CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/planning

PLANNING APPLICATION

FILING FEE SCHEDULE

Effective August 16, 2010

(recently updated January 3, 2011)

Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director is not authorized to waive fees.

This fee schedule has been divided into five sections:

1. Planning Development Applications
2. Department of Transportation Fees
3. Public Works, Planning Review Fees
4. Fire Department, Planning Review Fees
5. Building Division, Planning Review Fees
6. Public Information Services

PLANNING FEE PAYMENT AND REFUND POLICIES

FEES ARE SET ANNUALLY BY A CITY COUNCIL RESOLUTION, AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE FULL COUNCIL.

ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT.

NO PARTIAL PAYMENT

Full payment of fees is required for a complete application. Because some fees, such as the Public Noticing Fee, are not calculated until the application appointment, customers who bring in pre-written checks are encouraged to also bring a credit card or an additional blank check to ensure payment of the correct fee amount.

Department policy requires full payment of fees at the time of application submittal. For the convenience of customers who arrive with pre-written checks that do not cover the complete cost of the application, staff will accept the application subject to the following conditions:

- No work will begin on staff review of the application until all fees are paid in full.
- If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void and staff will initiate a refund of all funds received minus the record retention fee. At this point, a new application and full payment of fees will be required to proceed with a project.

FEE REFUNDS

An applicant who requests, in writing, that their application be withdrawn, may request a refund of fees paid, subject to the following conditions:

- A written claim for refund must be received by the Department within 30 days of the request for withdrawal of the development application.*
- Refunds must be requested within one year from the date of payment and must be completed and signed by original payee. Please refer to Development Services Claim for Refund for instructions on completing refund. Refund will be subject to administrative fees.
- The original receipt must accompany the written refund claim at http://www.sanjoseca.gov/planning/applications/dev_withdraw.pdf
- Refunds are paid to the party named on the payment receipt.
- The amount of the refund will be determined by the percentage of work already completed.
- No refunds will be issued for applications deemed inactive for more than 6 months.
- Record Retention fees are included in each individual fee cost and that portion is not refundable.

*General Plan amendment applications have specific deadlines for withdrawal requests. Fees will be not refunded if requests for withdrawal of proposed amendments are received after these dates. Please see “Instructions for Filing a General Plan Amendment” at http://www.sanjoseca.gov/planning/pdf/GP_app.pdf for these deadlines.

NOTE:

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General Plan Update Fee GP – On applications with a "GP" footnote, an additional fee of one & one-quarter percent (1 1/4 %) will be assessed to the application fee.	1 ¼% of application permit fee
Planning Divisions' Hourly RateGP – for Planning Services without a Designated Fee or where there is significant staff work required beyond the scope of what an established fee pays for.	$154 per hour
Missed Appointment Fee – for scheduled Planning project intakes for which the applicant fails to show up and does not cancel or reschedule twenty four (24) hours in advance.	$38
Architectural Review Committee Pass Through Fee – for high rise projects requiring Architectural Review Committee review.	Actual Cost
Expediting Small Project Fee GP **–** for small residential and economic development projects in which applicant will have an hour long meeting with the Small Projects Planner and a Public Works engineer and leave with a list of identified project issues	$704
Returned Check Fee – checks returned for insufficient funds (NSF) may result in a NSF fee imposed by Treasury	$28.75
Refund Processing Fee	$154

The following applications have been organized in alphabetical order.

ADJUSTMENTGP	
Adjustment to a PD Permit, Site Development Permit, Conditional Use Permit, and Special Use Permit (can include signs, minor site and building modifications, removal of non-ordinance sized, dead trees for multiple family, commercial and industrial, Tract Sales Office, Construction Yard and other uses)	$310
Consultation for Permit/Sign Adjustment before filing applicationGP	$154 per hour
Major AdjustmentGP	$740
Multiple AdjustmentGP (2 or more adjustments to be processed simultaneously)	$615 each after 1st adjustment
Sign AdjustmentGP Public Benefit Gateway Signs Surcharge for multiple sign review	$310 $748 $38 for each additional sign after 1st sign

Administrative PermitGP	$850
RecyclingGP (Reverse Vending Machine and Small Facility)	$0

AnnexationsGP	
0 - 1 acre	$4,710
over 1 – 2 acres	$8,090
over 2 – 3 acres	$10,130
over 3 – less than 5 acres	$12,170
over 5 acres	$13,945
County Surveyor's Fee for certifying the Annexation Map and Legal Description	$2,000

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Annexations – Outside Agency Fees	
LAFCO fees for City Conducted Annexations	$959 plus
plus State Board of Equalization (SBE) fees:	SBE*
Single Area Transactions (Acreage per Single Area)	
Less than 1 acre	$300
1.00 – 5.99 acres	$350
6.00 – 10.99 acres	$500
11.00 – 20.99 acres	$800
21.00 – 50.99 acres	$1,200
51.00 – 100.99 acres	$1,500
101.00 – 500.99 acres	$2,000
501.00 – 1,000.99 acres	$2,500
1,001.00 – 2,000.99 acres	$3,000
2001.00 and above	$3,500

* This fee is determined at the end of the annexation process and is based on acreage of the site.

Appeal[GP] of any permit – (Non Applicant)	$100
Appeal or Protest by applicant	$2,232
Applicant's Non-Applicant Appeal Processing	$2,132
Appeal of Historic Preservation Permit	$100

Billboard	
Height Alteration Agreement Review Fee	$5,315

Certificate of Compliance (See Tentative Maps section on page 19)

