



# PLANNING

## EXHIBIT 1

Fee Name	Note	Minimum Activity Fee	Filing Fee	Technology Fee	Community Planning Fee	Deposit	Total
<b>Ministerial Review for State Bill Housing Projects</b>							
Ministerial Review Application - for applications subject to ministerial Planning review under state law.		\$ 3,796.00	\$ 95.00	\$ 233.46	\$ 19.46		\$ 4,143.92
Note: Deposit required when a subdivision map is part of the project.						\$ 2,865.00	\$ 2,865.00
<b>Appeals</b>							
Appeal/Call for Review to Planning Board or City Council - Single Family Residential and Multi-family Residential Less than 5 Units	1	\$ 1,432.00				\$ 716.00	\$ 2,148.00
Appeal/Call for Review to Planning Board or City Council - Multi-Family Residential 5 Units or More/Commercial/ Industrial	1	\$ 1,432.00				\$ 716.00	\$ 2,148.00
<b>Zoning Change/General Plan Amendment</b>							
Amendments to the General Plan Text or Land Use Diagram	2	Actual Cost	\$ 95.00	\$ 1,380.84	\$ 115.07	\$ 21,328.09	\$ 22,919.00
Property Rezoning or Zoning Code Amendment	2	Actual Cost	\$ 95.00	\$ 1,380.84	\$ 115.07	\$ 21,328.09	\$ 22,919.00
<b>Design Review Exemptions</b>							
Design Review Exemption: Minor Alterations - this fee applies to Minor Alterations under the Design Review Ordinance (AMC 30-37) that are exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include window and door replacements not removing character-defining features, siding repair and replacement, and other in-kind improvements. This fee does not apply to work that does not require a building permit as they are not subject to the Design Review Ordinance.	5	\$ 143.00					\$ 143.00
Design Review Exempt: Additions - this fee applies to building additions and related improvements regulated under the Design Review Ordinance (AMC 30-37) that are exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include single-story rear additions or additions to accessory structures that are less than 1,200 sf in size.	5	\$ 859.00					\$ 859.00
Design Review Exemption: Wireless Eligible Facilities Requests and Small Cell Wireless review	5	\$ 573.00					\$ 573.00
<b>Design Review: Alterations/Additions</b>							
Design Review: Minor Alterations - this fee applies to alterations involving minor changes in floor area or the building footprint on the ground floor that is less than 50 sf in area. Common examples include porches, stairwells, windows, stairs, doors, water heater closets, and siding that require Design Review under AMC 30-37. This fee applies to decks that require Design Review.	3	\$ 859.00	\$ 95.00	\$ 57.24	\$ 5.00	\$ -	\$ 1,016.24
Design Review: Accessory Buildings/Structures - the fee applies to additions and alterations to accessory buildings and structures not exempt from Design Review pursuant to AMC 30-37.2.b.	3	\$ 2,005.00	\$ 95.00	\$ 126.00	\$ 10.50	\$ -	\$ 2,236.50
Design Review: Additions - this fee applies to additions and alterations not exempt from Design Review pursuant to AMC 30-37.2.b. Common examples include second story additions, lifting a building, public facing additions, single story additions over 1,200 sf, and modifications to architecturally unique windows, doors and other features.	3	\$ 3,796.00	\$ 95.00	\$ 233.46	\$ 19.46	\$ -	\$ 4,143.92
<b>Design Review: New Construction</b>							
Design Review: New Construction - Accessory Building	3	\$ 2,005.00	\$ 95.00	\$ 126.00	\$ 10.50	\$ -	\$ 2,236.50
Design Review: New Construction - Detached Single-Family Dwelling or Duplex	3	\$ 3,796.00	\$ 95.00	\$ 233.46	\$ 19.46	\$ -	\$ 4,143.92
Design Review: New Construction- Multi-family Buildings 3-9 units	1	\$ 3,796.00	\$ 95.00	\$ 233.46	\$ 33.31	\$ 2,865.00	\$ 7,022.77
Design Review: New Construction - Multi-family buildings 10+ units or more and any Non-Residential or Mixed Use Buildings	1	\$ 7,449.00	\$ 95.00	\$ 452.64	\$ 51.57	\$ 2,865.00	\$ 10,913.21
<b>Changes to Approved Design Review</b>							
Changes to Approved Design Review - Review by Planning Director minimum fee per hour		\$ 286.00					\$ 286.00
Changes to Approved Design Review - Review by Planning Board	1	\$ 3,796.00	\$ 95.00	\$ 233.46	\$ 18.98		\$ 4,143.44
<b>Historic Preservation</b>							
Changes to Historical Building Study List (HBSL) /Monument Designation Status - this fee applies to requests to add, delete or modify items on the HBSL and/or the Historic Monument list. The fees includes staff review of any technical historic evaluation reports to be provided by the applicant.	1	Actual Cost	\$ 95.00	\$ 507.78	\$ 42.32	\$ 7,722.91	\$ 8,368.00
Certificate of Approval and Hearing by the Historical Advisory Board (HAB)	1	\$ 4,297.00	\$ 95.00	\$ 263.52	\$ 21.96	\$ -	\$ 4,677.48
Certificate of Approval - Demolition of an Accessory Building on a Listed Property		\$ 1,432.00	\$ 95.00	\$ 91.62	\$ 7.64	\$ -	\$ 1,626.26



