



City of Palo Alto

City Council Staff Report

(ID # 7377)

Report Type: Action Items

Meeting Date: 11/14/2016

Summary Title: Public Hearing: Fee adjustments

Title: PUBLIC HEARING: Adoption of an Ordinance Amending the Fiscal Year 2017 Municipal Fee Schedule to Adjust Planning and Community Environment Fees to Reflect Adjustments to Salaries and Benefits Included in the Fiscal Year 2017 Budget

From: City Manager

Lead Department: Planning and Community Environment

Recommendation:

Staff recommends that the City Council find the project exempt under Section 15273 of the California Environmental Quality Act Guidelines adopt the ordinance included as Attachment A approving amendments to the Planning section of the Municipal Fee Schedule for Fiscal Year 2017 to adjust fees based on a 5.5 percent adjustment for average salary and benefits increases. The ordinance would also adjust the fee increases scheduled to go into effect on July 1, 2017 based on adoption of Resolution 9579 on March 28, 2016.

Background:

Last spring, the Planning and Community Environment Department completed a fee study to update fees for services. Due to the timing of the fee study, the updated fees were based upon Fiscal Year 2015 cost information, the most recent completed fiscal year information available at the time. On March 28, 2016 (Staff Report 6638) the City Council accepted the fee study and approved a resolution adjusting fees and hourly staff rates charged for services. The staff report for the March 28th hearing is available at: <http://www.cityofpaloalto.org/civicax/filebank/documents/51593> and the resolution adjusting fees is available at: <http://www.cityofpaloalto.org/civicax/filebank/documents/53446>.

On June 13, 2016 (Staff Report 6932) Council adopted changes to the Fiscal Year 2017 Municipal Fee Schedule, applying a 5.5 percent average salary and benefits adjustment to most City fees from the FY 2016 fee levels. Fees for the Planning and Community Environment

Department did not capture these salary and benefits adjustments. This issue was raised during the Fiscal Year 2017 budget adoption process and specifically the discussion surrounding how the organization will keep up with these annual increases now that we have completed this comprehensive study. Staff committed to return to Council with a 5.5 percent increase to Fiscal Year 2017 fees resulting in fee increases that will be effective January, 2017.

Discussion:

The Department of Planning & Community Environment charges user fees to applicants requesting planning entitlements and related services. Planning entitlements include discretionary actions such as Architectural Reviews, Individual Reviews, Site and Design, Conditional Use Permits, Variances, Zoning and Comp Plan Amendments. Planning fees do not include building permits or permit fees for property maintenance, such as roof replacements or water heater replacements. Those activities fall within the Development Services department.

Council adopted a User Fee Cost Recovery Level Policy (Staff Report 5735) on May 18, 2015 that suggests high, medium, and low levels of cost recovery based on policy considerations, such as the degree of public versus private benefit associated with the activity for which a fee is established. Services that are regulatory in nature (e.g. review for compliance with zoning regulations) and for which individual users receive most or all of the benefit (e.g. developers requesting approval of a planning approval), generally fall in the “high” cost recovery level group.

On March 28, 2016, (Staff Report 6638) the City Council accepted the fee study and approved a resolution increasing fees for services and hourly staff rates. For fees affecting mostly commercial development, Council approved fees to fully recover costs based on study results. Council adopted a two-phased approach for fees that primarily affect residential entitlements, with fifty percent of the increase realized in Fiscal Year 2017 and the remaining 50 percent effective Fiscal Year 2018. Council chose to keep Day Care Use Permits and Request for Hearing Fees below cost recovery levels, and also made changes to appeal fees.

Fees for services are structured in two ways: flat fees and time and materials fees, for which the Department collects and charges against deposits. Flat fees apply to those activities for which an average amount of processing time and effort can reasonably be determined. Deposits are taken when staff time to provide the service is expected to vary widely. Applications such as Site and Design or major projects requiring Architectural Review Board involvement may require 50 hours of work or up to 500 hours, depending on the project. In these cases, a deposit amount set at the minimum needed to complete staff work is identified in the Municipal Fee Schedule. Once a deposit is received, staff track the amount of effort involved in providing service and charges are made against the deposit using the appropriate hourly billing rate(s), including overhead. The applicant is kept informed of all charges against the deposit and if the

deposit is exhausted and additional work is still required, the applicant is billed for additional charges. Similarly, the applicant is refunded if costs total less than the deposited amount. Staff involved in these activities generally span several departments. If consultants are required, consultant fees are also charged to the applicant. Staff recommends increasing both kinds of fees by 5.5 percent.

This 5.5 percent increase reflects the average increase of salaries and benefits for Fiscal Year 2017, from Fiscal Year 2016 rates in order to maintain the cost recovery levels. During the discussion of the adoption of this two year phased approach, Council asked staff to ensure fees maintain cost recovery levels due to general increases in the cost of doing business now that this study has been completed. This increase adjusts for that and typically a percentage increase is applied annually as part of the annual budget process to the extent appropriate. Should Council choose to adopt the recommended fee increases, they will also increase the previously adopted Fiscal Year 2018 Planning fees by 5.5%. Any additional changes to those adopted fees will be brought forward as part of the Fiscal Year 2018 budget process.

Resource Impact:

It is anticipated that revenues in Fiscal Year 2017 will increase by approximately \$33,000 with these fee increases occurring over half way through the fiscal year, representing an increase of about 1.5 percent of the department's adopted revenue budget. A change to the department's revenue budget is not recommended at this time as these fee activities are driven by economic activities and currently the department is seeing a decline in commercial entitlements, a key driver of these revenues. Revenue collections will be monitored and adjustments brought forward as appropriate during the fiscal year.