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT and AMENDMENT[GP]	
CATEGORIES	**FEE**
CATEGORY I – No new construction a. Change of use which does not involve new construction. b. For conversion of a single family detached dwelling to a non-residential use. c. For off-sale (off-site consumption) of alcoholic beverages at liquor store involving no new construction, improvements, or expansion. (not inclusive of Offsale Surcharge) d. Renewal of a Conditional Use Permit for an existing non-profit establishment that provides free or low-cost meals to needy or homeless persons. e. Amendment other than those listed above that does not involve new construction	50% of the base fees and per sq. ft. fee listed in Categories II thru VI of existing building sq. ft. $0 $2250
CATEGORY II 0 – 1,999 sq. ft. of the change in use or new construction and for improvements and/or expansion.[1,2] **Additional charges:** • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed.	$3,100 plus $1.20 per sq. ft. $1,425 $1,425
CATEGORY III 2,000 – 9,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. [1,2] **Additional charges:** • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed.	$4,650 for the first 2,000 sq. ft. plus 58¢ per additional sq. ft. $2,830 $2,830
CATEGORY IV 10,000 – 49,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. [1,2] **Additional charges:** • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed.	$9,500 for the first 10,000 sq. ft. plus 30¢ per additional sq. ft. $4,260 $4,260
CATEGORY V 50,000 – 99,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. [1,2] **Additional charges:** • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed.	$21,500 for the first 50,000 sq. ft. plus 26¢ per additional sq. ft. $5,180 $5,180
CATEGORY VI 100,000 or more sq. ft. of the change in use or new construction and for improvements and/or expansion. [1,2] **Additional charges:** • For property on slopes of 5% or greater. • For property within 100 feet of top of the bank of a streambed.	$35,500 for the first 100,000 sq. ft. plus 13¢ per additional sq. ft. $6,850 $6,850
After Midnight[GP] – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	$3,280
Renewal of a Conditional Use Permit[GP]	$2,250
Application Processing Time Extension[GP]	Additional 10% of fee

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT[GP] *continued*	
Community Meeting[GP]	$770 per meeting after 1st meeting
Conditional Use Permit for off-site parking, alternating or shared[GP]	$2,250
Conversion of a Single Family Dwelling to Day Care/Nursery School[GP]	$2,250
Conversion to Condominiums[GP] –For conversion of residential units to a condominium	$10,210 plus $203 per unit
Drive-Through[GP] – Additional charge for drive-through uses	$3,280
Hazardous Waste[GP] – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	$12,800
Mobilehome Conversions[GP] - Additional charge for mobilehome park conversion to another use.	$7,090
Petition for Exemption from **Mobilehome Conversion** Permit requirement[GP]	$800
Mobilehome Park[GP] – For conversion of mobilehome park to ownership	$7,090
Monopole Review [GP]	$2,930
Offsale of Alcohol [GP]	$3,280
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. **Outdoor use charge does not apply to any application for amendment to an existing permit.**	50% of the square footage charge for the entire site
Parking Structure Review Fee[GP]	$19,915
Permit Phasing Surcharge[GP]	Additional 50% of fee
Residential Care/Service Facility[GP]	$0
Supplemental Review Cycle[GP]	$1,080

NOTES: [1]There shall be an additional charge of $12,800 for a Hazardous Waste Treatment Storage or Disposal Facility subject to Health and Safety Code §25200.2(b) (Tanner Legislation)
[2]Square foot calculation applied to parking structures.

Determination of Public Convenience or Necessity [GP] *(formerly Liquor License Exemption Permit)*	$3,280

Development Agreements[GP]	$11,805
Amendments to Development Agreements	$5,970
Annual Monitoring	$730

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Development Exception[GP] **Development Variance**[GP] Sign Variance[GP] Fence Variance[GP]	$1,580 $1,580 $1,695 $655
Supplemental Review Cycle[GP]	$1,080
Application Processing Time Extension[GP]	Additional 10% of fee
Community Meeting [GP]	$770 per meeting after 1st meeting

ENVIRONMENTAL REVIEW	
Exemption – Electronic • Administrative Permits other than generators • Development Exceptions for single-family detached residential • Fence and Sign Variance • Determination of Public Convenience or Necessity • Lot Line Adjustments • Security Trailer Permit • Sidewalk Café Permit • Single Family House Permits	$187
Exemption	$374
Exemption for an Historic Preservation Permit[1]	$0
Environmental Clearance[2] – a project including the preparation of the Negative Declaration	$3,366 minimum (14 hours) plus additional time at $187 per hour plus all publishing and noticing costs
Environmental Clearance for a church to provide temporary shelter for homeless persons.	$5
Environmental Clearance filed with a Conditional Use Permit renewal for an existing non-profit establishment that provides free or low cost meals to needy or homeless persons	$0
Geotechnical Testing Environmental Review Fee	$187 per hour (1 hour minimum) plus additional time at $187 per hour.
Mitigation Monitoring Fee for Negative Declaration	$560
Notice of Determination Negative Declaration Pursuant to Public Resources Code Section 21080(C) "No Effect Letter" from Department of Fish & Game CEQA-NOD Pass-Through Processing Fee	 $2,094.00 ($2044.00 State Filing Fee and $50 County Clerk Fee) $50 (County Clerk Required Fee) $154
EIR Preliminary Review	$1,310 minimum (6 hours) plus additional time at $187 per hour plus publishing and noticing fees
Preparation of an EIR	$11,875 minimum (45 hours) plus additional time at $187 per hour plus all publishing and noticing costs

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Re-use of a Certified EIR a. For a project reusing a previous environmental clearance that is no more than 2 years old and where no additional environmental analysis is required. b. For a project that is exempt under the provisions of Title 21 of the San Jose Municipal Code (SJMC) and conforming rezonings. c. Projects that are not exemption from provisions of Title 21 of SJMC and without proof of Environmental Clearance dated within 2 years of application submittal.	$0 $374 minimum (2 hours) plus additional time at $187 per hour plus publishing and noticing fees $3,179 minimum (15 hours) plus additional time at $187 per hour plus publishing and noticing fees
Mitigation Monitoring for EIR	$2,430
Notice of Determination Environmental Impact Report Pursuant to Public Resources Code Section 21152 "No Effect Letter" from Department of Fish & Game CEQA-NOD Pass-Through Processing Fee	$2,889.25 ($2,839.25 State Filing Fee and $50 County Clerk Fee) $50 (County Clerk Required Fee) $154
Deficiency Plan Review – Additional charge for development applications which will cause the level of service (LOS) on a Congestion Management Program roadway facility to fall below the Congestion Management Agency standard of LOS "E". The fee is to partially reimburse the City for staff costs associated with review and processing of a deficiency plan. The fee will be collected prior to staff review or assistance in the preparation of a deficiency plan. • Base Fee • Each Additional Fee	 $12,400 $2,465
Deficiency Plan Re-use – charge for the re-use of an existing deficiency plan. Additions for less than 25,000 square feet to existing buildings are exempt.[2] • Base Fee (25,000 – 50,000 feet) • Additional Fee (each additional 50,000 feet)	 $730 $310
Application Processing Time Extension	Additional 10% of fee
Community Meeting	$770 per meeting after 1st meeting
Supplemental Review Cycle	$1,080
Appeal of Environmental Determination	$100

NOTES: [1] Effective as of October 30, 1992, City Council Resolution No. 64147.
[2] Renewals of emergency residential shelters and food programs pay no fee.

