

CITY OF CUPERTINO
Resolution 26-XXX
Fees Effective July 1, 2026
Schedule C - Planning

DEFINITIONS

- A. Parcel Map: Subdivisions, including ministerial subdivisions - up to four (4) parcels (CMC Chapter 18.20).
- B. Tentative map: Subdivisions - five (5) or more parcels (CMC Chapter 18.16).
- C. Minor: for ten thousand square feet or less of commercial and/or industrial and/or office and/or other non-residential use, or six or less residential units
- D. Major: for more than ten thousand square feet of commercial and/or industrial and/or office and/or other non-residential use, or greater than six 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 **and Public Art applications** (CMC Chapter 19.12).
- G. Major Architectural and Site Approval: Architectural approval of all other development projects (CMC Chapter 19.12).
- H. 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).
- I. 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).
- J. Project Review Meeting: Request for a one hour meeting by an applicant to review a project with City staff without any
- K. Preliminary Review: One round of informal review of any proposed project with written feedback from City staff.
- L. Temporary Sign Permit: A review of a temporary sign application for banners, A-frame signs and other temporary signs
- M. Sign Permit: For signs that require a public meeting such as freeway oriented signage, electronic readerboard signs etc. (CMC Chapter 19.104)
- N. Extension Permit: A one-time one-year extension of the planning permit expiration date (CMC Chapter 19.12).
- O. 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).
- P. Legal Noticing Fee: Assessed for all permit applications that require noticing (CMC Chapter 19.12).
- Q. Special Events Permit: A request to host a special event for no more than a total of 12 calendar days in a year including, but not limited to, employee holiday party, summer barbeque, any outdoor event where normal operations occur indoors, car sales/show event, events located in parking lots where such uses are not authorized ordinarily. Large events involve an entire shopping center, office or industrial buildings/sites, and other commercial sites. Small events typically involve individual businesses/tenants in a shopping center or building. Staff reserves the right to determine the applicable event type based on the project description provided. Churches/non-profits operating on property in their control are exempt from fees.
- R. 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 ¹	Unit	FY 2025-26 Fee	FY 2026-27 Proposed Fee	YOY \$ ▲	YOY % ▲
Planning Staff Hourly Rate ²	Per Hour	\$318	\$330	12.00	3.8%
General Plan					
Authorization	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Amendment	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Zoning					
Zoning Map Amendment	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Zoning Text Amendment	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Single-Story Overlay District	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Study Session	Deposit	Staff Hourly Rate	Staff Hourly Rate		
Subdivision					
SB9 Lot Line Split	Each	\$10,885	\$11,304	419.13	3.9%
Parcel Map (See Definition A)	Each	\$30,047	\$31,203	1,156.00	3.8%
Tentative Map (See Definition B)	Each	\$51,639	\$53,625	1,986.00	3.8%
Conditional Use/Development Permit					
Temporary Use Permit	Each	\$5,573	\$5,787	214.00	3.8%
Administrative Conditional Use Permit	Each	\$11,761	\$12,213	452.00	3.8%
Minor (See Definition C)	Each	\$28,250	\$29,337	1,087.00	3.8%
Major (See Definition D)	Each	\$43,109	\$44,767	1,658.00	3.8%
Amendment to Conditional Use/Development Permit					
Minor (See Definition C)	Each	\$12,744	\$13,234	490.00	3.8%
Major (See Definition D)	Each	\$27,500	\$28,558	1,058.00	3.8%
Architectural and Site Approval Permit					
Minor Duplex / Residential/ Public Art (See Definition E)	Each	\$11,728	\$12,179	451.00	3.8%
Minor (See Definition F)	Each	\$18,299	\$19,003	704.00	3.8%
Major (See Definition G)	Each	\$27,917	\$28,991	1,074.00	3.8%
Single Family (R-1) Residential Permits					
Minor Residential Permit	Each	\$4,414	\$4,584	170.00	3.9%
Two-Story Permit without Design Review	Each	\$5,523			
Two-Story Permit with Design Review	Each	\$6,745	\$7,004	259.00	3.8%
Director's Minor Modification (See Definition H)	Each	\$6,030	\$6,262	232.00	3.8%
Ministerial Residential Permit					
Miscellaneous Ministerial Permit	Each	\$4,992	\$5,184	192.00	3.8%
Exceptions (See Definition I)					
Fence Exception - R1 & R2	Each	\$5,126	\$5,323	197.00	3.8%
Fence Exception - Other	Each	\$5,686	\$5,905	219.00	3.9%
Sign Exception	Each	\$7,657	\$7,952	295.00	3.9%
R-1 Exception	Each	\$8,579	\$8,909	330.00	3.8%
Heart of the City Exception	Each	\$27,560	\$28,620	1,060.00	3.8%
Hillside Exception	Each	\$26,287	\$27,298	1,011.00	3.8%
Exception - Other	Each	\$8,711	\$9,046	335.00	3.8%
Variance	Each	\$9,961	\$10,344	383.00	3.8%
Reasonable Accommodation	Each	\$1,978	\$2,054	76.00	3.8%
Project Review Meeting (See Definition J)	Per Review	\$2,747.00	\$2,853.00	106.00	3.9%
Preliminary Application Review (See Definition K)					
Single Family	Per Review	\$2,780.00	\$2,887.00	107.00	3.8%
Non-Residential (Retail/Industrial/Office/Hotel)					
<10,000 sf	Per Review	\$6,023.00	\$6,255.00	232.00	3.9%
≥10,000 sf	Per Review	\$10,475.00	\$10,878.00	403.00	3.8%
Residential / Mixed Use:					
Duplex	Per Review	\$2,184.00	\$2,268.00	84.00	3.8%
3-6 Units	Per Review	\$9,627.00	\$9,997.00	370.00	3.8%
7-50 Units	Per Review	\$14,862.00	\$15,434.00	572.00	3.8%
>50 Units	Per Review	\$21,451.00	\$22,276.00	825.00	3.8%