Timeline:

Based on State law, fee adjustments can become effective no less than 60 days after Council's adoption of the resolution.

Environmental Review

The adoption of user fees is exempt from environmental review under the California Environmental Quality Act (CEQA). (See CEQA Guidelines Section 15273.)

Attachments:

Attachment A: Ordinance Amending PCE Muni Fee Schedule for FY2017 (PDF)

Attachment B: PCE Proposed Fee Increases FY 2017 (PDF)

Attachment C: PCE Proposed Hourly Cost Recovery Rates FY2017 (PDF)

Not Yet Approved

Ordinance No. _____

Ordinance of the Council of the City of Palo Alto Amending Resolution 9579 to Update the Fiscal Year 2017 Municipal Fee Schedule to Adjust the Planning and Community Environment Fees by Fiscal Year 2017 Adjustments to Salaries and Benefits

The Council does hereby ORDAIN as follows:

A. In spring 2016, the Planning and Community Environment Department completed a fee study to update fees for services. Due to the timing of the fee study, the updated fees were based upon Fiscal Year 2015 cost information, the most recent completed fiscal year information available at the time.

B. On March 28, 2016, the City Council accepted the fee study and approved a resolution adjusting fees and hourly staff rates charged for services.

C. On June 13, 2016, Council adopted changes to the Fiscal Year 2017 Municipal Fee Schedule, applying a 5.5 percent average salary and benefits adjustment to most City fees. Fees for the Planning and Community Environment Department did not capture these salary and benefits adjustments.

D. This issue was raised during the Fiscal Year 2017 budget adoption process. Staff committed to return to Council with a 5.5 percent increase to Fiscal Year 2017 fees resulting in fee increases effective January, 2017.

NOW, THEREFORE, the Council of the City of Palo Alto RESOLVES as follows:

SECTION 1. The Council of the City of Palo Alto adopts the changes to the Municipal Fee Schedule as set forth in Exhibit "A" and "B" and incorporated here by reference. When effective, such fees shall supersede any prior inconsistent fees charged by the Planning and Community Environment Department.

SECTION 2. The amount of the new or increased fees and charges is no more than necessary to cover the reasonable costs of the governmental activity, and the manner in which those costs are allocated to a payer bears a fair and reasonable relationship to the payer's burden on, or benefits received from, the governmental activity.

SECTION 3. Fees in the Municipal Fee Schedule are for government services provided directly to the payor that are not provided to those not charged. The amount of this fee does not exceed the reasonable costs to the City of providing the services. Consequently, pursuant to Art. XIII C, Section 1(e)(2), such fees are not a tax.

SECTION 4. Effective Date. The fee increases proposed for FY 2017 described in Exhibit A and the changes to the hourly billing rates described in Exhibit B shall become effective no sooner than sixty (60) days from the date of adoption of this ordinance. The fee increases proposed for FY 2018 described in Exhibit A and the changes to the 2018 hourly billing rates described in Exhibit B shall become effective on July 1, 2018.

SECTION 5. CEQA. The adoption of user fees is exempt from environmental review under the California Environmental Quality Act (CEQA). (See CEQA Guidelines Section 15273.)

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Senior Asst. City Attorney

City Manager

Director of Planning and Community
Environment

Director of Administrative Services

EXHIBIT A

Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Planning and Community Environment				
Architectural Review				
Architectural Review - Major Project <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$10,264 initial deposit plus legal review fees and applicable Other Application fees	\$10,829 initial deposit plus legal review fees and applicable Other Application fees	\$10,264 initial deposit plus legal review fees and applicable Other Application fees	\$10,829 initial deposit plus legal review fees and applicable Other Application fees
Architectural Review - Minor Project (ARB Review)	\$4,982 plus applicable Other Application fees +	\$5,256 plus applicable Other Application fees +	\$6,860 plus applicable Other Application fees	\$7,343 plus applicable Other Application fees
Architectural Review - Minor Project (Staff Review)	\$2,112 plus applicable Other Application fees +	\$2,228 plus applicable Other Application fees +	\$2,672 plus applicable Other Application fees	\$2,819 plus applicable Other Application fees
Design Enhancement Exception	\$3,623 plus applicable Other Application fees +	\$3,822 plus applicable Other Application fees +	\$5,544 plus applicable Other Application fees	\$5,849 plus applicable Other Application fees
Preliminary Review	\$3,371 plus applicable Other Application fees +	\$3,556 plus applicable Other Application fees +	\$5,451 plus applicable Other Application fees	\$5,751 plus applicable Other Application fees
Signs - (ARB Review)	\$2,261 plus applicable Other Application fees +	\$2,385 plus applicable Other Application fees +	\$3,491 plus applicable Other Application fees	\$3,683 plus applicable Other Application fees
Signs - (Exceptions)	\$2,653 plus applicable Other Application fees +	\$2,799 plus applicable Other Application fees +	\$3,753 plus applicable Other Application fees	\$3,959 plus applicable Other Application fees
Signs, Minor Facade Changes, Landscaping, Accessory Structures, or Similar Minor Changes to a Building Exterior - (Staff Review)/Master sign program	\$611 plus any applicable Other Application fees +	\$645 plus any applicable Other Application fees +	\$835 plus any applicable Other Application fees	\$881 plus any applicable Other Application fees
Temporary Sign Permit	\$110 per 15 days plus any applicable Other Application fees +	\$116 per 15 days plus any applicable Other Application fees +	\$154 per 15 days plus any applicable Other Application fees	\$162 per 15 days plus any applicable Other Application fees
Comprehensive Plan Change				
Comprehensive Plan Change <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$6,118 initial deposit	\$6,454 initial deposit	\$6,118 initial deposit	\$6,454 initial deposit
Comprehensive Plan Maintenance Fee <i>Note: Collected at Building Permit issuance.</i>	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation
Development Agreement				
Development Agreement <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$7,058 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,446 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,058 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,446 initial deposit plus Legal Review fees and applicable Other Application fees
Development Agreement - Annual Review <i>Note: 100 percent of processing costs will be recovered.</i>	\$2,471 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,607 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,471 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,607 initial deposit plus Legal Review fees and applicable Other Application fees