The above exhibit assumes average permit intake, overhead and processing time. Processing time exceeding the number of hours specified by category will be charged to the applicant at the rate of $187 per hour.

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

GENERAL PLAN AMENDMENT[GP] Requests to amend the General Plan	
Land Use/Transportation Diagram Amendments[GP] Applications for Residential Density change – 3 acres or less	$7,360
All other requests to amend the Land Use/Transportation Diagram of the General Plan	$13,485 plus $110 per acre for first 100 acres and $75 per acre or fraction of an acre thereafter
Plus Additional charges for:	
a. Request on Non-Urban Hillside Property	$9,130
b. Request for a Flexible Land Use Boundary	$7,395
c. Request for a Mixed-Use Designation	$10,000
d. Expansion of Urban Service Area	$9,130
Expansion of Urban Service Area[GP] without application of land use change	$8,550
LAFCO (Local Agency Formation Commission) fee	$9,968
Urban Growth Boundary (UGB) Modifications[GP]	
A. Determination of Minor or Significant UGB Modification Request	$5,645
B. General Plan Processing for Minor Modification of UGB	$11,285
C. Significant Modifications of UGB:	
1. Fee for Processing in Comprehensive Update	$11,325 plus $115 per acre
2. All extraordinary costs for consultant or staff work to prepare requisite special studies such as analyses of the proposal's impact on City services, or fiscal situation.	$175 per hour
Text Amendments[GP]	
a. General Plan Text Amendment	$4,775
b. Specific Plan Text Amendment	$4,775
Reprocessing Deferred General Plan Amendment at Applicant's Requests[GP]	
a. No substantial change in application from the initial submittal	50% of the current fees, using original application description to calculate the fees
b. Substantial change in the application from the initial submittal	75% of the current fees, using original application description to calculate the fees
Community Meeting[GP]	$770 per meeting after 1st meeting
Note: Applicant may need to pay environmental review fees. Consult the Environmental Review Team Supervisor at 408-535-7800.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Historic Preservation Permit[GP] Historic District Designation Historic Property Contract Application (Mills Act) **Application Processing Time Extension**[GP]	$270 $925 $1.25 for each $1,000 of assessed valuation with a minimum fee of $730; $1,850 maximum fee for single-family homes and $3,120 maximum fee for all other property Additional 10% of fee
Historic Preservation Permit Adjustment[GP]	$190
Historic Preservation Permit Amendment[GP]	$270
Community Meeting[GP]	$770 per meeting after 1st meeting

Lot Line Adjustment (See Tentative Maps section on page 19)
Lot Line Correction (See Tentative Maps section on page 19)

Permit Violations	
• Compliance Review	$770
• Order to Show Cause	$1,980
• Notice of Non-Compliance	$730

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS and AMENDMENTS[GP] Non-Residential	
CATEGORIES	**FEES**
CATEGORY I – No new construction	
Existing Use: Up to 10% increase or decrease in use intensity[1], off-sales of alcoholic beverages, no significant change in use, or in siting of uses and facilities; for property on slopes less than 5% and for property not within 100 ft. of top of the bank of a streambed.	$1,925
New Use: Up to 1,999 square feet of gross floor area.	$1,925
Amendment: other than those listed above that does not involve new construction	$1,830
Additional charges:	
• For property on slopes of 5% or greater.	$980
• For property within 100 feet of top of the bank of a streambed.[2]	$980
CATEGORY II For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed.	$1,940 for the first 2000 sq. ft. plus 27¢ for each additional sq. ft.
Additional charges:	
• For property on slopes of 5% or greater.	$2,030
• For property within 100 feet of top of the bank of a streambed.[2]	$2,030
CATEGORY III For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$4,100 for the first 10,000 sq. ft. plus 18¢ for each additional sq. ft.
Additional charges:	
• For property on slopes of 5% or greater	$3,480
• For property within 100 feet of top of the bank of a streambed.[2]	$3,480
CATEGORY IV For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$11,300 for the first 50,000 sq. ft. plus 13¢ for each additional sq. ft.
Additional charges:	
• For property on slopes of 5% or greater.	$3,800
• For property within 100 feet of top of the bank of a streambed.[2]	$3,800
CATEGORY V Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$18,000 for first 100,000 sq. ft. plus 7¢ for each additional sq. ft.
Additional charges:	
• For property on slopes of 5% or greater.	$5,460
• For property within 100 feet of top of the bank of a streambed.[2]	$5,460
After Midnight[GP] – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	$3,280
Application Processing Time Extension[GP]	Additional 10% of fee
Communications Hill Specific Plan – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	$336 per acre

Fees continued on the next page

PLANNED DEVELOPMENT (PD) PERMITS[GP] Non-Residential *continued*	
Community Meeting[GP]	$770 per meeting after the 1st meeting
Conversion to Condominiums –For conversion to residential condominium units	$10,210 plus $203 per unit
Drive-Through[GP] – Additional charge for drive-through uses	$3,280
Evergreen Specific Plan[GP] – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	$1,140 per acre
Hazardous Waste[GP] – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990	$12,830
Mobilehome Conversions[GP] Additional Planned Development Permit charge for mobilehome park conversion to another use.	$4,195
Monopole Review[GP]	$2,930
Offsale of Alcohol[GP]	$3,280
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**	50% of the square footage charge for the entire site
Parking Structure Review Fee[GP]	$19,915
Permit Phasing Surcharge[GP]	Additional 50% of fee
Petition for Exemption from **Mobilehome Conversion** Permit requirement[GP]	$800
PD Permit Amendments[GP]	$1,830
PD Permit Time Extension Adjustment[GP] – for 1 year time extension only	$310
Supplemental Review Cycle[GP]	$1,080

NOTE: [1] Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for structures, site acreage, building coverage of site, building height, and utility requirements.
[2] Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

