

CITY OF CUPERTINO
Resolution 17-XXX
Fees Effective August 5, 2017
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 review.

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 June 19, 2017	Labor Escalator 11.16%	FY2017-18 Proposed Fee
General Plan Authorization Amendment	Planning Staff Hourly Rate	N/A	No Change
Zoning Zoning Map Amendment Zoning Text Amendment Single-Story Overlay District	Planning Staff Hourly Rate	N/A	No Change
Study Session	Planning Staff Hourly Rate	N/A	No Change
Planning Staff Hourly Rate ¹	203	23	226
Tentative Map (See Definition H)	21,179	2,364	23,542
Parcel Map (See Definition I)	12,732	1,421	14,153
Use Permit / Development Permit - Major	21,343	2,382	23,725
Use Permit / Development Permit - Minor	12,809	1,429	14,238
Amendment to Use Permit / Development Permit - Major	10,746	1,199	11,945
Amendment to Use Permit / Development Permit - Minor	5,884	657	6,541
Architectural and Site Approval - Major (See Definition D)	13,189	1,472	14,661
Architectural and Site Approval - Minor (See Definition C)	8,862	989	9,850
Architectural and Site Approval - Minor Duplex / Residential (See Definition C) (new)	4,500	502	5,002
Planning Commission Interpretation	4,762	531	5,293
Exception	4,509	503	5,012
Heart of the City	13,063	1,458	14,521
Hillside Exception	13,539	1,511	15,050
R-1 Design Review	3,600	402	4,002

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R-1 No Design Review (new)	3,000	335	3,335
R-1 Exception	4,673	522	5,195
Minor Residential Permit	2,311	258	2,569
Environmental Impact Report (Plus State & County Filing Fees)	Contract+Admin Fee	N/A	No Change
Negative Declaration - Major (Plus State & County Filing Fees)	Contract+Admin Fee	N/A	No Change
Negative Declaration - Minor (Plus State & County Filing Fees)	Contract+Admin Fee	N/A	No Change
Categorical Exemption (Plus County Filing Fee)	230	26	256
Sign Exception	3,290	367	3,657
Fence Exception	2,891	323	3,214
Variance	5,167	577	5,743
Minor Modification	3,156	352	3,508
Conditional Use Permit - Administrative	4,676	522	5,198
Reasonable Accommodation	750	84	834
Tree Removal Permit (no Arborist review required)			
First Tree	200	22	222
Each Additional Tree	100	11	111
Tree Removal Permit (Arborist review required)			
First Tree	300	33	333
Each Additional Tree	150	17	167
Retroactive Tree Removal Penalty	3,325	371	3,696
Tree Management Plan	4,702	525	5,227
Heritage Tree Designation	250	28	278
Temporary Use Permit	2,824	315	3,139
Temporary Sign Permit (See Definition G)	319	36	355
Sign Program	2,582	288	2,870
Appeals (See Definition E)			
Planning Commission	230	26	256
City Council	230	26	256
Zoning Verification Letter	338	38	376
Public Convenience and Necessity Letter (Alcoholic Beverage License)	169	19	188
Wireless Master Plan Fee: Other Personal Wireless Facility Charged at Building Permit)	1,350	151	1,500
Extension of Approved Entitlements	1,280	143	1,423
Legal Noticing Fee (previously Legal Noticing Deposit)	268	30	298
Zoning, Planning, Municipal Code Fees			
All Non-Residential and Multi-Family (per sq.ft.)	0.30	0.03	0.33
Residential Single Family (per sq. ft.)	0.14	0.02	0.16
General Plan Office Allocation Fee (per sq. ft.)	0.28	0.03	0.31
Wireless Master Plan Fee: Equipment Mount on Existing Light Utility Pole	6.19	0.69	6.88
Housing Mitigation In-Lieu Fees (See Definition J)			
Residential - Ownership (per sq. ft.)			
Detached Single Family Residence	15.48	1.73	17.21
Small Lot Single Family Residence or Townhome	17.03	1.90	18.93
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	20.64	2.30	22.94
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	20.64	2.30	22.94
Residential - Rental (per sq. ft.)			
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	20.64	2.30	22.94
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	25.80	2.88	28.68
Non-Residential (per sq. ft.)			
Office, Research and Development, or Industrial	20.64	2.30	22.94
Hotel	10.32	1.15	11.47
Commercial/Retail	10.32	1.15	11.47

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.