Reflects total estimated cost of providing service unless noted with a +

Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Development Projects Preliminary Review				
Development Projects - Prescreening (PTC & CC Review) <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$3,671 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,873 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,671 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,873 initial deposit plus Legal Review fees and applicable Other Application fees
Director's Approval				
Home Improvement Exception	\$2,070 +	\$2,184 +	\$3,109	\$3,280
Director's hearing requested - per hearing	\$280+	\$280+	\$280+	\$280+
Documents and Photocopies				
Administrative Extensions and Zoning Letters	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum
Comprehensive Plan	\$90 plus \$4 if mailed	\$95 plus \$4 if mailed	\$90 plus \$4 if mailed	\$95 plus \$4 if mailed
Copy from Optical Disk	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page
Tree Manual or Other Bounded Documents	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed
Zoning Map Booklet	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed
Property Research requiring more than 30 minutes	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum
Environmental Impact Assessment				
CEQA Categorical Exemption	\$400 +	\$422 +	\$451	\$476
Environmental Impact Assessment - Mitigated Negative Declaration	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees
Environmental Document (Consultant Prepared) <i>Note: If estimated costs exceed \$100,000, alternative deposit and payment schedule arrangements may be made at the discretion of the Director of Planning and Community Environment. 100 percent of processing costs will be recovered.</i>	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees
Environmental Document: <i>Note: 100 percent of processing costs will be recovered plus any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$5,000 initial deposit plus any applicable Other Application fees.	\$5,275 initial deposit plus any applicable Other Application fees.	\$5,000 initial deposit plus any applicable Other Application fees.	\$5,275 initial deposit plus any applicable Other Application fees.
Mitigation Monitoring - Environmental Impact Report <i>Note: 100 percent of processing costs will be recovered, including any charges for specialized consultants.</i>	\$3,671 initial deposit plus applicable Legal Review and Other Application fees	\$3,873 initial deposit plus applicable Legal Review and Other Application fees	\$3,671 initial deposit plus applicable Legal Review and Other Application fees	\$3,873 initial deposit plus applicable Legal Review and Other Application fees

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Mitigation Monitoring - Mitigated Negative Declaration <i>Note: 100 percent of processing costs will be recovered, including any charges for specialized consultants.</i>	\$1,224 initial deposit plus applicable Legal Review and Other Application fees	\$1,291 initial deposit plus applicable Legal Review and Other Application fees	\$1,224 initial deposit plus applicable Legal Review and Other Application fees	\$1,291 initial deposit plus applicable Legal Review and Other Application fees
Historic Resource				
Demolition Application for Historic Buildings	\$1,001	\$1,056	\$1,001	\$1,056
Historic Resource Review - Major Project	\$1,502 plus any applicable Other Application fees	\$1,585 plus any applicable Other Application fees	\$1,502 plus any applicable Other Application fees	\$1,585 plus any applicable Other Application fees
Historic Resource Review - Minor Project (Staff Review)	\$855 plus any applicable Other Application fees +	\$902 plus any applicable Other Application fees +	\$1,001 plus any applicable Other Application fees	\$1,056 plus any applicable Other Application fees
Historic Resource Review of Individual Review Application	\$250 plus Individual Review fees and applicable Other Application fees	\$264 plus Individual Review fees and applicable Other Application fees	\$250 plus Individual Review fees and applicable Other Application fees	\$264 plus Individual Review fees and applicable Other Application fees
Mills Act Contract - Establish or Withdraw <i>Note: 100 percent of processing and legal costs will be recovered.</i>	\$1,835 initial deposit plus any applicable Other Application fees	\$1,936 initial deposit plus any applicable Other Application fees	\$1,835 initial deposit plus any applicable Other Application fees	\$1,936 initial deposit plus any applicable Other Application fees
Transfer of Development Rights Projects <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$611 initial deposit plus any applicable Other Application fees	\$645 initial deposit plus any applicable Other Application fees	\$611 initial deposit plus any applicable Other Application fees	\$645 initial deposit plus any applicable Other Application fees
Williamson Act Contract - Establish or Withdraw <i>Note: 100 percent of processing and legal costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$1,929 initial deposit plus any applicable Other Application fees	\$2,035 initial deposit plus any applicable Other Application fees	\$1,929 initial deposit plus any applicable Other Application fees	\$2,035 initial deposit plus any applicable Other Application fees
Individual Review				
Expansion of Existing Two-Story greater than 150 sq. ft.	\$4,310 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$4,547 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$5,641 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review	\$5,951 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review
Individual Review - Minor Revisions to Approved Projects	\$2,320 plus cost of notices +	\$2,448 plus cost of notices +	\$2,931 plus cost of notices	\$3,092 plus cost of notices
New Two-Story Addition or New Two-Story Home	\$5,679 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$5,991 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$7,046 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review	\$7,434 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review
Preliminary Individual Review with Architect	\$245 +	\$258 +	\$375	\$396