PLANNED DEVELOPMENT (PD) PERMITS and AMENDMENTS[GP] Residential	
CATEGORIES	**FEES**
CATEGORY I – No new construction **Existing Use:** Up to 10% increase or decrease in use intensity[1], no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed. **New Use:** Up to two (2) dwelling units **Amendment:** other than those listed above that does not involve new construction **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.	$1,930 $1,930 $1830 $1,440 $1,440
CATEGORY II For 3 - 25 dwelling units **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.	$2,090 plus $143 per dwelling unit $2,870 $2,870
CATEGORY III For 26 – 100 dwelling units **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.	$4,205 plus $64 per dwelling unit $4,310 $4,310
CATEGORY IV For 101 - 500 dwelling units **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.	$6,470 plus $46 per dwelling unit $5,610 $5,610
CATEGORY V For more than 500 dwelling units **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.	$11,500 plus $36 per dwelling unit $7,160 $7,160
Application Processing Time Extension[GP]	Additional 10% of fee
Communications Hill Specific Plan[GP] – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	$336 per acre
Community Meeting[GP]	$770 per meeting after the 1st meeting
Conversion to Condominiums[GP] –For conversion to residential condominium units	$10,210 plus $203 per unit

Fees continued on the next page

PLANNED DEVELOPMENT (PD) PERMITS[GP] Residential *continued*	
Evergreen Specific Plan[GP] – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	$1,140 per acre
Mobilehome Conversions[GP] Additional Planned Development Permit charge for mobilehome park conversion to another use.	$4,195
Monopole Review[GP]	$2,930
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**	50% of the square footage charge for the entire site
Parking Structure Review Fee[GP]	$19,915
Permit Phasing Surcharge[GP]	Additional 50% of fee
Petition for Exemption from **Mobilehome Conversion** Permit requirement[GP]	$800
PD Permit Amendments[GP]	$1,830
PD Permit Time Extension Adjustment[GP]	$310
Supplemental Review Cycle[GP]	$1,080
NOTE: [1] Use intensity includes dwelling units for residential uses, square footage for non-residential uses, site acreage, building coverage of site, building height, and utility requirements.	

PLANNED DEVELOPMENT (PD) ZONING[GP] Non-Residential	
CATEGORIES	**FEES**
CATEGORY I	
Existing Use: Up to 10% increase or decrease in use intensity[1], off-sale of alcoholic beverages, no significant change in use, or in siting of uses and facilities, for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$4,895
New Use: Up to 1,999 square feet of gross floor area.	$4,895
Additional charges:	
• For property on slopes of 5% or greater	$1,435
• For property within 100 feet of top of the bank of a streambed.[2]	$1,435
CATEGORY II	
For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed	$4,920 for the first 2,000 sq. ft. plus 38¢ for each additional sq. ft.
Additional charges:	
• For property on slopes of 5% or greater	$2,860
• For property within 100 feet of top of the bank of a streambed.[2]	$2,860

Fees continued on the next page

PLANNED DEVELOPMENT (PD) ZONING[GP] Non-Residential *continued*	
CATEGORY III For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.[2]	$7,970 for first 10,000 sq. ft. plus 25¢ for each additional sq. ft. $4,320 $4,320
CATEGORY IV For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.[2]	$17,975 for the first 50,000 sq. ft. plus 14¢ for each additional sq. ft. $5,220 $5,220
CATEGORY V Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. **Additional charges:** • For property on slopes of 5% or greater • For property within 100 feet of top of the bank of a streambed.[2]	$25,360 for first 100,000 sq. ft. plus 7¢ for each additional sq. ft. $6,650 $6,650
Application Processing Time Extension[GP]	Additional 10% of fee
Community Meeting[GP]	$770 per meeting after the 1st meeting
Conversion to Condominium units – For conversion to residential condominium units	$10,210 plus $203 per unit
Hazardous Waste[GP] – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	$12,840
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**	50% of the square footage charge for the entire site
Parking Structure Review Fee[GP]	$19,915
Supplemental Review Cycle[GP]	$1,080

NOTE: [1]Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures, site acreage, building coverage of site building height, and utility requirements. [2]Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning, Building and Code Enforcement.

PLANNED DEVELOPMENT (PD) ZONING[GP]
Residential

CATEGORIES	FEES
CATEGORY I **Existing Use:** Up to 10% increase or decrease in use intensity[1], no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed.	$4,895
New Use: Up to two (2) dwelling units	$4,895
Additional charges:	
• For property on slopes of 5% or greater	$2,015
• For property within 100 feet of top of the bank of a streambed.[2]	$2,015
CATEGORY II For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$5,050 plus $178 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	$3,795
• For property within 100 feet of top of the bank of a streambed.[2]	$3,795
CATEGORY III For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$7,045 plus $100 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	$4,755
• For property within 100 feet of top of the bank of a streambed.[2]	$4,755
CATEGORY IV For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$10,960 plus $62 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	$6,625
• For property within 100 feet of top of the bank of a streambed.[2]	$6,625
CATEGORY V For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.	$17,450 plus $51 per dwelling unit
Additional charges:	
• For property on slopes of 5% or greater	$7,600
• For property within 100 feet of top of the bank of a streambed.[2]	$7,600
Application Processing Time Extension[GP]	Additional 10% of fee
Community Meeting[GP]	$770 per meeting after the 1st meeting
Conversion to Condominiums[GP] –For conversion to residential condominiums	$10,210 plus $203 per unit
Mobilehome Conversions[GP] Additional Planned Development Permit charge for mobilehome park conversion to another use.	$4,195
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**	50% of the square footage charge for the entire site

Fees continued on the next page

PLANNED DEVELOPMENT (PD) ZONING[GP] Residential *continued*	
Parking Structure Review Fee[GP]	$19,915
Supplemental Review Cycle[GP]	$1,080

NOTE: [1]Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures site acreage, building coverage of site building height, and utility requirements. [2]Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

PRELIMINARY REVIEW	
• Focused Preliminary - Existing Single-Family House	$77
• Focused Preliminary Review (2-hour minimum charge)	$310
• Enhanced Preliminary Review	$620
• Comprehensive Review (Pre-Application)	
o Planning	$1,460
o Public Works, referral	$1,230
o Fire Service fee	$202
o Building	$210
Plus Charges for Optional Services:	
• Site Check with Applicant	$154
• Meeting with Project Manager	$154
• Preliminary Review Checklist	$77
• Inter-Departmental Project Meeting	$620
• Preliminary Report	$230
• Technical Report Review	$310
• Additional Meeting with Project Manager	$154

