 3	Street Tree Fees	Tree Replacement In Lieu
48-inch Box Tree Replacement In-lieu Fee	<u>\$1,648.00</u>	<u>\$1,648.00</u>	219130	2904 - 3	Street Tree Fees	Tree Replacement In Lieu
In-lieu fee does not include the additional tree removal permit fee.						
	<u>Value established by a certified arborist using the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers</u>	<u>Value established by a certified arborist using the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers</u>				
Tree Replacement In-Lieu Fee with a Planning Development Application			219130	2904 - 3	Street Tree Fees	Tree Replacement In Lieu
Art Permit Reviewed by Arts Commission	<u>\$4,267.00</u>	<u>\$4,267.00</u>	626260	1369	Permit - Art	
Art in Private Development In-Lieu Fee	<u>1.1% of construction valuation of eligible non- residential developments</u>	<u>1.1% of construction valuation of eligible non- residential developments</u>	890170	2349 - 1	In-Lieu Public Art Fees	Art Fee
			890180	2349 - 2	In-Lieu Public Art Fees	Art Maintenance Fee
General Plan Maintenance Fee - Applied to each building project issued (except residential remodels)	<u>0.15%  of total construction valuation</u>	<u>0.15%  of total construction valuation</u>	799106	1667 - 1	Plan Maintenance Fees	General Plan Maint.
Park Dedication In-Lieu Fee - Average Fair Market Value per square foot						
* SMC Ch. 18.10 - Residential subdivisions	<u>\$130.00</u>	<u>\$130.00</u>	799928	1657 - 1	Park Dedication Fees	Subdivisions
* SMC Ch. 19.74 - Multi-family residential rental housing	<u>\$130.00</u>	<u>\$130.00</u>	799930	1657 - 2	Park Dedication Fees	Apartments
Sense of Place Fee	<u>\$1,269.00</u>	<u>\$1,307.00</u>	799059	1205 - 1	Sense of Place Fees	Tasman Crossing
Sense of Place Fee	<u>\$2,428.00</u>	<u>\$2,501.00</u>	799059	1205 - 2	Sense of Place Fees	East Sunnyvale, residential unit
Sense of Place Fee	<u>\$0.92 per sq. ft.</u>	<u>\$0.95 per sq. ft.</u>	799059	1205 - 2	Sense of Place Fees	East Sunnyvale, nonresidential s.f.
Sense of Place Fee	<u>\$1,269.00</u>	<u>\$1,307.00</u>	799059	1205 - 3	Sense of Place Fees	Fair Oaks Junction

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<b><u>OTHER PLANNING ITEMS (cont'd)</u></b>						
Expanded Noticing Fee						
500-foot radius	<u>\$245.00</u>	<u>\$357.00</u>	799939	1351 - 1	Major Permit Application Fees	Other
1,000-foot radius	<u>\$1,085.00</u>	<u>\$1,123.00</u>	799939	1351 - 1	Major Permit Application Fees	Other
2,000-foot radius	<u>\$2,221.00</u>	<u>\$2,299.00</u>	799939	1351 - 1	Major Permit Application Fees	Other
Consultant Provided Special Studies or Services	<u>As needed</u>	<u>As needed</u>	799000		Deposits and Passthroughs	
Consultant Provided Special Studies or Services: Staff Review (% of consulting fee)						
	<u>10% minimum of \$1,620.00</u>	<u>10% minimum of \$1,677.00</u>	799939	1351 - 1	Major Permit Application Fees	Other
<b><u>4.02(D) DEVELOPMENT IMPACT FEES RELATED TO HOUSING</u></b>						
Legacy Housing Mitigation Fees for Industrial Projects						
SMC 19.22.035	<u>\$11.00</u>	<u>\$11.40</u>				
(For projects subject to 19.22.035 & approved on or before 9/13/15)	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>	799109	1204	Housing Mitigation	
Housing Impact Fee for Nonresidential Developments (SMC 19.75.030)						
Office/Industrial/R&D Projects						
First 25,000 net new sq. ft. of project	<u>\$8.25</u>	<u>\$8.60</u>	799109	1680 - 1	Housing Mitigation (new)	Office/Industrial Rate
(parking structures & amenity buildings exempt)	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>				
All remaining net new sq. ft. of project	<u>\$16.50</u>	<u>\$17.20</u>	799109	1680 - 1	Housing Mitigation (new)	Office/Industrial Rate
	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>				
Retail/Lodging Projects	<u>\$8.25</u>	<u>\$8.60</u>				
Applies to all net new sq. ft. in project	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>	799109	1680 - 2	Housing Mitigation (new)	Retail/Lodging Rate
Housing Impact Fee For Rental Housing (SMC 19.75.040)						
(Applies to net new habitable sq ft in rental projects approved on or after 9/14/15)						
Small Rental Projects (Four to seven units)	<u>\$9.25</u>	<u>\$9.60</u>	799109	1681 - 1	Rental Impact Fee	Small Apartment Rate
	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>				
Large Rental Projects (Eight or more units)	<u>\$18.50</u>	<u>\$19.20</u>				
See SMC 19.75.040 for details	<u>per Applicable Sq. Ft.</u>	<u>per Applicable Sq. Ft.</u>	799109	1681 - 2	Rental Impact Fee	Large Apartment Rate