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Appeals and Legal Review Fees				
Legal Review for Additional hearings <i>Note: Legal review fees cover up to 3 public hearings. Additional hearings are charged at 1/3 of the applicable fee.</i>	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.
Request for Hearing by City Council or Planning & Transportation Commission <i>Note: This fee is refunded if the City Council chooses not to hear an appeal. Also, this fee shall not be charged if a fee for Director's hearing has been paid.</i>	\$280 +	\$280 +	\$280 +	\$280 +
Appeal costs exceeding appeals filing fee <i>Note: All costs will be recovered from applicant in the event that an appeal is filed by a third party and the appeal is upheld and in the event that the applicant files an appeal that is denied.</i>	\$3,000 initial deposit plus any applicable Other Application fees.	\$3,165 initial deposit plus any applicable Other Application fees.	\$3,000 initial deposit plus any applicable Other Application fees.	\$3,165 initial deposit plus any applicable Other Application fees.
Legal Review ARB Major	\$2,749 +	\$2,606 +	\$5,211	\$5,498
Legal Review (legislative review, zone change, plan amendment, etc.)	\$5,278 +	\$5,003 +	\$10,006	\$10,556
Legal Review Environmental	\$4,720 +	\$4,980 +	\$9,439	\$9,958
Legal Review Mitigation Monitoring Report	\$500	\$528	\$500	\$528
Other Application Fees				
Public Noticing - 150 ft. Radius <i>Note: If noticing is required. Covers cost of up to three rounds of noticing.</i>	\$484 +	\$511 +	\$529	\$558
Public Noticing - 600 ft. Radius <i>Note: If noticing is required. Covers cost of up to three rounds of noticing.</i>	\$825 +	\$870 +	\$927	\$977
Public Noticing beyond 600 ft. Radius <i>Note: If noticing is required</i>	\$931 +	\$982 +	\$1,236	\$1,304
Record Management Fee	\$26 per file	\$26 per file	\$26 per file	\$26 per file
Recording Fee with County	County cost of recording, if required	County cost of recording, if required	County cost of recording, if required	County cost of recording, if required
Records Retention	\$4.00 per plan sheet	\$4.00 per plan sheet	\$4.00 per plan sheet	\$4.00 per plan sheet
Pre-screening fee <i>Note: All costs will be recovered for the prescreening of applicants proposing rezoning, zoning text amendments, development agreements, Comp Plan amendments, or specific plans.</i>	\$3,000 initial deposit plus any applicable Legal Review and Other Application fees	\$3,165 initial deposit plus any applicable Legal Review and Other Application fees	\$3,000 initial deposit plus any applicable Legal Review and Other Application fees	\$3,165 initial deposit plus any applicable Legal Review and Other Application fees
Planning Compliance Fee <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Contract Administration <i>Note: 25% Contract Administration and project management costs are in addition to direct cost of consultant services and will be charged to deposit-based fees.</i>	25% of direct cost	25% of direct cost	25% of direct cost	25% of direct cost
Site & Design				
Site and Design Major <i>Note: 100 percent of processing and legal costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$22,523 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$23,762 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$22,523 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$23,762 initial deposit plus any Legal Review fees and applicable Other Application Fees
Subdivision - Five or More Parcels				
Subdivision Final Map	\$4,140 plus any applicable Other Application fees +	\$4,368 plus any applicable Other Application fees +	\$4,663 plus any applicable Other Application fees	\$4,919 plus any applicable Other Application fees
Tentative Map <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$8,622 initial deposit plus any applicable Other Application fees	\$9,096 initial deposit plus any applicable Other Application fees	\$8,622 initial deposit plus any applicable Other Application fees	\$9,096 initial deposit plus any applicable Other Application fees
Subdivision (Minor)				
Parcel Map	\$2,527 plus any applicable Other Application fees +	\$2,666 plus any applicable Other Application fees +	\$3,899 plus any applicable Other Application fees	\$4,113 plus any applicable Other Application fees
Preliminary Parcel Map, Minor	\$3,738 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$3,944 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$4,671 plus any applicable Other Application fees and Environmental Impact Assessment fees	\$4,928 plus any applicable Other Application fees and Environmental Impact Assessment fees
Subdivision (Minor) with Exceptions				
Parcel Map, Minor with Exception	\$2,098 plus any applicable Other Application fees +	\$2,213 plus any applicable Other Application fees +	\$2,855 plus any applicable Other Application fees	\$3,012 plus any applicable Other Application fees
Preliminary Parcel Map, Minor with Exception	\$6,464 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$6,820 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$7,388 plus any applicable Other Application fees and Environmental Impact Assessment fees	\$7,794 plus any applicable Other Application fees and Environmental Impact Assessment fees
Subscriptions				
Board or Commission Agendas	\$112 annually per board or commission	\$112 annually per board or commission	\$112 annually per board or commission	\$112 annually per board or commission
Board or Commission Minutes	\$224 annually per board or commission	\$224 annually per board or commission	\$224 annually per board or commission	\$224 annually per board or commission
Use Permit				
Day Care Center	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +
Temporary Use Permit - Minor <i>Note: Does not include hearing.</i>	\$674 plus any applicable Other Application fees +	\$711 plus any applicable Other Application fees +	\$1,143 plus any applicable Other Application fees	\$1,206 plus any applicable Other Application fees
Conditional Use Permit - Director level	\$4,914 plus any applicable Other Application fees +	\$5,184 plus any applicable Other Application fees +	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Conditional Use Permit - additional upon hearing request	\$4,650 plus any applicable Other Application fees +	\$4,906 plus any applicable Other Application fees +	\$9,645 plus any applicable Other Application fees	\$10,175 plus any applicable Other Application fees
Wireless - Tier 1: Minor AR	\$2,672 plus any applicable Other Application fees	\$2,819 plus any applicable Other Application fees	\$2,672 plus any applicable Other Application fees	\$2,819 plus any applicable Other Application fees
Wireless - Tier 2: Conditional Use Permit	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees
Wireless - Tier 3: Major ARB	\$6,109 plus any applicable Other Application fees	\$6,445 plus any applicable Other Application fees	\$6,109 plus any applicable Other Application fees	\$6,445 plus any applicable Other Application fees
Variance				
Variance - Director's level	\$3,144 plus any applicable Other Application fees +	\$3,317 plus any applicable Other Application fees +	\$3,675 plus any applicable Other Application fees	\$3,877 plus any applicable Other Application fees
Variance - additional upon hearing	\$4,823 +	\$5,088 +	\$9,645	\$10,175
Zone Change				
Planned Community Zone Change <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$7,341 initial deposit	\$7,745 initial deposit	\$7,341 initial deposit	\$7,745 initial deposit
Planned Community Zone Change - Minor Change <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$1,500 initial deposit	\$1,583 initial deposit	\$1,500 initial deposit	\$1,583 initial deposit
Zone Change Regular <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$6,118 initial deposit	\$6,454 initial deposit	\$6,118 initial deposit	\$6,454 initial deposit

