

CITY OF CUPERTINO
Resolution 19-038
Fees Effective July 1, 2019
Schedule C - Planning

DEFINITIONS

- A. Parcel Map: up to four (4) parcels (CMC Chapter 18.20).
- B. Tentative map: Five (5) or more parcels (CMC Chapter 18.16).
- C. Minor: Up to 10,000 square feet commercial/office/non-residential/industrial; up to six (6) residential units (CMC Chapter 19.12)
- D. Major: 10,000 or more square feet commercial/office/non-residential/industrial; six (6) or more residential units (CMC Chapter 19.12).
- E. Minor Architectural and Site Approval - Duplex/Residential: Architectural approval of single family homes in a planned development zoning district, redevelopment or modification of duplexes, and associated landscaping, where such review is required (CMC Chapter 19.12).
- F. Minor Architectural and Site Approval: Architectural approval of the following: minor building modifications, landscaping, signs and lighting for new development, redevelopment or modification in such zones where such review is required (CMC Chapter 19.12).
- G. Major Architectural and Site Approval: Architectural approval of all other development projects (CMC Chapter 19.12).
- H. Exceptions: An exception to the zoning standards for which an exception process and findings are identified in the Municipal Code. These include Fence, Sign, Height, Hillside, Parking, R-1, A, A-1, and R1 cluster zone exceptions. This also includes exceptions identified in the City's Specific Plans (CMC Chapter 19.12 and Title 20).
- I. Minor Modification: An application that is administratively reviewed by staff either at an advertised public hearing/meeting or in a non-hearing process (CMC Chapter 19.164).
- J. Temporary Sign Permit: A review of a temporary sign application for banners, A-frame signs and other temporary signs (CMC Chapter 19.104).
- K. Extension Permit: A one-time one-year extension of the planning permit expiration date (CMC Chapter 19.12).
- L. Appeal: A request from the project applicant or interested party to reverse or amend a decision made by the approval authority. Fee Exemption for: an appointed public official serving on the board that made the decision subject to the appeal, an appointed public official serving on a board that is directly affected by the decision and City Council members. At the conclusion of a City Council appeal hearing, it may choose to, at its sole discretion, refund all, a portion of, or none of the appeal fee (CMC Chapter 19.12).
- M. Legal Noticing Fee: Assessed for all permit applications that require noticing (CMC Chapter 19.12).
- N. Housing Mitigation Fee: A fee assessed in accordance with the City's General Plan Housing Element, Municipal Code (CMC 19.172) and the City's BMR Housing Mitigation Program Procedural Manual.
- Note: Mixed use applications will be classified based upon the highest intensity and review process. The Director of Community Development will have discretion to classify projects based upon the above criteria.

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| Fee Description | Effective July 1, 2019 |
|--|---------------------------|
| Planning Staff Hourly Rate ¹ | \$244 |
| General Plan | |
| Authorization Amendment | Staff Hourly Rate |
| Zoning | |
| Zoning Map Amendment Zoning Text Amendment Single-Story Overlay District | Staff Hourly Rate |
| Study Session | Staff Hourly Rate |
| Subdivision | |
| Parcel Map (See Definition A) | \$15,322 |
| Tentative Map (See Definition B) | \$25,487 |
| Conditional Use/Development Permit | |
| Temporary Use Permit | \$3,399 |
| Administrative Conditional Use Permit | \$5,627 |
| Minor (See Definition C) | \$15,415 |
| Major (See Definition D) | \$25,686 |
| Amendment to Conditional Use/Development Permit | |
| Minor (See Definition C) | \$7,081 |
| Major (See Definition D) | \$12,932 |
| Architectural and Site Approval Permit | |
| Minor Duplex / Residential (See Definition E) | \$5,415 |
| Minor (See Definition F) | \$10,664 |
| Major (See Definition G) | \$15,872 |
| Single Family (R-1) Residential Permits | |
| Minor Residential Permit | \$2,781 |
| Two-Story Permit without Design Review | \$3,611 |
| Two-Story Permit with Design Review | \$4,333 |
| Director Minor Modification (See Definition I) | \$3,798 |
| Exceptions (See Definition H) | |
| Fence Exception - R1 & R2 | \$1,034 |
| Fence Exception - Other | \$3,479 |
| Sign exception | \$3,959 |
| R-1 Exception | \$5,623 |
| Heart of the City Exception | \$15,721 |
| Hillside Exception | \$16,294 |
| Exception - Other | \$5,427 |
| Variance | \$6,218 |
| Reasonable Accommodation | \$903 |

