



# PLANNING

Fee No.	Fee Name	Fee Unit / Type	Notes	Current Fee / Deposit	100% Cost Recovery Fee	Rec'd Fee Level / Deposit
1	<b>Annexation</b>	deposit	[3]	\$ 15,000	\$ 88,864	\$ 88,864
2	<b>Appeal</b>					
	A. Appeal by Applicant to Official/Commission Other than City Council	deposit	[3]	\$ 5,000	\$ 5,901	\$ 5,901
	B. Appeal by Applicant to City Council (Add 'I City Clerk Filing Fees Apply)	deposit	[3]	\$ 5,000	\$ 5,901	\$ 5,901
	C. Appeal to Official/Commission Other than City Council	fixed fee		\$ 569	\$ 5,945	\$ 5,945
	D. Appeal to City Council (Add 'I City Clerk Filing Fees Apply)	fixed fee		\$ 569	\$ 6,078	\$ 6,078
3	<b>Conditional Use Permit</b>	deposit	[3]	\$ 6,000	\$ 23,535	\$ 4,000
4	<b>Variance</b>	deposit	[3]	\$ 6,000	\$ 7,728	\$ 7,728
5	<b>Development Plan Review</b>	deposit	[3]	New	\$ 31,690	\$ 25,000
6	<b>Development Agreement</b>	deposit	[3]	\$ 15,000	\$ 39,514	\$ 25,000
7	<b>Administrative Exceptions</b>					
	A. Residential	deposit	[3]	\$ 2,185	\$ 2,986	\$ 2,986
	B. Non-Residential	deposit	[3]	\$ 3,281	\$ 2,490	\$ 2,490
8	<b>Administrative Review</b>					
	A. Residential Administrative Review	fixed fee		\$ 2,185	\$ 6,183	\$ 3,000
	B. Non-Residential Administrative Review	fixed fee		\$ 3,281	\$ 5,338	\$ 3,000
	C. Outdoor Facilities Permits	fixed fee		\$ 1,093	\$ 4,352	\$ 2,500
	D. Mobile Food Vending	fixed fee		\$ 240	\$ 2,246	\$ 240
	E. Wireless Telecommunication Facility					
	i.) Monopoles	fixed fee		\$ 7,289	\$ 8,226	\$ 8,226
	ii.) Antennas	fixed fee		\$ 7,289	\$ 7,280	\$ 7,280
9	<b>Administrative Review Requiring Hearing</b>					
	A. Non-Residential	fixed fee		\$ 6,560	\$ 7,656	\$ 7,656
	B. Residential	fixed fee		\$ 4,373	\$ 8,492	\$ 8,492
10	<b>Site Plan Review</b>					
	A. Minor Site Plan Review	fixed fee		\$ 2,733	\$ 5,024	\$ 5,024
	B. Major Site Plan Review	deposit	[3]	\$ 5,000	\$ 10,230	\$ 10,230
	C. Administrative Site Plan Review	deposit	[3]	New	\$ 30,268	\$ 30,268
	D. Non-Residential Façade Change	fixed fee	[3]	\$ 729	\$ 1,411	\$ 1,411
	E. Major Site Plan Review in RS-VP	fixed fee	[3]	\$ 4,373	\$ 7,205	\$ 7,205
11	<b>Environmental Review</b>					
	A. Exemption Without Initial Study (Categorical)	fixed fee	[5]	\$ 729	\$ 770	\$ 770
	B. Exemption with Initial Study / Technical Reports	deposit	[3] [4] [5]	n/a - billed to assoc. project	\$ 7,113	\$ 7,113
	C. Initial Study / Negative Declaration / Mitigated Negative Declaration / EIR	deposit	[3] [4] [5]	n/a - billed to assoc. project	\$ 9,806	\$ 9,806
12	<b>Fence Modification</b>					
	A. Single Family and Duplex	fixed fee		\$ 1,093	\$ 3,932	\$ 3,932
	B. Multi-Family and Non-Residential	fixed fee		\$ 1,641	\$ 4,184	\$ 4,184
	C. View Preservation	fixed fee		\$ 3,279	\$ 5,967	\$ 5,967
13	<b>Historical Landmark Designation</b>	deposit		\$ 2,185	\$ 9,365	\$ 9,365
14	<b>Planned Unit Development</b>	deposit		\$ 15,000	\$ 40,073	\$ 25,000