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Reflects total estimated cost of providing service unless noted with a +

EXHIBIT B

Hourly cost recovery rates *

Staff Rates	Adopted for Fiscal Year 2017	New for January, 2017	New for Fiscal Year 2018
Administrative Assistant	\$130.87	\$138.07	\$138.07
Administrative Associate I	\$112.19	\$118.36	\$118.36
Administrative Associate II	\$123.62	\$130.42	\$130.42
Administrative Associate III	\$132.50	\$139.79	\$139.79
Assistant Director Planning & Community Environment	\$292.56	\$308.65	\$308.65
Associate Engineer	\$177.57	\$187.34	\$187.34
Associate Planner	\$161.83	\$170.73	\$170.73
Building/Planning Technician	\$130.12	\$137.28	\$137.28
Business Analyst	\$188.78	\$199.16	\$199.16
Chief Planning Official	\$260.15	\$274.46	\$274.46
Chief Transportation Official	\$227.16	\$239.65	\$239.65
City Legal Counsel	\$273.64	\$288.69	\$288.69
Code Enforcement Officer	\$158.53	\$167.25	\$167.25
Code Enforcement Lead	\$175.56	\$185.22	\$185.22
Coordinator Transit Management Systems	\$160.38	\$169.20	\$169.20
Director of Planning and Community Environment	\$316.95	\$334.38	\$334.38
Management Analyst	\$168.48	\$177.75	\$177.75
Planning Manager	\$205.91	\$217.24	\$217.24
Planner	\$169.62	\$178.95	\$178.95
Project Engineer	\$208.21	\$219.66	\$219.66
Senior Management Analyst	\$195.46	\$206.21	\$206.21
Senior Planner	\$195.61	\$206.37	\$206.37

* Includes salary and benefits plus citywide and department overhead, as applicable.

Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Planning and Community Environment				
Architectural Review				
Architectural Review - Major Project <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$10,264 initial deposit plus legal review fees and applicable Other Application fees	\$10,829 initial deposit plus legal review fees and applicable Other Application fees	\$10,264 initial deposit plus legal review fees and applicable Other Application fees	\$10,829 initial deposit plus legal review fees and applicable Other Application fees
Architectural Review - Minor Project (ARB Review)	\$4,982 plus applicable Other Application fees +	\$5,256 plus applicable Other Application fees +	\$6,860 plus applicable Other Application fees	\$7,343 plus applicable Other Application fees
Architectural Review - Minor Project (Staff Review)	\$2,112 plus applicable Other Application fees +	\$2,228 plus applicable Other Application fees +	\$2,672 plus applicable Other Application fees	\$2,819 plus applicable Other Application fees
Design Enhancement Exception	\$3,623 plus applicable Other Application fees +	\$3,822 plus applicable Other Application fees +	\$5,544 plus applicable Other Application fees	\$5,849 plus applicable Other Application fees
Preliminary Review	\$3,371 plus applicable Other Application fees +	\$3,556 plus applicable Other Application fees +	\$5,451 plus applicable Other Application fees	\$5,751 plus applicable Other Application fees
Signs - (ARB Review)	\$2,261 plus applicable Other Application fees +	\$2,385 plus applicable Other Application fees +	\$3,491 plus applicable Other Application fees	\$3,683 plus applicable Other Application fees
Signs - (Exceptions)	\$2,653 plus applicable Other Application fees +	\$2,799 plus applicable Other Application fees +	\$3,753 plus applicable Other Application fees	\$3,959 plus applicable Other Application fees
Signs, Minor Facade Changes, Landscaping, Accessory Structures, or Similar Minor Changes to a Building Exterior - (Staff Review)/Master sign program	\$611 plus any applicable Other Application fees +	\$645 plus any applicable Other Application fees +	\$835 plus any applicable Other Application fees	\$881 plus any applicable Other Application fees
Temporary Sign Permit	\$110 per 15 days plus any applicable Other Application fees +	\$116 per 15 days plus any applicable Other Application fees +	\$154 per 15 days plus any applicable Other Application fees	\$162 per 15 days plus any applicable Other Application fees
Comprehensive Plan Change				
Comprehensive Plan Change <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$6,118 initial deposit	\$6,454 initial deposit	\$6,118 initial deposit	\$6,454 initial deposit
Comprehensive Plan Maintenance Fee <i>Note: Collected at Building Permit issuance.</i>	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation	\$0.55 per \$1,000 of construction valuation
Development Agreement				
Development Agreement <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$7,058 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,446 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,058 initial deposit plus Legal Review fees and applicable Other Application fees	\$7,446 initial deposit plus Legal Review fees and applicable Other Application fees
Development Agreement - Annual Review <i>Note: 100 percent of processing costs will be recovered.</i>	\$2,471 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,607 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,471 initial deposit plus Legal Review fees and applicable Other Application fees	\$2,607 initial deposit plus Legal Review fees and applicable Other Application fees

