

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

Impact Analysis Report

OVERVIEW

The Planning, Building and Code Enforcement (PBCE) Department administers a variety of fees and charges related to processing development permit applications; ensuring construction in San José substantially conforms to applicable building codes and regulations to promote life-safety; ensuring the safety of multi-family housing units; and providing solid waste enforcement and other code enforcement and blight reduction programs.

The proposed Planning, Building and Code Enforcement Department fees and charges program for 2011-2012, excluding penalties and interest, is estimated to collect \$26.8 million, reflecting a cost recovery rate of 100%. This is slightly higher compared to the 98.5% cost recovery level in 2010-2011. The lower cost recovery ratio for 2010-2011 was due to the addition of a second Special Tenant Improvements/Industrial Tool Installation (STI/ITI) line which was partially funded by the General Fund, as part of the 2010-2011 Adopted Budget. (It should be noted that as part of the 2010-2011 Mid-Year Budget Review, this program was revised to 100% cost-recovery based on additional revenues received in December 2010 that offset the General Fund subsidy.) This line, as well as a third Enhanced Expedited plan review line, is recommended to be entirely fee-funded in 2011-2012.

In 2009-2010, the City experienced one of the lowest levels of development activity in recent history. However, recent development activity in 2010-2011 has started to pick up. Specifically, residential remodels are now coming in at a moderate pace and non-residential tenant improvements are

strong. New commercial and new industrial activity remain moderately weak, yet stable. As a result, Building revenue has moderately increased. Building experienced a dramatic and record-setting spike in December 2010 due largely to permits issued for two large multi-family rental projects in the North San José area. While additional North San José apartment projects are expected in June, the December spikes were driven by policy incentives to spur activity.

During the five-year boom in commercial construction activity that spanned the late 1990's to early 2000's, total commercial permit valuation averaged over \$500 million per year. Since then, commercial activity has generally amounted to less than half that level. Improvements and expansions to existing commercial buildings during 2010-2011 were moderate and stable, and are projected to remain flat over the next five years, amounting to permit valuation of approximately \$225 million per year.

Industrial construction remained low during 2010-2011 when compared to the peak rate of \$500 million per year during 1997-2001. In 2009-2010, permit valuation totaled \$115 million, and staff forecasts permit valuation of \$125 million for 2010-2011. With no new major groundbreakings anticipated in the near future, industrial activity is projected to remain low over the next five years.

After the December 2010 unprecedented intake, activity has remained moderate, but constant, and Building is projected to end the year with receipts of about \$20 million, well above the \$16.2 million revised revenue estimate for 2010-2011. Factoring out the one-time 2010-2011 spike in activity, the 2011-2012 revenue estimate of \$16.55 million

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

assumes moderate activity increases.

The Planning Fee program began 2010-2011 with modest staff reductions and a revenue estimate of \$2.5 million, which was subsequently reduced to \$2.4 million to align with adjusted revenue projections. While 2010-2011 started out slow, activity has picked up and the Planning Fee Program is expected to end the year with receipts of \$2.6 million, comfortably above the adjusted \$2.4 million estimate. The \$2.5 million revenue estimate developed for 2011-2012 assumes continued slow activity.

In preparing resource and fee proposals for 2011-2012, staff met with the San Jose Silicon Valley Chamber of Commerce Development Committee, which has served as an advisory panel to the City's Development Services partners (Building, Fire, Planning, and Public Works). Staff provided information and sought feedback from a number of other industry groups. Development Services also received feedback from individual customers through the fifth annual Customer Satisfaction Survey. The stable staffing levels experienced during 2010-2011 likely led to improved customer services as evidenced by comments received in this year's survey. This positive feedback was an improvement to the 2010 results, in which customer satisfaction declined for the first time since the study's baseline (2006), a result of lower 2009-2010 staffing levels.

In 2011-2012, the Development Services partners will continue to integrate administrative and project management services across the four service areas. During 2010-2011, the partners implemented the Administrative Hub and Project Manager/Expediter in an effort to consolidate

resources with the goal of building a high performing, integrated partnership, focused on delivery of high quality services, as well as to develop a culture focused on assisting applicants to achieve their goals. These efforts will continue in 2011-2012 and will help to further improve service delivery, reduce redundancy, and improve effectiveness.