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Tree Removal Permit					
Tree Removal Permit (no Arborist review required)					
First Tree	Per Tree	\$465	\$483	18.00	3.9%
Each Additional Tree	Per Tree	\$183	\$190	7.00	3.8%
Tree Removal Permit (Arborist review required)					
First Tree	Per Tree	\$851	\$884	33.00	3.9%
Each Additional Tree	Per Tree	\$274	\$285	11.00	4.0%
Retroactive Tree Removal	Per Tree	\$6,055	\$6,288	233.00	3.8%
Heritage Tree Designation	Each	\$463	\$481	18.00	3.9%
Tree Management Plan	Each	\$8,721	\$9,056	335.00	3.8%
Signs					
Temporary Sign Permit (See Definition L)	Each	\$607	\$630	23.00	3.8%
Sign Permit (See Definition M)	Each	\$8,262	\$8,580	318.00	3.8%
Sign Program	Each	\$4,888	\$5,076	188.00	3.8%
Planning Commission Interpretation	Each	\$8,834	\$9,174	340.00	3.8%
Extension of Approved Entitlements (See Definition N)	Each	\$2,307	\$2,396	89.00	3.9%
Environmental Assessment					
Environmental Impact Report (Does not include Plus State & County Filing Fee)	Each	Contract+Admin Fee	Contract+Admin Fee		
Negative Declaration - Major (Does not include Plus State & County Filing Fee)	Each	Contract+Admin Fee	Contract+Admin Fee		
Negative Declaration - Minor (Does not include Plus County Filing Fee)	Each	Contract+Admin Fee	Contract+Admin Fee		
Statutory /Categorical Exemption (Does not include Plus County Filing Fee)	Each	\$440	\$457	17.00	3.9%
Appeals (See Definition O)					
Planning Commission	Each	\$554	\$575	21.00	3.8%
City Council	Each	\$554	\$575	21.00	3.8%
Miscellaneous Fees					
Legal Noticing Fee (See Definition P)	Each	\$578	\$600	22.00	3.8%
Mercury News Ad	Each	Actual Cost + Admin Fee	Actual Cost + Admin Fee		
Required Mailing Postage	Each		Actual Cost + Admin Fee		
Zoning Verification Letter	Each	\$639	\$664	25.00	3.9%
Public Convenience and Necessity Letter (Alcoholic Beverage License)	Each	\$319	\$331	12.00	3.8%
Short-Term Rental	Each	\$449	\$466	17.00	3.8%
Mobile Vending Registration Fee	Each	\$601	\$624	23.00	3.8%
Special Events (See Definition Q)					
Large Event	Each	\$5,359.00	\$5,565.00	206.00	3.8%
Small Event	Each	\$500.00	\$500.00	0.00	0.0%
Planning Inspection	Per Inspection	\$472.00	\$490.00	18.00	3.8%
Technology Fee	Per Permit	5.8%	5.8%		
Fees Assessed with Building Permits					
Wireless Master Plan Fees (at Building Permit Issuance)					
Equipment Mounted on Existing Light/Utility Pole	Each	\$11.28	\$11.71	0.43	3.8%
New Personal Wireless Facility (not mounted on light/utility pole)	Each	\$2,458	\$2,553	95.00	3.9%
Zoning, Planning, Municipal Code Fees (at Building Permit Issuance) ³					
All Non-Residential and Multi-Family	Per s.f.	\$1.67	\$1.73	0.06	3.6%
Residential Single Family	Per s.f.	\$1.67	\$1.73	0.06	3.6%
General Plan Office Allocation Fee	Per s.f.	\$1.67	\$1.73	0.06	3.6%
Planning Department Review fee as assessed at permit submittal (New Construction and Additions) (Payable at permit submittal)	Each	20% of Plan Check and Inspection fees	20% of Plan Check and Inspection fees		