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Development Projects Preliminary Review				
Development Projects - Prescreening (PTC & CC Review) <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$3,671 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,873 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,671 initial deposit plus Legal Review fees and applicable Other Application fees	\$3,873 initial deposit plus Legal Review fees and applicable Other Application fees
Director's Approval				
Home Improvement Exception	\$2,070 +	\$2,184 +	\$3,109	\$3,280
Director's hearing requested - per hearing	\$280+	\$280+	\$280+	\$280+
Documents and Photocopies				
Administrative Extensions and Zoning Letters	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum
Comprehensive Plan	\$90 plus \$4 if mailed	\$95 plus \$4 if mailed	\$90 plus \$4 if mailed	\$95 plus \$4 if mailed
Copy from Optical Disk	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page	\$28 minimum plus \$0.50 per page
Tree Manual or Other Bounded Documents	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed	\$33 plus \$4 if mailed
Zoning Map Booklet	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed	\$98 plus \$4 if mailed
Property Research requiring more than 30 minutes	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum	Applicable hourly rate/1 hr. minimum
Environmental Impact Assessment				
CEQA Categorical Exemption	\$400 +	\$422 +	\$451	\$476
Environmental Impact Assessment - Mitigated Negative Declaration	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees
Environmental Document (Consultant Prepared) <i>Note: If estimated costs exceed \$100,000, alternative deposit and payment schedule arrangements may be made at the discretion of the Director of Planning and Community Environment. 100 percent of processing costs will be recovered.</i>	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees	Initial deposit of 100 percent of estimated costs due upon application plus 25% for contract administration and applicable Legal Review and Other Application fees
Environmental Document: <i>Note: 100 percent of processing costs will be recovered plus any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$5,000 initial deposit plus any applicable Other Application fees.	\$5,275 initial deposit plus any applicable Other Application fees.	\$5,000 initial deposit plus any applicable Other Application fees.	\$5,275 initial deposit plus any applicable Other Application fees.
Mitigation Monitoring - Environmental Impact Report <i>Note: 100 percent of processing costs will be recovered, including any charges for specialized consultants.</i>	\$3,671 initial deposit plus applicable Legal Review and Other Application fees	\$3,873 initial deposit plus applicable Legal Review and Other Application fees	\$3,671 initial deposit plus applicable Legal Review and Other Application fees	\$3,873 initial deposit plus applicable Legal Review and Other Application fees

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Mitigation Monitoring - Mitigated Negative Declaration <i>Note: 100 percent of processing costs will be recovered, including any charges for specialized consultants.</i>	\$1,224 initial deposit plus applicable Legal Review and Other Application fees	\$1,291 initial deposit plus applicable Legal Review and Other Application fees	\$1,224 initial deposit plus applicable Legal Review and Other Application fees	\$1,291 initial deposit plus applicable Legal Review and Other Application fees
Historic Resource				
Demolition Application for Historic Buildings	\$1,001	\$1,056	\$1,001	\$1,056
Historic Resource Review - Major Project	\$1,502 plus any applicable Other Application fees	\$1,585 plus any applicable Other Application fees	\$1,502 plus any applicable Other Application fees	\$1,585 plus any applicable Other Application fees
Historic Resource Review - Minor Project (Staff Review)	\$855 plus any applicable Other Application fees +	\$902 plus any applicable Other Application fees +	\$1,001 plus any applicable Other Application fees	\$1,056 plus any applicable Other Application fees
Historic Resource Review of Individual Review Application	\$250 plus Individual Review fees and applicable Other Application fees	\$264 plus Individual Review fees and applicable Other Application fees	\$250 plus Individual Review fees and applicable Other Application fees	\$264 plus Individual Review fees and applicable Other Application fees
Mills Act Contract - Establish or Withdraw <i>Note: 100 percent of processing and legal costs will be recovered.</i>	\$1,835 initial deposit plus any applicable Other Application fees	\$1,936 initial deposit plus any applicable Other Application fees	\$1,835 initial deposit plus any applicable Other Application fees	\$1,936 initial deposit plus any applicable Other Application fees
Transfer of Development Rights Projects <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$611 initial deposit plus any applicable Other Application fees	\$645 initial deposit plus any applicable Other Application fees	\$611 initial deposit plus any applicable Other Application fees	\$645 initial deposit plus any applicable Other Application fees
Williamson Act Contract - Establish or Withdraw <i>Note: 100 percent of processing and legal costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$1,929 initial deposit plus any applicable Other Application fees	\$2,035 initial deposit plus any applicable Other Application fees	\$1,929 initial deposit plus any applicable Other Application fees	\$2,035 initial deposit plus any applicable Other Application fees
Individual Review				
Expansion of Existing Two-Story greater than 150 sq. ft.	\$4,310 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$4,547 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$5,641 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review	\$5,951 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review
Individual Review - Minor Revisions to Approved Projects	\$2,320 plus cost of notices +	\$2,448 plus cost of notices +	\$2,931 plus cost of notices	\$3,092 plus cost of notices
New Two-Story Addition or New Two-Story Home	\$5,679 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$5,991 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review +	\$7,046 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review	\$7,434 plus applicable Other Application fees and any other entitlements necessary to complete the project, including historic review
Preliminary Individual Review with Architect	\$245 +	\$258 +	\$375	\$396