PUBLIC NOTICING – mailing and/or newspaper advertising costs	
300 ft. Radius Public Noticing Fee*	$200 plus $1 per notice over 100**
500 ft. Radius Public Noticing Fee* – as required per application instructions	$300 plus $1 per notice over 200**
1,000 ft. Radius Public Noticing* – Fee for noticing General Plan Amendment Applications and other large projects	$575 plus $1 per notice over 400**
Environmental Impact Report Notice of Preparation (up to 5 sheets)	$855 plus $1.85 per notice over 400**
Newspaper Noticing a. This fee is due at the time of filing an application for all Zoning changes, Tentative Maps, Environmental Impact Report (EIR) and Historic Landmark Designation, Historic District, and Historic Preservation Permits. b. Per the City Council Public Outreach Policy pertaining to large and controversial projects, this fee is due prior to noticing for a Public Hearing.	Current advertising rate for newspaper used for noticing
Postcard Noticing – Additional fee for large or controversial projects For projects that meet the City Council Outreach Policy, these fees are due at the time of filing application	$75 plus 75¢ per notice after the first 100 names on the mailing list

* Radius may change at the discretion of the Director of Planning.
** Final noticing count determined later in application processing. This may result in an additional noticing charge.

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Reasonable Accommodation[GP]	$695

REZONING OR PREZONING[GP]	
Other than Planned Development[GP]	$5,175 plus $1,200 per acre or partial acre
Application Processing Time Extension[GP]	Additional 10% of fee
Community Meeting [GP]	$770 per meeting after 1st meeting
Supplemental Review Cycle[GP]	$1,080

Security Trailer Permit[GP] – 2-year	$2,140

Sidewalk Café Permit[GP]	$500
Renewal	$75

Single Family House Permit*	
Administrative – Historic Category 1 (for houses listed on the Historic Resources Inventory and having a Floor Area Ratio less than or equal to 0.45)	$325
Administrative – All others	$770
Public Hearing – Director – Historic & Non-Historic Category 2	$1,965
*see Public Noticing section page 15 and page 5 for Exemption - Electronic	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SITE DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT AMENDMENT[GP]	
CATEGORIES	
CATEGORY I a. Site Development Permit and Amendments not involving new construction, improvements, or expansion	$2,140 minimum (9 hours) plus additional time at $187 per hour plus publishing and noticing fees
CATEGORY II 0 – 1,999 sq. ft. of new construction and for improvements and/or expansion.	$2,245 minimum (10 hours) plus additional time at $187 per hour plus publishing and noticing fees
CATEGORY III 2,000 – 9,999 sq. ft. of new construction and for improvements and/or expansion.	$4,862 minimum (20 hours) plus additional time at $187 per hour plus publishing and noticing fees
CATEGORY IV 10,000 – 49,999 sq. ft. of new construction and for improvements and/or expansion.	$10,000 minimum (45 hours) plus additional time at $187 per hour plus publishing and noticing fees
CATEGORY V 50,000 – 99,999 sq. ft. of new construction and for improvements and/or expansion.	$23,749 minimum (100 hours) plus additional time at $187 per hour plus publishing and noticing fees
CATEGORY VI 100,000 or more sq. ft. of new construction and for improvements and/or expansion.	$37,400 minimum (175 hours) plus additional time at $187 per hour plus publishing and noticing fees
Application Processing Time Extension[GP]	Additional 10% of fee
Community Meeting[GP]	$770 per meeting after 1st meeting
Maximum Floor Area, Number of Stories and Height[GP] – Additional charge for height, floor and/or area ratio waivers.	$2,890 plus $1,000 for each floor over 8 floors
Outdoor Areas[GP] – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers, podium parking and outdoor restaurants) which are active areas on the site. **Outdoor use charge does not apply to an application for amendment for an existing permit.**	Add 50% of active area outdoor use square footage to new construction square footage to determine fee
Parking Structure Review Fee[GP]	$19,915
Permit Phasing Surcharge[GP]	Additional 50% of fee
Supplemental Review Cycle[GP]	$1,080
NOTE: The above exhibit assumes average permit intake, overhead and processing time. Processing time exceeding the number of hours specified by category will be charged to the applicant at the rate of $187 per hour.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SPECIAL USE PERMIT	
Special Use Permit/Amendment (SUP)[GP] SUP Involving no new construction or any SUP for existing single family use Amendment to a Special Use Permit[GP] involving no new construction Non-Single Family SUP/Amendment involving new construction[GP] *(see Site Development Permit on page 17)* Renewal[GP] SUP or Renewal for Church Providing Temporary Shelter for Homeless Persons[GP]	$1,425 $1,040 Site Development Permit Fee plus $615 $425 $36
Additional charges for: **Application Processing Time Extension**[GP]	Additional 10% of fee
Community Meeting[GP]	$770 per meeting after 1st meeting
Supplemental Review Cycle[GP]	$1,080

Street Renaming[GP] 5 or fewer properties 6 or more properties	 $655 $1,400 plus $19 per non-applicant property on the street
Community Meeting[GP]	$770 per meeting after 1st meeting

Street Vacation Planning Review Fee[GP]	$460

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

TENTATIVE MAPS[GP]	
Tentative Map[GP] (not Condominium), and Amendments to Vesting Tentative Maps	$4,470 plus $58 per lot for first 100 lots plus $19 per each lot thereafter
Tentative Condominium Map[GP] and Amendments to Vesting Condominium Maps	$4,470 plus $58 per unit for first 100 units plus $19 per each unit thereafter
Plus Additional charges for:	
a. Vesting Tentative Maps, Vesting Condominium Maps and Amendments to all Vesting Maps	$1,100
b. Property on slopes greater than 5%	$1,100
c. Property within 100 feet of top of the bank of a streambed	$1,100
Application Processing Time Extension[GP]	Additional 10% of fee
Certificate of Compliance[GP]	$2,465
Community Meeting[GP]	$770 per meeting after 1st meeting
Final Map/Parcel Map Review[GP]	$310
Lot Line Adjustment[GP]	$1,580
Lot Line Correction[GP]	$655
Petition for Release of Covenant of Easement[GP]	$2,000
Reversion of Acreage Petition[GP]	$615
Supplemental Review Cycle[GP]	$1,080
Tentative Map Extensions[GP]	$1,000

