

CITY OF CUPERTINO
Resolution No. 16-
Schedule C - Planning

DEFINITIONS

A. Major

10,000 or more square feet commercial/office/non-residential/industrial; six or more residential units.

B. Minor

Less than 10,000 square feet commercial/office/non-residential/industrial; less than six residential units.

C. 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.

D. Major Architectural and Site Approval

Architectural approval of all other development projects.

E. Appeal

A request from the project applicant or interested party to reverse or amend a decision made by staff or an advisory body. 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 the City Council members are exempted from the fee requirement. At the conclusion of the appeal hearing, the City Council may choose to, in its sole discretion, refund all, a portion of, or none of the appeal fee.

F. Directors Application

An application that receives final approval by staff either via an advertised public hearing or non-hearing format. The application may involve a pre-application meeting and/or Environmental Review committee

G. Temporary Sign Permit

A staff review of a temporary sign application that includes an evaluation of the sign request, the entry into the temporary log and site review by Code Enforcement Officers. The permit fee is in addition to the submittal of a deposit to guarantee removal of the sign upon expiration of the temporary permit.

H. Tentative Map: Five or more parcels.

I. Parcel Map: Four or less parcels.

J. Housing Mitigation Fee

In accordance with the City of Cupertino's Housing Element, Section 19.72.030 of the Cupertino Municipal Code and the 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.

| Fee Description | Effective August 1, 2016 | Effective February 6, 2017 |
|---|-------------------------------------|---------------------------------------|
| General Plan Authorization Amendment | Planning Staff Hourly Rate | No Change |
| Zoning Zoning Map Amendment Zoning Text Amendment | Planning Staff Hourly Rate | No Change |
| Study Session | Planning Staff Hourly Rate | No Change |
| Development Agreement ¹ | Planning Staff Hourly Rate | No Change |
| Planning Staff Hourly Rate ¹ | 203 | No Change |

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|--|---|-------------------------------|
| Tentative Map (See Definition H) | 21,179 | No Change |
| Parcel Map (See Definition I) | 12,732 | No Change |
| Use Permit / Development Permit - Major | 21,343 | No Change |
| Use Permit / Development Permit - Minor | 12,809 | No Change |
| Amendment to Use Permit / Development Permit - Major | 10,746 | No Change |
| Amendment to Use Permit / Development Permit - Minor | 5,884 | No Change |
| Architectural and Site Approval - Major (See Definition D) | 13,189 | No Change |
| Architectural and Site Approval - Minor (See Definition C) | 8,862 | No Change |
| Architectural and Site Approval - Minor Duplex / Residential (See Definition C) (new) | 4,500 | No Change |
| Planning Commission Interpretation | 4,762 | No Change |
| Exception | 4,509 | No Change |
| Heart of the City | 13,063 | No Change |
| Hillside Exception | 13,539 | No Change |
| R-1 Design Review | 3,600 | No Change |
| R-1 No Design Review (new) | 3,000 | No Change |
| R-1 Exception | 4,673 | No Change |
| Minor Residential Permit | 2,311 | No Change |
| Environmental Impact Report (Plus State & County Filing Fees) | Contract+Admin Fee | No Change |
| Negative Declaration - Major (Plus State & County Filing Fees) | Contract+Admin Fee | No Change |
| Negative Declaration - Minor (Plus State & County Filing Fees) | Contract+Admin Fee | No Change |
| Categorical Exemption (Plus County Filing Fee) | 230 | No Change |
| Sign Exception | 3,290 | No Change |
| Fence Exception - R1 and duplex | 859 | No Change |
| Fence Exception - other | 2,891 | No Change |
| Variance | 5,167 | No Change |
| Minor Modification | 3,156 | No Change |
| Conditional Use Permit - Administrative | 4,676 | No Change |
| Reasonable Accommodation | 750 | No Change |
| Tree Removal Permit (no Arborist review required) | | |
| First Tree | 200 | No Change |
| Each Additional Tree | 100 | No Change |
| Tree Removal Permit (Arborist review required) | | |
| First Tree | 300 | No Change |
| Each Additional Tree | 150 | No Change |
| Retroactive Tree Removal Penalty | 3,325 | No Change |
| Tree Management Plan | 4,702 | No Change |
| Heritage Tree Designation | 250 | No Change |
| Temporary Use Permit | 2,824 | No Change |
| Temporary Sign Permit (See Definition G) | 319 | No Change |
| Sign Program | 2,582 | No Change |
| Appeals (See Definition E) | | |
| Planning Commission | 230 | No Change |
| City Council | 230 | No Change |
| Zoning Verification Letter | 338 | No Change |
| Public Convenience and Necessity Letter (Alcoholic Beverage License) | 169 | No Change |
| Extension of Approved Entitlements | 1,280 | No Change |
| Legal Noticing Fee (previously Legal Noticing Deposit) | Actual Cost of copies/postage (\$200 deposit) | 268 |

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| Fees Collected at Building Permit Issuance | Effective August 1, 2016 | Effective February 6, 2017 |
|--|-------------------------------------|---------------------------------------|
| Zoning, Planning, Municipal Code Fees | | |
| All Non-Residential and Multi-Family (per sq.ft.) | 0.30 | No Change |
| Residential Single Family (per sq. ft.) | 0.14 | No Change |
| General Plan Office Allocation Fee (per sq. ft.) | 0.28 | No Change |
| Wireless Master Plan Fee: Other Personal Wireless Facility | 1,350 | No Change |
| Wireless Master Plan Fee: Equipment Mount on Existing Light Utility Pole | 6.19 | No Change |
| Housing Mitigation In-Lieu Fees (See Definition J) | | |
| Residential - Ownership (per sq. ft.) | | |
| Detached Single Family Residence | 15.48 | No Change |
| Small Lot Single Family Residence or Townhome | 17.03 | No Change |
| Multi-family Attached Townhome or Condominium (up to 35 du/ac) | 20.64 | No Change |
| Multi-family Attached Townhome or Condominium (over 35 du/ac) | 20.64 | No Change |
| Residential - Rental (per sq. ft.) | | |
| Multi-family Attached Townhome or Apartment (up to 35 du/ac) | 20.64 | No Change |
| Multi-family Attached Townhome or Apartment (over 35 du/ac) | 25.80 | No Change |
| Non-Residential (per sq. ft.) | | |
| Office, Research and Development, or Industrial | 20.64 | No Change |
| Hotel | 10.32 | No Change |
| Commercial/Retail | 10.32 | No Change |

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.

²Based on Below Market Rate Housing Mitigation Procedural Manual and 2015 Nexus Study. These fees are to increase annually by the San Francisco Bay Area Consumer Price Index (CPI)

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

If plans are submitted on paper, the City's cost of scanning plans, plus an administrative fee of 15% (see General Fees - Schedule A), will be charged.