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Appeals and Legal Review Fees				
Legal Review for Additional hearings <i>Note: Legal review fees cover up to 3 public hearings. Additional hearings are charged at 1/3 of the applicable fee.</i>	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.	Additional hearings are charged at 1/3 of the applicable fee.
Request for Hearing by City Council or Planning & Transportation Commission <i>Note: This fee is refunded if the City Council chooses not to hear an appeal. Also, this fee shall not be charged if a fee for Director's hearing has been paid.</i>	\$280 +	\$280 +	\$280 +	\$280 +
Appeal costs exceeding appeals filing fee <i>Note: All costs will be recovered from applicant in the event that an appeal is filed by a third party and the appeal is upheld and in the event that the applicant files an appeal that is denied.</i>	\$3,000 initial deposit plus any applicable Other Application fees.	\$3,165 initial deposit plus any applicable Other Application fees.	\$3,000 initial deposit plus any applicable Other Application fees.	\$3,165 initial deposit plus any applicable Other Application fees.
Legal Review ARB Major	\$2,749 +	\$2,606 +	\$5,211	\$5,498
Legal Review (legislative review, zone change, plan amendment, etc.)	\$5,278 +	\$5,003 +	\$10,006	\$10,556
Legal Review Environmental	\$4,720 +	\$4,980 +	\$9,439	\$9,958
Legal Review Mitigation Monitoring Report	\$500	\$528	\$500	\$528
Other Application Fees				
Public Noticing - 150 ft. Radius <i>Note: If noticing is required. Covers cost of up to three rounds of noticing.</i>	\$484 +	\$511 +	\$529	\$558
Public Noticing - 600 ft. Radius <i>Note: If noticing is required. Covers cost of up to three rounds of noticing.</i>	\$825 +	\$870 +	\$927	\$977
Public Noticing beyond 600 ft. Radius <i>Note: If noticing is required</i>	\$931 +	\$982 +	\$1,236	\$1,304
Record Management Fee	\$26 per file	\$26 per file	\$26 per file	\$26 per file
Recording Fee with County	County cost of recording, if required	County cost of recording, if required	County cost of recording, if required	County cost of recording, if required
Records Retention	\$4.00 per plan sheet	\$4.00 per plan sheet	\$4.00 per plan sheet	\$4.00 per plan sheet
Pre-screening fee <i>Note: All costs will be recovered for the prescreening of applicants proposing rezoning, zoning text amendments, development agreements, Comp Plan amendments, or specific plans.</i>	\$3,000 initial deposit plus any applicable Legal Review and Other Application fees	\$3,165 initial deposit plus any applicable Legal Review and Other Application fees	\$3,000 initial deposit plus any applicable Legal Review and Other Application fees	\$3,165 initial deposit plus any applicable Legal Review and Other Application fees
Planning Compliance Fee <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate	Initial deposit equal to 3 hrs of applicable staff rate

