

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION FEES

As amended by Resolution No. 5370

November 27, 2012

General Plan / Specific Plan / Zoning Ordinance Amendments

General Plan / Specific Plan Map or Text Amendment	\$5,186
Rezoning	\$5,186
Zoning Ordinance Text Amendment	\$5,186

Design Review Permits

Administrative or Zoning Administrator	\$1,746
Modification*	\$1,065
Planning Commission – Addition - 500 sq.ft. or less	\$2,478
Modification*	\$1,814
Planning Commission - Addition - More than 500 sq.ft.	\$3,656
Modification*	\$2,338
Planning Commission - New Structure	\$5,297
Modification*	\$2,592

Permits

Conditional Use Permit	\$2,405
Modification*	\$1,212
Minor Use Permit	\$957
Accessory Dwelling Unit Permit	\$600 (\$1,200 after 3/31/14)
Amnesty	\$400
Condominium Conversion Permit	
Minor (≤ 4 units)	\$2,405
Major (5+ units)	\$4,810
Hotel Condominium Conversion Permit	\$4,810
Non-Conformity Permit	\$2,405
Occupancy Permit	
Within Marinship Specific Plan Area	\$84
Elsewhere	\$56
Sign Permit	
Administrative Review	\$307
Planning Commission Review	\$1,680
Tree Permit	
Protected Tree – Private or Public Property (\$11.12.030.A)	\$175 for first tree, plus \$75 for each additional tree
View Claim – Private or Public Property (\$11.12.040.B & D)	\$175 for first tree, plus \$75 for each additional tree
Zoning Permit	
Minor	\$84
Intermediate	\$283
Major	\$482

Encroachment Agreements

Administrative and City Council review	\$1,308
Planning Commission and City Council review	\$2,433
Sidewalk Dining Encroachment Permit	\$625

Environmental Reviews

Categorical Exemption	\$450
Negative Declaration - Staff Preparation	\$2,597**
Mitigated Negative Declaration - Staff Preparation	\$4,332**
Mitigated Negative Declaration - Consultant Preparation	20% of contract amount**
Environmental Impact Report – Consultant Preparation	20% of contract amount**

Historic Reviews

50-Year Old Structures	\$400
Historic Overlay District or Noteworthy Structures	\$600

Subdivisions

Certificate of Compliance	\$2,982
Lot Line Adjustment	\$3,176
Lot Merger	\$3,176
Tentative Subdivision Map Application (5+ parcels)	\$6,551
Parcel Map Application (≤4 parcels)	\$4,787

Miscellaneous Fees

Appeals	
Community Development Director	\$861
Zoning Administrator	\$1,105
Planning Commission – By Applicant	\$2,910
Planning Commission – By Non-Applicant	\$1,000
Construction Time Limits	
Time Limit Extension (§10.54.100.D)	\$1,065
Deposit Administration (§10.54.100.F)	\$500, plus Appeal fee (if appealed)
Time Extension of Approved Permit (§10.50.140)	
Zoning Administrator	\$1,065
Planning Commission	\$1,814
Variance	\$2,991
Modification*	\$1,881
Administrative / Admin Modification	\$1,746
Marinship Specific Plan Exception (§10.28.050.F)	\$4,800
Wireless Compliance Review	\$500
Administrative Approval of Changes to Approved Project	\$482
Planning Commission Determination of Use (§10.80.080)	\$1200
Zoning Ordinance Interpretation	\$400
Pre-Application Meeting	\$100
Planning Commission Study Session	\$1,844

Administrative Fees

Residential Building Report	\$113
Contract Administration	15% of contract amount
Noticing	
100 foot radius	\$113 + Postage
300 foot radius	\$197 + Postage
Applicant-Requested Continuance	\$ 50 + Postage
Plan Retention	\$35
Photocopying	
8-1/2 x 11	\$0.25
11 x 17	\$0.50
Large Format (B/W)	\$2.00/sq. ft.
Printed Documents (e.g., General Plan, Zoning Ordinance, Marinship Specific Plan)	Actual costs to reproduce; \$10 for electronic copy on disc
Maps (e.g., General Plan, Zoning)	\$20
Duplication of Records/Research	Labor + photocopying
Audio Recording of Meetings***	\$10 + cost of media
Agenda Service	\$40/year
Finance Charge to be applied to account with past due balance (unpaid invoice)	0.8333% per month
Collection Service Fee	Actual cost to the City

Notes

Multiple Permits. The foregoing fees shall be collected for each application even if a project includes different permits (e.g., design review permit, conditional use permit, variance).

Fee Waivers. All or a portion of the foregoing fees may be waived by the City Council for a development project which provides marine-oriented industry or low or moderate income housing (as defined by HUD guidelines) considered desirable by the City Council and in so making an exception, the City Council may require special performance agreements.

Two Meeting Limit. The foregoing fees cover up to two meetings before the applicable decision-making body. If the project requires additional meetings beyond two, an additional fee equivalent to fifty percent of the original fee is due prior to scheduling the project for consideration at up to two additional meetings.

Refunds. Fees are refundable based upon the amount of staff work completed on the processing the application and subject to the approval of the Community Development Director.

Penalties. In event work is undertaken or use is made of property prior to obtaining proper permits, the applicant shall pay a penalty of 100 percent of the applicable permit fee(s). The penalty is in addition to the applicable permit fee(s).

* The "Modification" fee is applicable to applications filed within one year of approval of the original permit.

** The applicant is responsible for all consultant and supplemental report costs, as well as Department Fish and Game fees (if applicable).

*** No charge for ADA requests.