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Fee Name	Note	Minimum Activity Fee	Filing Fee	Technology Fee	Community Planning Fee	Deposit	Total
Certificate of Approval with ADU - Demo of Accessory Building Concurrent with an ADU Application		\$ 1,003.00	\$ 95.00	\$ 65.88	\$ 5.49		\$ 1,169.37
<b>Protected Tree Removals</b>							
Certificate of Approval - Removal of Protected Tree pursuant to AMC 13-21.7. Note: Requires deposit of Tree Replacement In-Lieu Fee at the time of application.		\$ 430.00	\$ 95.00	\$ 31.50	\$ 5.00	\$ -	\$ 561.50
Tree Replacement In-Lieu Fee per AMC 13-21.7 (\$750 per tree) - this fee deposit is refundable upon proof of planting for the replacement tree.			\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
Certificate of Approval - Dead/Fallen Tree - this fee applies to trees that are dead or have fallen due to disease or natural disasters and causes.		\$ 111.00	\$ -	\$ -	\$ -	\$ -	\$ 111.00
<b>Sign Permits per AMC 30-6.3</b>							
Sign Permit - Permanent Signs - Every Two (2) Signs. Note: Fee is added to the Building Permit Fees invoice.		\$ 215.00					\$ 215.00
Sign Program / Amendment to Existing Sign Program. Note: other deposit applies if a public hearing is required		\$ 2,005.00	\$ 95.00	\$ 105.00	\$ 21.49	\$ 2,292.00	\$ 4,518.49
<b>Corporate Street Naming</b>							
Corporate Street Naming per City Street Naming Policy	2	\$ 8,595.00	\$ 95.00	\$ 521.40	\$ 43.45	\$ -	\$ 9,254.85
<b>Use Permits or Variance/Amendment</b>							
Use Permit or Variance/Amendment	1	\$ 3,223.00	\$ 95.00	\$ 199.08	\$ 16.12	\$ -	\$ 3,533.20
Public Convenience and Necessity (PCN) Determination		\$ 286.00	\$ 95.00	\$ 22.86	\$ 5.00		\$ 408.86
Note: If public hearing required						\$ 2,292.00	\$ 2,292.00
<b>Time Extension</b>							
Extension of approved entitlement not vested (variance, design review, use permit)		\$ 143.00	\$ 95.00	\$ 14.28	\$ 5.00	\$ -	\$ 257.28
Extension with Public Hearing	1	\$ 2,292.00	\$ 95.00	\$ 143.22	\$ 11.46		\$ 2,541.68
<b>Preliminary Review Applications</b>							
Preliminary Review Meeting - First Meeting (no charge)		\$ -					\$ -
Each Additional Meeting		\$ 286.00					\$ 286.00
Prelim - Planning Only Review		\$ 430.00	\$ 95.00	\$ 31.50	\$ 5.00	\$ -	\$ 561.50
Review by Each Additional City Department		\$ 286.00					\$ 286.00
Prelim - Review by Interdepartmental Development Review Team (DRT)		\$ 2,005.00	\$ 95.00	\$ 126.00	\$ 10.50		\$ 2,236.50
SB 330 and other preliminary applications under state law		\$ 3,868.00	\$ 95.00	\$ 237.78	\$ 19.82	\$ 1,432.00	\$ 5,652.60
<b>Master Plans, Planned Development (PDs), and Development Plans</b>							
Master Plan / Planned Development / Amendment - this fee applies to all development proposals that requires either a Master Plan and/or compliance with the Planned Development regulations of AMC 30-4.13, and/or subsequent amendments.	1	Actual Cost	\$ -	\$ -	\$ -	\$ 15,405.00	\$ 15,405.00
Development Plan / Amendment - this fee applies to all development proposals subject to submittal of a Development Plan.	1	Actual Cost	\$ -	\$ -	\$ -	\$ 15,405.00	\$ 15,405.00
<b>Density Bonus</b>							
Density Bonus Application	2	Actual Cost	\$ 95.00	\$ 393.90	\$ 32.83	\$ 5,948.28	\$ 6,470.00
Density Bonus Application for 100% Affordable Housing (no charge)		\$ -					\$ -
<b>Development Agreements and Other Project Agreements</b>							
New Development Agreement or Major Amendment	2	Actual Cost	\$ 95.00	\$ 1,238.10	\$ 103.18	\$ 19,103.73	\$ 20,540.00
Annual Review of Development Agreement	1	\$ 858.00	\$ 95.00	\$ 57.18	\$ 5.00	\$ -	\$ 1,015.18
Performance Agreement (landscaping installation, maintenance, mitigation monitoring, subdivision improvements, public art, etc.)		Actual Cost	\$ 95.00	\$ 349.50	\$ 29.13	\$ 5,256.38	\$ 5,730.00
<b>Subdivision Map Act</b>							
Lot Line Adjustment (includes 2 reviews). Note: For Public Works review fees see PW Fee Schedule		\$ 716.00	\$ 95.00	\$ 48.66	\$ 17.91	\$ 2,865.00	\$ 3,742.57
Parcel Map (up to 4 lots) / Amendment. Note: For Public Works review fees see PW Fee Schedule		Actual Cost	\$ 95.00	\$ 693.30	\$ 57.78	\$ 10,613.93	\$ 11,460.00
Tentative Subdivision (Tract) Map (>5 lots) / Amendment. Note: For Public Works review fees see PW Fee Schedule	2	Actual Cost	\$ 95.00	\$ 865.20	\$ 72.10	\$ 13,292.70	\$ 14,325.00
Non-Residential Condo Conversions	1	Actual Cost	\$ 95.00	\$ 693.30	\$ 57.78	\$ 10,613.93	\$ 11,460.00
Residential Condo Conversions	1	Actual Cost	\$ 95.00	\$ 693.30	\$ 57.78	\$ 10,613.93	\$ 11,460.00
Certificate of Compliance		\$ 716.00	\$ 95.00	\$ 48.66	\$ 5.00	\$ 1,432.00	\$ 2,296.66
<b>Environmental Review</b>							
CEQA Exemption with Initial Study / Technical Reports		\$ 8,595.00	\$ 95.00	\$ 521.40	\$ 42.98		\$ 9,254.38
Environmental Document - IS/ND/MND plus additional deposit based on consultant estimate)		Actual Cost	\$ 95.00	\$ 1,037.10	\$ 86.43	\$ 15,971.48	\$ 17,190.00
Environmental Document - EIR (plus additional deposit based on consultant estimate and direct cost)	2	Actual Cost	\$ 95.00	\$ 1,724.64	\$ 143.72	\$ 26,685.64	\$ 28,649.00
Other environmental review tasks not specified (per hour)		\$ 286.00					\$ 286.00
<b>Business License/Zoning Approvals</b>							
Work/Live Permit Per AMC 30-15.5(b)		\$ 143.00	\$ 95.00	\$ 14.28	\$ 5.00		\$ 257.28
Home Occupation Permit		\$ 143.00	\$ 95.00	\$ 14.28	\$ 5.00		\$ 257.28
Zoning Clearance		\$ 143.00	\$ 95.00	\$ 14.28	\$ 5.00		\$ 257.28
<b>Building Permit Plan Check/Site Inspection</b>							
Planning - Building Plan Review (Minor Projects)	5	\$ 286.00					\$ 286.00
Planning - Building Plan Review (Major Projects)	5	\$ 859.00					\$ 859.00



