

**CITY OF CUPERTINO**  
**Resolution 23-XXX**  
**Fees Effective September 17, 2023**  
**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 (CMC Chapter 19.12)
- 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 (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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<b>Fee Description</b>	<b>FY 2022-23 Fee</b>	<b>\$ Change</b>	<b>% Change</b>	<b>FY 2023-24 Fee</b>
Planning Staff Hourly Rate <sup>1</sup>	\$305	\$27	9%	\$332
<b>General Plan</b>				
Authorization Amendment	Staff Hourly Rate			Staff Hourly Rate
<b>Zoning</b>				
Zoning Map Amendment Zoning Text Amendment Single-Story Overlay District	Staff Hourly Rate			Staff Hourly Rate
Study Session	Staff Hourly Rate			Staff Hourly Rate
<b>Subdivision</b>				
Parcel Map (See Definition A)	\$19,190	\$1,727	9%	\$20,917
Tentative Map (See Definition B)	\$31,919	\$2,873	9%	\$34,792
<b>Conditional Use/Development Permit</b>				
Temporary Use Permit	\$4,256	\$383	9%	4,639.00
Administrative Conditional Use Permit	\$7,048	\$634	9%	\$7,682
Minor (See Definition C)	\$19,305	\$1,738	9%	\$21,043
Major (See Definition D)	\$32,169	\$2,895	9%	\$35,064
<b>Amendment to Conditional Use/Development Permit</b>				
Minor (See Definition C)	\$8,868	\$798	9%	\$9,666
Major (See Definition D)	\$16,196	\$1,458	9%	\$17,654
<b>Architectural and Site Approval Permit</b>				
Minor Duplex / Residential (See Definition E)	\$6,782	\$611	9%	\$7,393
Minor (See Definition F)	\$13,355	\$1,202	9%	\$14,557
Major (See Definition G)	\$19,878	\$1,789	9%	\$21,667
<b>Single Family (R-1) Residential Permits</b>				
Minor Residential Permit	\$3,482	\$314	9%	\$3,796
Two-Story Permit without Design Review	\$4,522	\$407	9%	\$4,929
Two-Story Permit with Design Review	\$5,427	\$488	9%	\$5,915
Director Minor Modification (See Definition I)	\$4,757	\$428	9%	\$5,185
<b>Ministerial Residential Permit</b>				
Miscellaneous Ministerial Permit	\$3,965	\$357	9%	\$4,322
<b>Exceptions (See Definition H)</b>				
Fence Exception - R1 & R2	\$1,295	\$116	9%	\$1,411
Fence Exception - Other	\$4,357	\$392	9%	\$4,749
Sign exception	\$4,959	\$446	9%	\$5,405
R-1 Exception	\$7,043	\$634	9%	\$7,677
Heart of the City Exception	\$19,688	\$1,772	9%	\$21,460
Hillside Exception	\$20,405	\$1,836	9%	\$22,241
Exception - Other	\$6,796	\$612	9%	\$7,408
Variance	\$7,788	\$701	9%	\$8,489
Reasonable Accommodation	\$1,130	\$102	9%	\$1,232

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<b>Fee Description</b>	<b>FY 2022-23 Fee</b>	<b>\$ Change</b>	<b>% Change</b>	<b>FY 2023-24 Fee</b>
<b>Tree Removal Permit</b>				
Tree Removal Permit (no Arborist review required)				
First Tree	\$301	\$27	9%	\$328
Each Additional Tree	\$152	\$13	9%	\$165
Tree Removal Permit (Arborist review required)				
First Tree	\$451	\$41	9%	\$492
Each Additional Tree	\$226	\$21	9%	\$247
Retroactive Tree Removal (per tree)	\$5,013	\$451	9%	\$5,464
Heritage Tree Designation	\$377	\$34	9%	\$411
Tree Management Plan	\$7,086	\$638	9%	\$7,724
<b>Signs</b>				
Temporary Sign Permit (See Definition J)	\$481	\$43	9%	\$524
Sign Program	\$3,892	\$350	9%	\$4,242
Planning Commission Interpretation	\$7,176	\$646	9%	\$7,822
Extension of Approved Entitlements (See Definition K)	\$1,929	\$174	9%	\$2,103
<b>Environmental Assessment</b>				
Environmental Impact Report (Plus State & County Filing Fees)	Contract+Admin Fee			Contract+Admin Fee
Negative Declaration - Major (Plus State & County Filing Fees)	Contract+Admin Fee			Contract+Admin Fee
Negative Declaration - Minor (Plus State & County Filing Fees)	Contract+Admin Fee			Contract+Admin Fee
Categorical Exemption (Plus County Filing Fee)	\$347	\$32	9%	\$379
<b>Appeals (See Definition L)</b>				
Planning Commission	\$347	\$32	9%	\$379
City Council	\$347	\$32	9%	\$379
<b>Miscellaneous Fees</b>				
Legal Noticing Fee (See Definition M)	\$404	\$36	9%	\$440
Zoning Verification Letter	\$509	\$46	9%	\$555
Public Convenience and Necessity Letter (Alcoholic Beverage License)	\$256	\$23	9%	\$279
Short-Term Rental	\$213	\$19	9%	\$232
Mobile Vending Registration Fee	\$305	\$27	9%	\$332
<b>Fees Assessed at Building Permit Issuance</b>				
<b>Wireless Master Plan Fees</b>				
Equipment Mounted on Existing Light/Utility Pole	\$9.34	\$0.84	9%	\$10.18
New Personal Wireless Facility (not mounted on light/utility pole)	\$2,035	\$183	9%	\$2,218
<b>Zoning, Planning, Municipal Code Fees</b>				
All Non-Residential and Multi-Family (per sq.ft.)	\$0.45	\$0.04	9%	\$0.49
Residential Single Family (per sq. ft.)	\$0.22	\$0.02	9%	\$0.24
General Plan Office Allocation Fee (per sq. ft.)	\$0.41	\$0.04	10%	\$0.45

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<b>FOR INFORMATIONAL PURPOSES ONLY: <sup>2</sup></b>				
<b>Housing Mitigation In-Lieu Fees<sup>2</sup> (See Definition N)</b>				
Residential - Ownership (per sq. ft.)				
Detached Single Family Residence	\$20.29	\$1.08	5.3%	\$21.36
Small Lot Single Family Residence or Townhome	\$22.31	\$1.18	5.3%	\$23.49
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$27.05	\$1.43	5.3%	\$28.48
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$27.05	\$1.43	5.3%	\$28.48
Residential - Rental (per sq. ft.)				
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$27.05	\$1.43	5.3%	\$28.48
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$33.81	\$1.79	5.3%	\$35.60
Non-Residential (per sq. ft.)				
Office, Research and Development, or Industrial	\$32.06	\$1.70	5.3%	\$33.76
Hotel	\$16.03	\$0.85	5.3%	\$16.88
Self-storage, employee unit provided	\$0.60	\$0.03	5.3%	\$0.63
Self-storage, employee unit not provided	\$1.26	\$0.07	5.3%	\$1.33
Warehouse	\$44.53	\$2.36	5.3%	\$46.89
Commercial/Retail	\$13.52	\$0.72	5.3%	\$14.24

<sup>1</sup>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.

<sup>2</sup>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 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.