TREE REMOVAL[GP]	
Dead Trees[GP]	
• Single-Family or Two-Family Lots	$0
• For Multiple Family, Commercial & Industrial properties	$325
Live Trees[GP]	
• Single-Family or Two-Family Lots	$0
o Fee for Public Noticing for Tree Removal	$200
• Stand Alone Application for Multi-Family, Commercial, Industrial	
o 1 Tree	$800
o 2-5 Trees	$1,200
o 6 or more Trees	$1,200 + $50/tree over 5
o Environmental Exemption – Electronic (page 5)	$187
o Public Noticing (page 15)	$200
o Heritage Tree Surcharge in existing Single-Family Development, Two-Family or included within Development Permit Application or common area of a Single-Family Development	$1,270

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

Williamson Act[GP]	
Application for inclusion in Agricultural Preserve	$2,030
Cancellation (Application to disestablish, enlarge or diminish size of Agricultural Preserve)	$10,555
Extension of time for tentative cancellation of expiration date	$945
Alternate Use Amendment	$1,135

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Department of Transportation
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3850 fax (408) 292-6090
Website: www.sanjoseca.gov/transportation

DEPARTMENT OF TRANSPORTATION (DOT)

GENERAL PLAN AMENDMENT
TRANPLAN Model Analysis Fee Schedule
and
Geometric Plan Review Fee Schedule

Effective August 16, 2010

(These fees are collected for the Department of Transportation.
The Director and staff are not authorized to waive fees.)

Please Note:
Checks returned for insufficient funds (NSF) may result in a $28.75 NSF fee by Treasury.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Department of Transportation
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3850 fax (408) 292-6090
Website: www.sanjoseca.gov/transportation

General Plan Amendment
Transportation Model Analysis Fees

These fees are due to the City of San Jose for General Plan Amendments applications for services provided by the Department of Transportation. The fee is due prior to the release of analysis data packet.

Fee Item and Description	Fee
1. Base Fee[GP]: The base fee covers the expense of staff effort for initial review of proposals, determination of required levels of traffic impact analysis, data preparation, and inclusion in the cumulative traffic impact analysis.	$1,060
2. Model Analysis[GP]: The Model Analysis fee applies to a proposed GPA requiring a model traffic impact analyses as determined in initial reviews. This fee includes the execution of TRANPLAN model and evaluations of impact significance.	$4,430
3. Additional Model Run[GP]: This fee applies to a proposed GPA requiring additional model run for alternative land use scenarios as requested by the applicant.	$2,560
4. EIR Surcharge: The EIR Surcharge fee applies to a proposed GPA requiring an EIR. This fee includes supporting traffic engineering and environmental consultants to prepare technical reports, review of EIR's, and attend public hearings.	$5320

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Department of Transportation
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3850 fax (408) 292-6090
Website: www.sanjoseca.gov/transportation

Geometric Plan Review Fee

These fees are for review services provided by the Department of Transportation for Planning applications. The fees shall be paid when the application is filed with the Planning Division.

Application Type	Category	Fee
Plan Development Zoning (PDC) [GP]		
Residential	0-15 Dwelling Units	$100
	16-99 Dwelling Units	$150
	Greater than 100 Dwelling Units	$300
Non residential	0-4,999 Square feet (S.F.)	$100
	5,000-19,999 S.F.	$100
	20,000-99,999 S.F.	$200
	Greater that 100,000 S.F.	$400
Plan Development (PD) [GP]		
Residential	No Construction	$0
	0-15 Dwelling Units	$100
	16-99 Dwelling Units	$100
	Greater than 100 Dwelling Units	$200
Non residential	No Construction	$0
	0-4,999 Square feet (S.F.)	$100
	5,000-19,999 S.F.	$100
	20,000-99,999 S.F.	$150
	Greater that 100,000 S.F.	$300
Site Development Permit [GP]		
Residential	No Construction	$0
	0-15 Dwelling Units	$100
	16-99 Dwelling Units	$150
	Greater than 100 Dwelling Units	$300
Non residential	No Construction	$0
	0-4,999 Square feet (S.F.)	$100
	5,000-19,999 S.F.	$150
	20,000-99,999 S.F.	$200
	Greater that 100,000 S.F.	$400

GP - On applications with a "[GP]" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be accessed to the total application fee.

Department of Public Works, Development Services
200 East Santa Clara Street, San Jose, CA 95113
http://www.sanjoseca.gov/publicworks
(408) 535-3555

PUBLIC WORKS

PLANNING REVIEW FEE SCHEDULE

Effective August 16, 2010

(These fees are collected for the Department of Public Works at the time of filing for a Planning Application. The Director and staff are not authorized to waive fees. Additional Public Works fees may be required by the Department of Public Works upon further review.)

Please Note:
Checks returned for insufficient funds (NSF) may result in a $28.75 NSF fee by Treasury.

See Page 3 for notes (*)

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 16, 2010 – August 15, 2011)

Department of Public Works, Development Services
200 East Santa Clara Street, San Jose, CA 95113
http://www.sanjoseca.gov/publicworks
(408) 535-3555

PUBLIC WORKS FEES FOR REVIEW OF PLANNING PERMIT APPLICATIONS

TIME AND MATERIALS
Any service for which there is no fee, or for additional service provided above and beyond the services included in the standard fees, will be billed on a time and materials basis.

Time and Materials rate is $120 per hour

Application Type	Category	Fee
Preliminary Review	Comprehensive Reviews referred to Public Works	**$1,230**
General Plan Amendment (GPA)	All	**$440 per amendment**
Conventional Zoning (C)	All	**$579 per zoning**
PD Zoning (PDC)		
Residential	0 to 2 Dwelling Units (DU) 3 to 25 DU 26 to 99 DU 100 DU and Greater	**$825** **$2,848 + $71/DU** **$4,136 + $19/DU** **$6,043 + $$642 per additional 100 DU (no prorating)**
Non-Residential	0 to 500 square feet (SF) 501 to 10,000 SF 10,001 to 100,000 SF Greater than 100,000 SF	**$825** **$2,978 + $0.164/SF** **$4,459 + $0.016/SF** **$4,618 + $642 per additional 100,000 SF (no prorating)**
Environmental Clearance	Initial Study EIR	**$1,703** **$4,230**
NPDES (C.3 Requirements)	Impervious Area	
For projects not required to submit numeric sizing	All	**$145**
For projects required to submit numeric sizing	10,000 SF – 1 acre 1 acre – 5 acres 5 acres and higher	**$1,022** **$1,267** **$1,598**
Additional Review(s)		**Time and Materials Basis**
HMP Analysis/Review		**Time and Materials Basis**
Flood Review of Planning Application	Base Fee NSJ Flood Blockage Review CLOMR/LOMR Review Flood Study Review Public Outreach	**$166** **$497** **$862** **$663 (minimum)** **Time and Materials Basis**
Streamside Protection		**$223 per review**

