

PLANNING APPLICATION FEE SCHEDULE

Fees Effective

1500 Warburton Avenue, Santa Clara, California 95050
Ph: (408) 615-2450; Fax: (408) 247-9857; Email: planning@santaclaraca.gov

July 8, 2018

Resolution 18-8518 adopted by the City Council on May 8, 2018 established the following Fee Schedule for Planning Applications. The fee shall be paid at the time of filing of these applications and no application will be considered until the fee is paid. No fee shall be refunded because of the denial of any application. No fee shall be charged for school districts, municipal corporations or agencies of the State of California and United States Government for public projects. Please contact Planning Staff for any questions related to these fees.

ADVANCE PLANNING/GENERAL PLAN SURCHARGE

Applied to all fees except Single Family.....15% of Application Fee

ANNEXATION OF TERRITORY TO THE CITY OF SANTA CLARA

(Not under the Annexation Act of 1913)^{1,2}\$42,547

APPEALS

Single Family or Non-Applicant²\$426
Applicant^{1,2}\$8,513

ARCHITECTURAL REVIEW

Staff Architectural Review over the counter No Charge
Minor Amendment to Approved Projects^{1,2}\$709
Single family residential going to AC²\$797
New Development/Non-Single Family^{1,2,3}\$12,768
Design Consultant Review Contract Cost + Administration

CERTIFICATE OF COMPLIANCE

Pursuant to SCCC 17.10.280^{1,2}\$3,189

CONTRACT ADMINISTRATION

..... At Cost

DEVELOPMENT AGREEMENT

Pursuant to Chapter 17.10 SCCC^{1,2}\$22,699
Amendment or Cancellation^{1,2}\$11,350

ENVIRONMENTAL REVIEW (CEQA)

Environmental Impact Report (EIR)^{1,2,5}\$34,049
Supplemental EIR^{1,2,5}\$15,941
Initial Study and/or Negative Declaration^{1,2}\$19,862
Exemption^{1,2}\$851
Exemption (Paperless) No Charge
Recordation of Exemption^{1,2}\$567
Re-Use of Prior Environmental Determination^{1,2}\$851
Addendum to Prior Environmental Determination^{1,2}\$5,675
Fire Dept. CEQA Review (up to 6 hours)\$896
Each Additional Hour Beyond 6 Hours\$148

FIRE DEPT. REVIEW OF PLANNING APPLICATIONS²

.....\$449

FLOOD ZONE VERIFICATION^{1,2}

.....\$186

GENERAL PLAN AMENDMENT

Up to one acre^{1,2,3}\$20,997
One acre or more^{1,2,3}\$28,375

HERITAGE TREE REMOVAL^{1,2}

.....\$568

HISTORICAL REVIEW

Significant Property Alteration – Major
Single Family²\$797
All Others^{1,2}\$8,512
Significant Property Alteration – Minor
Single Family²\$532
All Others^{1,2}\$1,419
Non-Historical Referral to the HLC
Standard²\$426
Comprehensive^{1,2}\$797

HOUSE MOVE PERMIT^{1,2}

.....\$19,856

MILLS ACT APPLICATION^{1,2}

.....\$5,766

MINOR MODIFICATIONS

Single Family²\$532
All Others^{1,2}\$1,419

OFF-SITE PARKING PERMITS

Citywide^{1,2}\$2,270
Events North of 101^{1,2}\$1,135
Off-Site Parking Facilities per Space/Event\$5.63

PRE-APPLICATION

Single Family^{2,6}\$425
Planning Review^{1,2,6}\$2,836
Project Clearance Committee Review^{1,2,3,6}\$5,107

REPOSTING PUBLIC NOTIFICATION

Single family²\$107
Non-Single Family^{1,2}\$1,703
Re-Noticing in Newspaper At Cost
(Note: This fee is charged for active projects when revised project descriptions require an additional public notice)

REZONING

Single lot to R1²\$7,439
Non-Planned Development (PD)^{1,2,3}\$14,187
Planned Development (PD)^{1,2,3}\$31,212
Planned Development Master Community (PD-MC)^{1,2,3}\$68,076
Development Area Plan for PD-MC rezoning^{1,2,3}\$34,038

SIGNS

Individual Sign (attached or ground) for 1st Sign^{1,2}\$284
Each Additional Sign^{1,2}\$70
Temporary Sign/Street Banner^{1,2}\$70
Temporary Sign Removal^{1,2}\$1,135
Master Sign Program^{1,2}\$4,540