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|--|---------------------------|
| <i>Tree Removal Permit</i> | |
| Tree Removal Permit (no Arborist review required) | |
| First Tree | \$240 |
| Each Additional Tree | \$121 |
| Tree Removal Permit (Arborist review required) | |
| First Tree | \$361 |
| Each Additional Tree | \$181 |
| Retroactive Tree Removal (per tree) | \$4,002 |
| Heritage Tree Designation | \$301 |
| Tree Management Plan | \$5,659 |
| <i>Signs</i> | |
| Temporary Sign Permit (See Definition J) | \$384 |
| Sign Program | \$3,108 |
| Planning Commission Interpretation | \$5,730 |
| Extension of Approved Entitlements (See Definition K) | \$1,540 |
| <i>Environmental Assessment</i> | |
| Environmental Impact Report (Plus State & County Filing Fees) | Contract+Admin Fee |
| Negative Declaration - Major (Plus State & County Filing Fees) | Contract+Admin Fee |
| Negative Declaration - Minor (Plus State & County Filing Fees) | Contract+Admin Fee |
| Categorical Exemption (Plus County Filing Fee) | \$277 |
| <i>Appeals (See Definition L)</i> | |
| Planning Commission | \$277 |
| City Council | \$277 |
| <i>Miscellaneous Fees</i> | |
| Legal Noticing Fee (See Definition M) | \$322 |
| Zoning Verification Letter | \$407 |
| Public Convenience and Necessity Letter (Alcoholic Beverage License) | \$204 |
| <i>Fees Assessed at Building Permit Issuance</i> | |
| <i>Wireless Master Plan Fees</i> | |
| Equipment Mounted on Existing Light/Utility Pole | \$7.46 |
| New Personal Wireless Facility (not mounted on light/utility pole) | \$1,624 |
| <i>Zoning, Planning, Municipal Code Fees</i> | |
| All Non-Residential and Multi-Family (per sq.ft.) | \$0.36 |
| Residential Single Family (per sq. ft.) | \$0.18 |
| General Plan Office Allocation Fee (per sq. ft.) | \$0.33 |

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| FOR INFORMATIONAL PURPOSES ONLY: ² | |
|---|---------|
| <i>Housing Mitigation In-Lieu Fees ² (See Definition N)</i> | |
| Residential - Ownership (per sq. ft.) | |
| Detached Single Family Residence | \$18.45 |
| Small Lot Single Family Residence or Townhome | \$20.29 |
| Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac) | \$24.60 |
| Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac) | \$24.60 |
| Residential - Rental (per sq. ft.) | |
| Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac) | \$24.60 |
| Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac) | \$30.75 |
| Non-Residential (per sq. ft.) | |
| Office, Research and Development, or Industrial | \$24.60 |
| Hotel | \$12.30 |
| Commercial/Retail | \$12.30 |

¹Applications may be subject to a Planning Staff Hourly Rate fee for applicable staff time, and vendor invoice. These fees apply to projects that require a level of staff support greater than the scope of work included in the regular fee schedule and will be based on the time and materials required to process the entire project. The applicant will be notified if these fees are applicable to their project.

²Housing Mitigation In-lieu Fee is based on the 2015 Nexus Study and assessed in accordance with the BMR Mitigation Housing Manual. These fees increase automatically annually (on July 6 of each year) by the Consumer Price Index of All Urban Consumers for San Francisco, CA.

An administrative fee (15%) will be charged for outside agency review/consultant services per Schedule A - General Fees.

If plans are submitted on paper, these must be sent to an outside agency for scanning. The cost of scanning the plans, plus the administrative fee per Schedule A - General Fees will be charged.