

CITY OF CUPERTINO
Resolution 21-XXX
Fees Effective July 1, 2021
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	FY 20-21 Fee	Change	FY 21-22 Fee
Planning Staff Hourly Rate ¹	\$286	\$16	\$302
General Plan			
Authorization	Staff Hourly Rate		Staff Hourly Rate
Amendment			
Zoning			
Zoning Map Amendment			
Zoning Text Amendment	Staff Hourly Rate		Staff Hourly Rate
Single-Story Overlay District			
Study Session	Staff Hourly Rate		Staff Hourly Rate
Subdivision			
Parcel Map (See Definition A)	\$17,975	\$1,025	\$19,000
Tentative Map (See Definition B)	\$29,899	\$1,704	\$31,603
Conditional Use/Development Permit			
Temporary Use Permit	\$3,987	\$227	\$4,214
Administrative Conditional Use Permit	\$6,602	\$376	\$6,978
Minor (See Definition C)	\$18,083	\$1,031	\$19,114
Major (See Definition D)	\$30,132	\$1,718	\$31,850
Amendment to Conditional Use/Development Permit			
Minor (See Definition C)	\$8,307	\$473	\$8,780
Major (See Definition D)	\$15,171	\$865	\$16,036
Architectural and Site Approval Permit			
Minor Duplex / Residential (See Definition E)	\$6,353	\$362	\$6,715
Minor (See Definition F)	\$12,510	\$713	\$13,223
Major (See Definition G)	\$18,620	\$1,061	\$19,681
Single Family (R-1) Residential Permits			
Minor Residential Permit	\$3,262	\$186	\$3,448
Two-Story Permit without Design Review	\$4,236	\$241	\$4,477
Two-Story Permit with Design Review	\$5,083	\$290	\$5,373
Director Minor Modification (See Definition I)	\$4,456	\$254	\$4,710
Exceptions (See Definition H)			
Fence Exception - R1 & R2	\$1,213	\$69	\$1,282
Fence Exception - Other	\$4,081	\$233	\$4,314
Sign exception	\$4,645	\$265	\$4,910
R-1 Exception	\$6,597	\$376	\$6,973
Heart of the City Exception	\$18,442	\$1,051	\$19,493
Hillside Exception	\$19,114	\$1,089	\$20,203
Exception - Other	\$6,366	\$363	\$6,729
Variance	\$7,295	\$416	\$7,711
Reasonable Accommodation	\$1,059	\$60	\$1,119

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Fee Description	FY 20-21 Fee	Change	FY 21-22 Fee
<i>Tree Removal Permit</i>			
Tree Removal Permit (no Arborist review required)			
First Tree	\$282	\$16	\$298
Each Additional Tree	\$142	\$8	\$150
Tree Removal Permit (Arborist review required)			
First Tree	\$423	\$24	\$447
Each Additional Tree	\$212	\$12	\$224
Retroactive Tree Removal (per tree)	\$4,695	\$268	\$4,963
Heritage Tree Designation	\$353	\$20	\$373
Tree Management Plan	\$6,638	\$378	\$7,016
<i>Signs</i>			
Temporary Sign Permit (See Definition J)	\$450	\$26	\$476
Sign Program	\$3,645	\$208	\$3,853
Planning Commission Interpretation	\$6,722	\$383	\$7,105
Extension of Approved Entitlements (See Definition K)	\$1,807	\$103	\$1,910
<i>Environmental Assessment</i>			
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)	\$325	\$19	\$344
<i>Appeals (See Definition L)</i>			
Planning Commission	\$325	\$19	\$344
City Council	\$325	\$19	\$344
<i>Miscellaneous Fees</i>			
Legal Noticing Fee (See Definition M)	\$378	\$22	\$400
Zoning Verification Letter	\$477	\$27	\$504
Public Convenience and Necessity Letter (Alcoholic Beverage License)	\$239	\$14	\$253
Short-Term Rental	\$200	\$11	\$211
Mobile Vending Permit	\$0	\$302	\$302
<i>Fees Assessed at Building Permit Issuance</i>			
<i>Wireless Master Plan Fees</i>			
Equipment Mounted on Existing Light/Utility Pole	\$8.75	\$0.50	\$9.25
New Personal Wireless Facility (not mounted on light/utility pole)	\$1,906	\$109	\$2,015
<i>Zoning, Planning, Municipal Code Fees</i>			
All Non-Residential and Multi-Family (per sq.ft.)	\$0.43	\$0.02	\$0.45
Residential Single Family (per sq. ft.)	\$0.21	\$0.01	\$0.22
General Plan Office Allocation Fee (per sq. ft.)	\$0.39	\$0.02	\$0.41

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FOR INFORMATIONAL PURPOSES ONLY:²			
<i>Housing Mitigation In-Lieu Fees² (See Definition N)</i>			
Residential - Ownership (per sq. ft.)			
Detached Single Family Residence	\$18.98	\$0.30	\$19.28
Small Lot Single Family Residence or Townhome	\$20.88	\$0.33	\$21.21
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$25.31	\$0.40	\$25.71
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$25.31	\$0.40	\$25.71
Residential - Rental (per sq. ft.)			
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$25.31	\$0.40	\$25.71
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$31.64	\$0.50	\$32.14
Non-Residential (per sq. ft.)			
Office, Research and Development, or Industrial	\$30.00	\$0.47	\$30.47
Hotel	\$15.00	\$0.24	\$15.24
Self-storage, employee unit provided	\$0.56	\$0.01	\$0.57
Self-storage, employee unit not provided	\$1.18	\$0.02	\$1.20
Warehouse	\$41.67	\$0.65	\$42.32
Commercial/Retail	\$12.66	\$0.20	\$12.85

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. The applicant will be required to enter into a Reimbursement Agreement with the City for such projects.

²All 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.