See Page 3 for notes (*)

PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 16, 2010 – August 15, 2011)

Department of Public Works, Development Services
200 East Santa Clara Street, San Jose, CA 95113
http://www.sanjoseca.gov/publicworks
(408) 535-3555

Application Type	Category	Fee
Please Note: The fees on this page are subject to the Public Works Record Retention fee. Record Retention Fee is 4% of total permit / application fees. $15 minimum fee, $1,500 maximum fee		
Traffic Analysis		
In-House Analysis		**$949 per analysis**
Standard TIA Workscope	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	**$2,501** **$2,059 + $4/PHT** **$2,392 + $3/PHT**
Report Review	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	**$2,888 + $100 DOT fee** **$2,044 + $9/PHT + 300 DOT fee** **$2,296 + $7/PHT + 600 DOT fee**
Operational Analysis Workscope	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	**$1,654** **$1,433 + $2/PHT** **$1,653 + $1/PHT**
Report Review	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT 200 PHT and Greater	**$1,828 + $100 DOT fee** **$1,307 plus $5/PHT + 300 DOT fee** **$1,327 plus $5/PHT + 600 DOT fee**
Seismic Hazards Review	Liquefaction and Landslide	**$994 per review**
Geologic Hazard Zone Clearance		
New Development	Application Assessment Investigation	**$1,458 per review** **$1,193 per review** **$2,519 per review**
One New Single Family Home	Application Assessment Investigation	**$1,061 per review** **$994 per review** **$1,458 per review**
Addition to Existing Single Family Home	Application Assessment Investigation	**$265 per review** **$331 per review** **$862 per review**

See Page 3 for notes (*)

PW DEVELOPMENT APPLICATION REVIEW FEES
(Effective August 16, 2010 – August 15, 2011)

Department of Public Works, Development Services
200 East Santa Clara Street, San Jose, CA 95113
http://www.sanjoseca.gov/publicworks
(408) 535-3555

Application Type	Category	Fee
Tentative Map (T/PT)	T Map PT Map	**$1,775** **$856**
PD Permit (PD)		
Residential	No Construction* 0 to 2 Dwelling Units (DU) 3 to 25 DU 26 to 99 DU 100 DU and Greater	**$234** **$350** **$1,390 + $47/DU** **$2,253 + $12/DU** **$3,452 + $510 per additional 100 DU (no prorating)**
Non-Residential	No Construction* 0 to 500 square feet (SF) 501 to 10,000 SF 10,001 to 100,000 SF Greater than 100,000 SF	**$234** **$350** **$1,476 + $0.108/SF** **$2,456 + $0.01/SF** **$3,452 + $510 per additional 100,000 SF (no prorating)**
Site Development (H) and Conditional Use Permit (CP)		
Residential	No Construction* 0 to 2 Dwelling Units (DU) 3 to 25 DU 26 to 99 DU 100 DU and Greater	**$234** **$825** **$2,848 + $71/DU** **$4,136 + $19/DU** **$6,043 + $642 per additional 100 DU (no prorating)**
Non-Residential	No Construction 0 to 500 square feet (SF) 501 to 10,000 SF 100,001 to 100,000 SF Greater than 100,000 SF	**$234** **$825** **$2,978 + $0.164/SF** **$4,459 + $0.016/SF** **$6,043 + $642 per additional 100,000 SF (no prorating)**
Miscellaneous Permits	(SP, A2, V, AT, etc.)	**$262**

Notes:

*	Zero square footage construction includes any improvements such as parking lot reconfiguration, façade improvements, interior additions, etc. Master PD Permits are not included in this fee category and will be billed on a time and materials basis. Permit Amendments will use this as a base fee and depending on the scope of the amendment, the fee may increase up to a maximum fee of as if a completely new permit application was filed.

See Page 3 for notes (*)

CITY OF SAN JOSE
Fire Prevention, San Jose Fire Department
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-7750 fax (408) 292-6065
Website: www.sjfd.org

SAN JOSE FIRE DEPARTMENT

FIRE PREVENTION
PLANNING REVIEW FEE SCHEDULE

Effective August 16, 2010

(These fees are collected for Fire Prevention for plan review service at the time of filing a Planning Application. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a $28.75 NSF fee by Treasury.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Fire Prevention, San Jose Fire Department
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-7750 fax (408) 292-6065
Website: www.sjfd.org

Fire Prevention Fees For Review of Planning Applications

These fees are for review services provided by the Fire Department for Planning applications. The fees shall be paid when the application is filed with the Planning Divisions.

Fee Item and Description	Fee
Conditional Use Permit [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Planned Development Permit/PD Zoning Permit [GP]	$618.00 Service Fee 3 Hour Rate (3 hour minimum)
Conventional Zoning/Conforming Zoning [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Site Development Permit [GP]	$618.00 Service Fee 3 Hour Rate (3 hour minimum)
Preliminary - Comprehensive [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Development Variance/Exception [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Annexations [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Lot Line Adjustment [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Special Use Permit [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)
Tentative Maps [GP]	$206.00 Service Fee 1 Hour Rate (one hour minimum)

GP - On applications with a "[GP]" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be accessed to the total application fee.

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/building

BUILDING DIVISION

PLANNING REVIEW FEE SCHEDULE

Effective August 16, 2010

(These fees are collected for Building Division for plan review service at the time of filing a Planning Application. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a $28.75 NSF fee by Treasury.

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/building

Building Division Fees For Review of Planning Applications

These fees are for review services provided by the Building Division for certain Planning applications. The fees shall be paid when the application is filed with the Planning Division.

Fee Item and Description	Fee
Conditional Use Permit [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Planned Development Permit/PD Zoning Permit [GP]	$630.00 Service Fee 3 Hour Rate (3 hour minimum)
Conventional Zoning/Conforming Zoning [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Site Development Permit [GP]	$630.00 Service Fee 3 Hour Rate (3 hour minimum)
Preliminary - Comprehensive [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Development Variance/Exception [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Annexations [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Lot Line Adjustment [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Special Use Permit [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)
Tentative Maps [GP]	$210.00 Service Fee 1 Hour Rate (one hour minimum)

GP - On applications with a "[GP]" footnote, an additional fee of one & one-quarter percent (1 ¼%) will be accessed to the total application fee.