SPECIAL PERMITS

Special Permit – Council Approval^{1,2}\$2,269
Special Permit – Non Profit^{1,2}\$228
Special Permit – Admin Approval^{1,2}\$1,135

STORMWATER MANAGEMENT PLAN REVIEW¹

.....\$1,135

TENTATIVE MAPS

4 or Fewer Lots^{1,2,3}\$11,350
5 or More Lots^{1,2,3}\$17,024
Lot Line Adjustment^{1,2,3}\$3,689

TECHNOLOGY SURCHARGE

Applied to all fees except "at cost" fees2% of Application Fee

TIME EXTENSIONS

Entitlement Extension^{1,2}50% Application Fee
Reactivation of Inactive File^{1,2}25% Application Fee
(Note: Expired permits must file a new application with 100% of applicable fees)

USE PERMITS

Minor Use Permit^{1,2,4}\$5,108
Standard Use Permit^{1,2,4}\$9,931

VARIANCE

Single family²\$2,844
All others^{1,2,3}\$7,100

ZONING CODE TEXT AMENDMENT^{1,2,3}

.....\$20,000

ZONING VERIFICATION^{1,2}

.....\$413

^{1.} Advance Planning/General Plan fee (15% of application) will apply to all Planning Applications except those specifically designated as Single Family
^{2.} A Technology Surcharge will be assessed at 2% of the application fee for all applications except those that are collected "at cost"
^{3.} Fire referral fee applies (The fee is collected only once if multiple applications are concurrently submitted for a single project.)
^{4.} Fire referral fee applies except for alcohol sales only without outdoor seating or tenant improvements.
^{5.} Fire Department CEQA Review Fee applies
^{6.} 50% of the fees associated with a Pre-Application review will be applied towards a formal application if said application is submitted within three months of receiving the responses on the Pre-Application.

Outside Agency Fees

These fees are subject to change by the jurisdiction assessing the fee and are provided here for convenience only.

CEQA Document Declarations & Dept. of Fish and Game Fees

(Make Checks Payable To: Santa Clara County Clerk-Recorder; Deliver Checks to City of Santa Clara Planning)

Notice of Determination (EIR).....	\$3,168.00
Notice of Determination (ND) and (MND).....	\$2,280.75
Environmental Document Pursuant to a Certified Regulatory Program (CRP).....	\$1,077.00
County Administrative Fee (for all CEQA filings)	\$50.00

Airport Land Use Commission (projects within ALUC boundaries)

(Make Checks Payable To: Santa Clara County-ALUC; Deliver checks to Santa Clara County Planning Department)

ALUC filing fee (Major projects).....	\$1,829
ALUC filing fee (Minor projects).....	\$1,067
ALUC filing fee (De Minimis projects)....	\$747

Frequently Asked Questions

What is the Advance Planning/General Plan Surcharge?

- Pursuant to Government Code 7.1.7.66014, a City may collect fees to recover costs associated with processing applications, including the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. The Advance Planning/General Plan Surcharge is fee collected in addition to each of the individual planning application fees to cover the costs associated with long range planning efforts such as the General Plan, Specific Plans, and Zoning regulations. Without these plans and policies in place, the City would not be able to process any Planning applications and, as such, the cost of these services is collected alongside current planning application fees.

What is the difference between a Minor Use Permit and a Standard Use Permit?

- Examples of a Minor Use Permit include: alcohol related uses, incidental entertainment uses, outdoor walk-up service facilities, etc.
- Examples of a Standard Use Permit include: auto sales car lots, auto-related uses, nightclubs, animal care uses, etc.

What kind of Architectural Review can be completed over the counter at no charge?

- Single-family detached reviews that do not go to Architectural Committee, installation of solar panels, interior remodels excluding 4 or more bedrooms, and roof replacements.

What types of projects qualify as a Minor Amendment to an Approved Project?

- Tree removals/landscape changes on commercial, industrial, or multi-family residential properties; restriping or reconfiguration of parking lots; minor architectural changes; off sale beer and wine licenses; DMV license for wholesale auto sales, etc.

What is a Reactivation of an Inactive File and what would cause me to be charged that fee?

- If an applicant fails to make progress on a Planning Application for more than six (6) months, a Processing Time Extension fee will be assessed at a rate of 25% of the initial application fee.

When does an hourly rate apply instead of one of the listed fees?

- Additional hourly fees may apply above and beyond those identified on the front of this application, e.g., if multiple community meetings are needed for a single application.
- For requests that do not fall under an identified application category, an hourly fee may be applicable.
- The current hourly fee is \$241 per hour. Please reference the 2016 User Fee Study for additional information.