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<b>15</b>	<b>Pre-Application</b>					
	A. First Meeting	fixed fee		No Charge	\$ 2,591	\$ 2,591
	B. Each Additional meeting	fixed fee		\$ 548	\$ 2,228	\$ 2,228
	C. SB 330 Preliminary Application	fixed fee		\$ 5,827	\$ 7,081	\$ 7,081
<b>16</b>	<b>Public Convenience and Necessity Determination</b>	fixed fee		\$ 1,993	\$ 1,814	\$ 1,814
<b>17</b>	<b>Signs</b>					
	A. Temporary Sign Permit	fixed fee		\$ 267	\$ 641	\$ 250
	B. Standard Sign Permit	fixed fee		\$ 1,093	\$ 2,053	\$ 500
	C. Sign Program	deposit		\$ 5,000	\$ 5,967	\$ 5,967
<b>18</b>	<b>Temporary Use Permit (TUP)</b>					
	A. TUP - Holiday, Parking Lot Sale, Car Wash, or Fundraiser	fixed fee		\$ 257	\$ 1,304	\$ 250
	B. TUP - All Others	fixed fee		\$ 1,049	\$ 2,587	\$ 500
<b>19</b>	<b>Tentative Map / Subdivision / Condominium</b>					
	A. Tentative Tract Map	deposit	[3]	\$ 15,000	\$ 20,180	\$ 20,180
	B. Parcel Map	deposit	[3]	New	\$ 4,710	\$ 4,710
	C. Lot Line Adjustment	deposit	[3]	New	\$ 2,144	\$ 2,144
	D. Conversion of Residential Apartment Buildings to Condominiums	deposit	[3]	\$ 15,000	\$ 14,854	\$ 14,854
	E. Conversion of Non-Residential Complexes to Individual Unit or Condominium Ownership	deposit	[3]	\$ 15,000	\$ 15,163	\$ 15,163
<b>20</b>	<b>Conversion of Residential Apartment Buildings to Condominiums (per unit)</b>	fixed fee		\$ 5,617		\$ 5,617
<b>21</b>	<b>Zoning Map Amendment / Specific Plans / General Plan Amendments</b>					
	A. Zoning Map Amendment	deposit	[3]	\$ 15,000	\$ 40,766	\$ 25,000
	B. Zoning Code Amendment	deposit	[3]	\$ 15,000	\$ 40,766	\$ 25,000
	C. General Plan Amendment	deposit	[3]	\$ 15,000	\$ 40,766	\$ 25,000
	D. Specific Plan	deposit	[3]	\$ 15,000	\$ 86,038	\$ 86,038
	E. Specific Plan Amendment	deposit	[3]	\$ 15,000	\$ 10,072	\$ 10,072
<b>22</b>	<b>Zoning Verification Letter</b>	fixed fee		\$ 192	\$ 1,026	\$ 1,026
<b>23</b>	<b>Zoning Approval for Business License</b>					
	A. New Business License Zoning (per review)	fixed fee		\$ 126	\$ 257	\$ 257
	B. Home Occupation - Application	fixed fee		\$ 126	\$ 205	\$ 205
<b>24</b>	<b>Other Fees</b>					
	A. Planning Inspection	fixed fee		New	\$ 1,026	\$ 1,026
	B. Time Extension of Approved Entitlement / Map	fixed fee		New	\$ 1,283	\$ 1,283
	C. Plan Check for Building		[1]			
	i.) Alterations/Additions/Accessory Buildings - Resident	per hour		\$ 274	\$ 257	\$ 257
	ii.) New Construction - Single Family Residential	per hour		\$ 274	\$ 257	\$ 257
	iii.) New Construction - Multi-Family Residential	per hour		\$ 684	\$ 257	\$ 257
	iv.) New Construction - Non-Residential	per hour		\$ 684	\$ 257	\$ 257
	v.) Alterations/Additions - Non-Residential	per hour		\$ 274	\$ 257	\$ 257
	vi.) Alterations/Additions/New Construction - Accessory Dwelling Unit(s)	per hour		\$ 179	\$ 257	\$ 257
	D. Public Notice Sign Deposit (fully refundable if sign returned)	deposit		\$ 100		\$ 100
	E. Community Planning Fee (applies to all building permits)	deposit	[2]	.3% of total valuation of construction	21.68%	10.84%
	F. Modifications of Approved Projects					
	i.) Minor (Review by Staff or Zoning Enforcement	deposit	[3]	New	\$ 2,440	\$ 2,440
	ii.) Major (Review by Board of Zoning Adjustments, Planning Commission, and/or City Council)	deposit	[3]	New	\$ 6,465	\$ 6,465
	G. Technology Fee: applies to all fees except Zoning Verification Letter (22), Zoning Approval for Business License (23) and Modification to an Approved Project in "Other Fees" (24)	fixed fee		6% of permit fee. Min \$7.29 per permit type.	6.92%	6.92%
	H. Legal Review	deposit		New		\$ 2,500



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25	City Staff Rates for Hourly Services and/or Services not Otherwise Listed					
	Administrative Assistant	per hour			\$ 198	\$ 198
	Assistant Community Development Director	per hour		Varies: Direct Cost + Mark Up Formula	\$ 405	\$ 405
	Assistant Planner	per hour			\$ 253	\$ 253
	Planning Manager	per hour			\$ 358	\$ 358
	Senior Planner	per hour			\$ 283	\$ 283
	Planning Staff - Blended/Average	per hour			\$ 257	\$ 257

## Notes

- [1] Note: For small tenant improvements to existing buildings and ADUs, the Chief Building Official and/or the Community Development Director may waive the Community Planning Fee at his/her discretion.
- [2] Community Planning Fee will not be charged for the following project types: permits for accessory dwelling units; stand-alone mechanical, plumbing, and electrical permits; minor residential remodels, and; minor tenant improvements.
- [3] DEPOSITS AND DEPOSIT REPLENISHMENT: Applicants for applications requiring initial deposits shall pay for all City staff time at adopted hourly rates listed in the Master Fee Schedule, legal costs, as well as any costs for consultants required to process the application. An agreement for Payment of Fees for Application Processing shall be submitted with the project application. Initial deposits, as shown on the fee schedule, will be collected, and held by the City in a deposit account at the time the application is submitted. The cost of City staff time, legal costs, and consultant costs as applicable will be drawn from the deposit account. A positive account balance shall be maintained at all times during the application review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original amount. When more than one application requiring a deposit is submitted, the sum total of the initial deposit amount can be reduced by 20%. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement with an initial deposit based on cost estimates for both City staff time, legal, and consultant services on a defined scope of work. Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for the City to complete any miscellaneous clean-up items and to account for all project-related costs. Any deposit amounts remaining after final project close out, will be returned to the applicant.
- [4] As may be required by the Community Development Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant and must be paid in advance.
- [5] Note for all fees: In addition to City of San Leandro fees, applicant is responsible for any applicable fees imposed by other agencies, such as county filing fees, LAFCO fees, Department of Fish and Wildlife Fees, etc.