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Fee Name	Note	Minimum Activity Fee	Filing Fee	Technology Fee	Community Planning Fee	Deposit	Total
Planning - Each Inspection	5	\$ 286.00					\$ 286.00
<b>Zoning Determinations and Research</b>							
Zoning Verification Letter - City Letter with Zoning Information requiring no property research		\$ 214.50		\$ 12.87	\$ 5.00		\$ 232.37
Zoning Compliance Determination - City Letter with zoning information requiring property research, conformance review with approved plans, nonconforming use certificates, and other determinations of compliance with the Zoning Ordinance. This fee also applies to specified Planning Director approvals per the Zoning Ordinance.		\$ 859.00	\$ 95.00	\$ 57.24	\$ 5.00		\$ 1,016.24
<b>Miscellaneous Fees</b>							
Public Hearing/Study Sessions - Board/Commissions or City Council - This fee applies to public hearings, study sessions, and community meetings held by Boards, Commissions, or the City Council beyond those routinely required as part of the standard review process.	1	\$ 2,292.00					\$ 2,292.00
Massage Tech Permit pursuant to AMC 6-46		\$ 143.00	\$ 95.00	\$ 14.28	\$ 5.00		\$ 257.28
Planning Services Hourly Rate		\$ 286.00					\$ 286.00
Meeting with a Project Planner Hourly Rate (available upon request)		\$ 286.00					\$ 286.00
Processing Fee for each recorded document		\$ 1,146.00					\$ 1,146.00
Filing Fee	6	\$ 95.00					\$ 95.00
Technology Fee	7	Percent of Permit Fees					6% of Applicable Permit Fees
Community Planning Fee	8	Percent of Valuation					0.5% of Job Valuation
For services requested of City staff which have no fee listed in this fee schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the established hourly rates for this department/division. Additionally, the City will pass-through to the applicant any discrete costs incurred from the use of external service providers, if required, to process the specific application.		\$ 286 per hour					\$ 286 per hour

## Notes:

- 1 Fee includes 1 public hearing and required legal ad and public notice.
- 2 Fee includes 2 public hearings and required legal ads and public notice.
- 3 Fee includes a 100 ft. public notice.
- 4 No charge when combined with another entitlement
- 5 Fee is added to Building Permit fee invoice.
- 6 Filing Fee is applied to each project.
- 7 Technology Fee = 6% of activity fee and filing fee.
- 8 Community Planning Fee = 0.5% of Construction Valuation. Minimum \$5 added to all applications. When construction valuation is unavailable during Planning entitlements phase, valuation shall be calculated based on the sum of the Planning activity fee and filing fee.