

CITY OF CUPERTINO
Resolution 22-XXX
Fees Effective July 2, 2022
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 ~~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, ~~Up to 10,000 square feet commercial/office/non-residential/industrial~~, or up to six (6) 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, ~~10,000 or more square feet commercial/office/non-residential/industrial~~, or greater than 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 2021-22 Fee	\$ Change	% Change	FY 2022-23 Fee
Planning Staff Hourly Rate ¹	\$302	\$3	1%	\$305
General Plan				
Authorization	Staff Hourly Rate			Staff Hourly Rate
Amendment				
Zoning				
Zoning Map Amendment	Staff Hourly Rate			Staff Hourly Rate
Zoning Text Amendment				
Single-Story Overlay District				
Study Session	Staff Hourly Rate			Staff Hourly Rate
Subdivision				
Parcel Map (See Definition A)	\$19,000	\$190	1%	\$19,190
Tentative Map (See Definition B)	\$31,603	\$316	1%	\$31,919
Conditional Use/Development Permit				
Temporary Use Permit	\$4,214	\$42	1%	\$4,256
Administrative Conditional Use Permit	\$6,978	\$70	1%	\$7,048
Minor (See Definition C)	\$19,114	\$191	1%	\$19,305
Major (See Definition D)	\$31,850	\$319	1%	\$32,169
Amendment to Conditional Use/Development Permit				
Minor (See Definition C)	\$8,780	\$88	1%	\$8,868
Major (See Definition D)	\$16,036	\$160	1%	\$16,196
Architectural and Site Approval Permit				
Minor Duplex / Residential (See Definition E)	\$6,715	\$67	1%	\$6,782
Minor (See Definition F)	\$13,223	\$132	1%	\$13,355
Major (See Definition G)	\$19,681	\$197	1%	\$19,878
Single Family (R-1) Residential Permits				
Minor Residential Permit	\$3,448	\$34	1%	\$3,482
Two-Story Permit without Design Review	\$4,477	\$45	1%	\$4,522
Two-Story Permit with Design Review	\$5,373	\$54	1%	\$5,427
Director Minor Modification (See Definition I)	\$4,710	\$47	1%	\$4,757
Ministerial Residential Permit				
Miscellaneous Ministerial Permit	\$3,926	\$39	1%	\$3,965
Exceptions (See Definition H)				
Fence Exception - R1 & R2	\$1,282	\$13	1%	\$1,295
Fence Exception - Other	\$4,314	\$43	1%	\$4,357
Sign exception	\$4,910	\$49	1%	\$4,959
R-1 Exception	\$6,973	\$70	1%	\$7,043
Heart of the City Exception	\$19,493	\$195	1%	\$19,688
Hillside Exception	\$20,203	\$202	1%	\$20,405
Exception - Other	\$6,729	\$67	1%	\$6,796
Variance	\$7,711	\$77	1%	\$7,788
Reasonable Accommodation	\$1,119	\$11	1%	\$1,130

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<i>Tree Removal Permit</i>				
Tree Removal Permit (no Arborist review required)				
First Tree	\$298	\$3	1%	\$301
Each Additional Tree	\$150	\$2	1%	\$152
Tree Removal Permit (Arborist review required)				
First Tree	\$447	\$4	1%	\$451
Each Additional Tree	\$224	\$2	1%	\$226
Retroactive Tree Removal (per tree)	\$4,963	\$50	1%	\$5,013
Heritage Tree Designation	\$373	\$4	1%	\$377
Tree Management Plan	\$7,016	\$70	1%	\$7,086
<i>Signs</i>				
Temporary Sign Permit (See Definition J)	\$476	\$5	1%	\$481
Sign Program	\$3,853	\$39	1%	\$3,892
Planning Commission Interpretation	\$7,105	\$71	1%	\$7,176
Extension of Approved Entitlements (See Definition K)	\$1,910	\$19	1%	\$1,929
<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)	\$344	\$3	1%	\$347
<i>Appeals (See Definition L)</i>				
Planning Commission	\$344	\$3	1%	\$347
City Council	\$344	\$3	1%	\$347
<i>Miscellaneous Fees</i>				
Legal Noticing Fee (See Definition M)	\$400	\$4	1%	\$404
Zoning Verification Letter	\$504	\$5	1%	\$509
Public Convenience and Necessity Letter (Alcoholic Beverage License)	\$253	\$3	1%	\$256
Short-Term Rental	\$211	\$2	1%	\$213
Mobile Vending Registration Fee	\$302	\$3	1%	\$305
<i>Fees Assessed at Building Permit Issuance</i>				
<i>Wireless Master Plan Fees</i>				
Equipment Mounted on Existing Light/Utility Pole	\$9.25	\$0.09	1%	\$9.34
New Personal Wireless Facility (not mounted on light/utility pole)	\$2,015	\$20	1%	\$2,035
<i>Zoning, Planning, Municipal Code Fees</i>				
All Non-Residential and Multi-Family (per sq.ft.)	\$0.45	\$0.00	0%	\$0.45
Residential Single Family (per sq. ft.)	\$0.22	\$0.00	0%	\$0.22
General Plan Office Allocation Fee (per sq. ft.)	\$0.41	\$0.00	0%	\$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	\$19.28	\$1.00	5.2%	\$20.29
Small Lot Single Family Residence or Townhome	\$21.21	\$1.10	5.2%	\$22.31
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$25.71	\$1.34	5.2%	\$27.05
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$25.71	\$1.34	5.2%	\$27.05
Residential - Rental (per sq. ft.)				
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	\$25.71	\$1.34	5.2%	\$27.05
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	\$32.14	\$1.67	5.2%	\$33.81
Non-Residential (per sq. ft.)				
Office, Research and Development, or Industrial	\$30.47	\$1.58	5.2%	\$32.06
Hotel	\$15.24	\$0.79	5.2%	\$16.03
Self-storage, employee unit provided	\$0.57	\$0.03	5.2%	\$0.60
Self-storage, employee unit not provided	\$1.20	\$0.06	5.2%	\$1.26
Warehouse	\$42.32	\$2.20	5.2%	\$44.53
Commercial/Retail	\$12.85	\$0.67	5.2%	\$13.52

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.