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FOR INFORMATIONAL PURPOSES ONLY: ³⁴ -					
<i>Housing Mitigation In-Lieu Fees^{2 4} (See Definition R)</i>					
Residential - Ownership					
Detached Single Family Residence	Per s.f.	\$22.45	\$23.01	0.56	2.5%
Small Lot Single Family Residence or Townhome	Per s.f.	\$24.70	\$25.31	0.61	2.5%
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	\$29.94	\$30.68	0.74	2.5%
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	\$29.94	\$30.68	0.74	2.5%
Residential - Rental					
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	\$29.94	\$30.68	0.74	2.5%
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	\$37.42	\$38.35	0.93	2.5%
Non-Residential					
Office, Research and Development, or Industrial	Per s.f.	\$35.48	\$36.36	0.88	2.5%
Hotel	Per s.f.	\$17.74	\$18.18	0.44	2.5%
Self-storage, employee unit provided	Per s.f.	\$0.66	\$0.68	0.02	2.5%
Self-storage, employee unit not provided	Per s.f.	\$1.40	\$1.43	0.03	2.5%
Warehouse	Per s.f.	\$49.29	\$50.51	1.22	2.5%
Commercial/Retail	Per s.f.	\$14.97	\$15.34	0.37	2.5%

^{1A} Based on 2023 Fee and Cost Allocation Plan Study by Matrix Consulting

^{1B} All application fees except those project subject to the Planning Staff Hourly Rate fee (see note 2) allow for two rounds of review. Any submissions beyond two shall be subject to a fee equal to 50% of the total permit fees paid initially.

^{2A} Applications 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. The applicant will be required to enter into a Reimbursement Agreement with the City for such projects.

^{2B} **Any site visits and/or meetings with prospective applicants are subject to a Planning Staff Hourly Rate fee for applicable staff time.**

³ **For new non-residential (including office) and multi-family construction or rebuild projects, the Non-Residential and Multi-Family Planning and Municipal Code fee shall apply. For new office construction or rebuilds, the General Plan Office Allocation Fee shall also apply. For new single family construction or rebuild projects, the single family Planning and Municipal Code fee shall apply. See the City's Existing vs. New Construction Comparison Matrix for definitions of new construction and rebuilds.**

³⁴ All Housing Mitigation Fees are assessed in accordance with the BMR Housing Mitigation Manual. Non-residential Housing Mitigation In-lieu Fees are based on the 2015 and the 2020 Supplement to the Non-Residential Nexus Analysis by Keyser Marsten. Residential Housing Mitigation In-lieu Fees are based on the 2015 Nexus Study. These fees increase automatically annually (on July 1 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/outside services (ads etc.) 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.