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/planning

PLANNING

PUBLIC INFORMATION SERVICES
FEE SCHEDULE
Effective August 16, 2010

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director and staff are not authorized to waive fees.)

Please Note:
Checks returned for insufficient funds (NSF) may result in a $28.75 NSF fee by Treasury.

COPY REQUESTS	
Tape Cassette	$7.50 per tape
Photocopies • For 8 ½" x 11" • For 11" x 17" • For 11" x 17" Z-fold copies	 $0.20 for each page $0.25 for each page $0.33 for each page
Optical image reproduction • For 8 ½" x 11"	 $0.25 each page
Document copies on CD	Document Research Fee plus $.50 per disk
Microfiche	$3.50 for first page $0.25 each additional page
Plans/Drawings Plans larger than 24" x 36" have an additional fee (for one copy only) for San Jose Blueprint Pick-up/Delivery Charge	$4.50 each page

MAPS	PRICE	POSTAGE	TOTAL
Standard Maps			
City Council District Boundary Maps (Citywide)	$10.00	$1.75	$11.75
City Council District Boundary Maps (Council District)	$50.00 each	$1.75	$51.75
General Plan Land Use/Transportation Diagram (Citywide)	$10.00	$1.75	$11.75
General Plan Land Use/Transportation Diagram (Council District)	$50.00 each	$1.75	$51.75
General Plan Land Use/Transportation Diagram (Grid/Panel)	N/A*		
Zoning Maps (Grid/Panel)	N/A*		
Custom Maps	$50.00 (minimum)	$1.75	$51.75

* Note: these maps are available at San Jose Blue, 835 W. Julian Street. Please contact San Jose Blue at (408) 295-5770 for current pricing.

PUBLICATIONS LIST	PRICE	POSTAGE	TOTAL
Alviso Master Plan	$20.00	$3.00	$23.00
Commercial Design Guidelines	$8.00	$4.00	$12.00
Communications Hill Specific Plan	$20.00	$2.00	$22.00
Development Activity Highlights Report	$10.00	$2.00	$12.00
Environmental Clearance Ordinances	$0.00	$1.50	$1.50
Evergreen Development Policy	$1.00	$1.50	$2.50
Evergreen Financing Plan	$2.25	$2.00	$4.25
Evergreen Specific Plan	$7.00	$4.50	$11.50
Evergreen Specific Plan (Full Set)	$12.25	$9.00	$21.25
Evergreen Specific Plan Zoning Document	$2.00	$4.00	$6.00
Historic Resources Inventory	$20.00	$4.00	$24.00
Housing Appendix C of SJ 2020 GP	$5.00	$3.00	$8.00
Housing Initiative Final Report	$5.00	$3.50	$8.50
Industrial Design Review Guidelines	$8.00	$2.50	$10.50
Jackson-Taylor Neighborhood Revitalization Plan	$3.00	$2.00	$5.00
Jackson-Taylor Residential Strategy	$6.00	$2.00	$8.00
Jackson-Taylor: Age, Income, Ethnicity and Housing	$3.00	$2.00	$5.00

More Publications on the next page

PUBLICATIONS LIST (continued)	PRICE	POSTAGE	TOTAL
Landscape and Irrigation Guidelines	$6.00	$2.50	$8.50
Midtown Specific Plan	$8.00	$2.50	$10.50
Midtown Specific Plan Financing Report	$20.00	$4.00	$24.00
North San Jose Deficiency Plan	$6.00	$2.50	$8.50
North San Jose Deficiency Plan Appendix	$10.00	$4.00	$14.00
Plan for the Past	$6.00	$2.75	$8.75
Residential Design Guidelines	$10.00	$3.00	$13.00
Rincon South Specific Plan	$12.00	$2.50	$14.50
Riparian Corridor Policy Study	$9.00	$3.00	$12.00
Riparian Corridor Policy Study – Resource Inventory	$4.40	$0.00	$4.40
Rock Spring Neighborhood Plan	$15.00	$3.25	$8.25
SJ 2020 Environmental Impact Report	$40.00	$3.50	$43.50
SJ 2020 General Plan	$25.00	$5.75	$30.75
SJ 2020 General Plan Updated Fiscal Impact Analysis – Final	$8.50	$4.50	$13.00
SJ 2020 Housing Appendix	$5.00	$3.00	$8.00
School Site Reuse Plan	$6.00	$3.00	$9.00
Sign Ordinance	$5.00	$2.00	$7.00
Single Family Design Guidelines	$10.00	$1.25	$11.25
St. James Square Historic District Design Guidelines	$5.00	$2.00	$7.00
Stormwater Control Manual	$5.25	$2.00	$7.25
Strong Neighborhoods Initiative (SNI) Plan	$25.00	$5.50	$30.50
Strong Neighborhoods Initiative (SNI) Plan Amendment/Pilot Neighborhood Improvement Plans	$18.00	$2.50	$20.50
Subdivision Ordinance	$4.25	$4.00	$8.25
Tamien Station Area Specific Plan	$9.00	$3.00	$12.00
Tour-River Oaks/North SJ Housing & Select Downtown	$4.00	$2.50	$6.50
University Area Task Force Report	$4.50	$3.00	$7.50
Vacant Land Inventory	$50.00	$1.75	$51.75
Your Old House	$12.00	$4.00	$16.00
Zoning Ordinance	$20.50	$5.50	$26.00

RESEARCH SERVICES	
Minimum Charge	$77.00 for first ½ hour
VERIFICATIONS[GP]	
Alcoholic Beverage Control (ABC) License Verification	$230 plus $38 per ¼ hour after first 1.5 hours
Comprehensive Research Letters (CRL)	$620 plus $38 per ¼ hour after first 4 hours
Department of Motor Vehicles (DMV) Verification	$230 plus $38 per ¼ hour after first 2 hours
Legal Non-Conforming Verification (LNC)	$850 plus $38 per ¼ hour after first 5.5 hours
Massage Letter	$230 plus $38 per ¼ hour after first 1.5 hours
Reconstruction of Legal Non-Conforming Structures (Burndown Letter)	$230 plus $38 per ¼ hour after first 1.5 hours