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Contract Administration <i>Note: 25% Contract Administration and project management costs are in addition to direct cost of consultant services and will be charged to deposit-based fees.</i>	25% of direct cost	25% of direct cost	25% of direct cost	25% of direct cost
Site & Design				
Site and Design Major <i>Note: 100 percent of processing and legal costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$22,523 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$23,762 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$22,523 initial deposit plus any Legal Review fees and applicable Other Application Fees	\$23,762 initial deposit plus any Legal Review fees and applicable Other Application Fees
Subdivision - Five or More Parcels				
Subdivision Final Map	\$4,140 plus any applicable Other Application fees +	\$4,368 plus any applicable Other Application fees +	\$4,663 plus any applicable Other Application fees	\$4,919 plus any applicable Other Application fees
Tentative Map <i>Note: 100 percent of processing costs will be recovered plus any Environmental Impact Assessment and any other entitlements necessary to complete the project, whether indicated as 100 percent cost recovery in this schedule or not.</i>	\$8,622 initial deposit plus any applicable Other Application fees	\$9,096 initial deposit plus any applicable Other Application fees	\$8,622 initial deposit plus any applicable Other Application fees	\$9,096 initial deposit plus any applicable Other Application fees
Subdivision (Minor)				
Parcel Map	\$2,527 plus any applicable Other Application fees +	\$2,666 plus any applicable Other Application fees +	\$3,899 plus any applicable Other Application fees	\$4,113 plus any applicable Other Application fees
Preliminary Parcel Map, Minor	\$3,738 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$3,944 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$4,671 plus any applicable Other Application fees and Environmental Impact Assessment fees	\$4,928 plus any applicable Other Application fees and Environmental Impact Assessment fees
Subdivision (Minor) with Exceptions				
Parcel Map, Minor with Exception	\$2,098 plus any applicable Other Application fees +	\$2,213 plus any applicable Other Application fees +	\$2,855 plus any applicable Other Application fees	\$3,012 plus any applicable Other Application fees
Preliminary Parcel Map, Minor with Exception	\$6,464 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$6,820 plus any applicable Other Application fees and Environmental Impact Assessment fees +	\$7,388 plus any applicable Other Application fees and Environmental Impact Assessment fees	\$7,794 plus any applicable Other Application fees and Environmental Impact Assessment fees
Subscriptions				
Board or Commission Agendas	\$112 annually per board or commission	\$112 annually per board or commission	\$112 annually per board or commission	\$112 annually per board or commission
Board or Commission Minutes	\$224 annually per board or commission	\$224 annually per board or commission	\$224 annually per board or commission	\$224 annually per board or commission
Use Permit				
Day Care Center	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +	\$186 plus any applicable Other Application fees plus Environmental Document fees +
Temporary Use Permit - Minor <i>Note: Does not include hearing.</i>	\$674 plus any applicable Other Application fees +	\$711 plus any applicable Other Application fees +	\$1,143 plus any applicable Other Application fees	\$1,206 plus any applicable Other Application fees
Conditional Use Permit - Director level	\$4,914 plus any applicable Other Application fees +	\$5,184 plus any applicable Other Application fees +	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees

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Fee Title	Adopted for FY 2017*	New January 2017 Rate*	Adopted for FY 2018 *	New FY 2018 Rate*
Conditional Use Permit - additional upon hearing request	\$4,650 plus any applicable Other Application fees +	\$4,906 plus any applicable Other Application fees +	\$9,645 plus any applicable Other Application fees	\$10,175 plus any applicable Other Application fees
Wireless - Tier 1: Minor AR	\$2,672 plus any applicable Other Application fees	\$2,819 plus any applicable Other Application fees	\$2,672 plus any applicable Other Application fees	\$2,819 plus any applicable Other Application fees
Wireless - Tier 2: Conditional Use Permit	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees	\$5,754 plus any applicable Other Application fees	\$6,070 plus any applicable Other Application fees
Wireless - Tier 3: Major ARB	\$6,109 plus any applicable Other Application fees	\$6,445 plus any applicable Other Application fees	\$6,109 plus any applicable Other Application fees	\$6,445 plus any applicable Other Application fees
Variance				
Variance - Director's level	\$3,144 plus any applicable Other Application fees +	\$3,317 plus any applicable Other Application fees +	\$3,675 plus any applicable Other Application fees	\$3,877 plus any applicable Other Application fees
Variance - additional upon hearing	\$4,823 +	\$5,088 +	\$9,645	\$10,175
Zone Change				
Planned Community Zone Change <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$7,341 initial deposit	\$7,745 initial deposit	\$7,341 initial deposit	\$7,745 initial deposit
Planned Community Zone Change - Minor Change <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$1,500 initial deposit	\$1,583 initial deposit	\$1,500 initial deposit	\$1,583 initial deposit
Zone Change Regular <i>Note: 100 percent of processing and legal costs will be recovered</i>	\$6,118 initial deposit	\$6,454 initial deposit	\$6,118 initial deposit	\$6,454 initial deposit

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Hourly cost recovery rates *

Staff Rates	Adopted for Fiscal Year 2017	New for January, 2017	New for Fiscal Year 2018
Administrative Assistant	\$130.87	\$138.07	\$138.07
Administrative Associate I	\$112.19	\$118.36	\$118.36
Administrative Associate II	\$123.62	\$130.42	\$130.42
Administrative Associate III	\$132.50	\$139.79	\$139.79
Assistant Director Planning & Community Environment	\$292.56	\$308.65	\$308.65
Associate Engineer	\$177.57	\$187.34	\$187.34
Associate Planner	\$161.83	\$170.73	\$170.73
Building/Planning Technician	\$130.12	\$137.28	\$137.28
Business Analyst	\$188.78	\$199.16	\$199.16
Chief Planning Official	\$260.15	\$274.46	\$274.46
Chief Transportation Official	\$227.16	\$239.65	\$239.65
City Legal Counsel	\$273.64	\$288.69	\$288.69
Code Enforcement Officer	\$158.53	\$167.25	\$167.25
Code Enforcement Lead	\$175.56	\$185.22	\$185.22
Coordinator Transit Management Systems	\$160.38	\$169.20	\$169.20
Director of Planning and Community Environment	\$316.95	\$334.38	\$334.38
Management Analyst	\$168.48	\$177.75	\$177.75
Planning Manager	\$205.91	\$217.24	\$217.24
Planner	\$169.62	\$178.95	\$178.95
Project Engineer	\$208.21	\$219.66	\$219.66
Senior Management Analyst	\$195.46	\$206.21	\$206.21
Senior Planner	\$195.61	\$206.37	\$206.37

* Includes salary and benefits plus citywide and department overhead, as applicable.