Planning Fee Program

The Planning Fee Program administers a variety of fees and charges that are related to the processing of development permit applications, and is projecting collections of \$2.5 million while maintaining 100% cost recovery for 2011-2012. Although activity has remained low when compared to 2008-2009 and years prior, revenues are continuing to meet projections. The 2011-2012 Program is balanced in part with savings available due to the net change from employee total compensation reductions and adjustments to maintain the required annual retirement and unemployment contributions, and a slight increase in the revenue estimate for Mitigation Monitoring. These actions are further discussed in the 2011-2012 Proposed Operating Budget

Additional staff resources will expand Planning's capacity to review and track permits that require mitigation monitoring, offset by additional fee revenue (\$69,000). Customers subject to these measures will be charged at the hourly rate to cover staff costs. To meet customer demand for faster processing times, an Expedited Coordinated Review process which was piloted during the last quarter of 2010-2011 is recommended to be continued through January 2011. This process provides customers with a premium elective service for eligible projects with a faster processing timeline through the Planning entitlement process. Despite continued challenges in meeting cycle time goals, Planning is hoping

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

Planning Fee Program (Cont'd.)

to better serve customers with this expedited process that charges customers 1.5 times applicable Planning fees. Typical projects that qualify for this process include conventional rezonings, most Special Use and Conditional Use permits, Site Development, and Planned Development permits and amendments. A new Expedited Coordinated Review Fee is proposed for this process.

Three new fees are recommended in the Planning Fee program to ensure cost recovery: Expedited Coordinated Review; Planning Addressing; and Covenant of Easement. In addition, the photocopy fee is recommended to be increased from \$0.20 per page to \$0.22 per page to align the fee level with current costs. The Administrative Permit for small recycling facility and reverse vending machine fee will be increased from \$0 to \$310 in order to recover the cost of two hours of staff time to process this permit.

Building Fee Program

As discussed previously, the Building Fee Program faced a downturn in residential activity starting in 2007-2008, and continued to realize severe declines in revenue through 2009-2010. With stronger tenant improvement activity in 2010-2011, and moderate single family remodel activity, the Building Fee program has remained steady, with the exception of the unprecedented spike in activity and revenue in December 2010. This was due in large part as a result of fast-tracking review and permitting of several large new

multi-family projects in North San José. Despite the increase in new multi-family activity, new industrial and new commercial activity remains weak, yet stable. The temporary staff added for an Enhanced Expedited plan review line, a second Special Tenant Improvement/Industrial Tool Installation (STI/ITI) line, and a Project Manager/Expediter helped provide customers with faster service delivery and improved project facilitation for all of the Development Services partners, and these services are recommended to be made permanent in the 2011-2012 Proposed Budget, offset by Building fees.

The Building Fee Program is projected to be at 100% cost recovery in 2011-2012 with a projected revenue estimate of \$16.55 million, with no fee increases. The Department is proposing to add as permanent the 5.0 STI/ITI line positions, the 4.5 Enhanced Expedited plan review line positions, and the Project Manager/Expediter. In addition, the program is proposing to add a Permit Center Program Manager to better manage the current demand for services in the Permit Center. Other adjustments include funding to implement wireless inspections to give customers real-time access to inspection results from the field, and the reallocation of portions of positions to align with current program funding. These additional resources are possible with no fees increases due to lower Base Budget costs compared to Base Budget revenue estimates, net savings from employee total compensation reductions and adjustments to maintain the required annual retirement and unemployment contributions, and a slight increase in the revenue estimate to reflect updated activity projections (\$51,000).

OVERVIEW (CONT'D.)

Code Enforcement Fee Programs

For 2011-2012, downward adjustments to a number of miscellaneous code fees are proposed to reflect the net change from employee total compensation reductions and adjustments to maintain the required annual retirement and unemployment contributions. For the Solid Waste Program, a 6% decrease is recommended, from \$1.29 to \$1.21 per ton, as a result of these lower staffing costs. The Solid Waste tonnage estimate has been revised slightly upward for 2011-2012, from 2,694,000 to 2,735,000 tons, based on higher than anticipated 2010-2011 tonnage.

Various fee increases are also recommended to recover the costs of current program staffing, including: a 4.0% increase to the Multiple Housing Occupancy Permit Fee, a 3.4% increase in the Off-Sale Alcohol Enforcement Permit fee, and a 4.4% increase to the General Code Reinspection fee. The increase to the Multiple Housing Occupancy Permit also funds a critical technology conversion to bring the program records into the AMANDA system, improving service delivery and coordination with other Code Enforcement and Development services.

In December 2010, the City Council approved a new program to license and regulate establishments engaged in the sale of tobacco and tobacco-related products. A new Tobacco Retail License fee is recommended to be established which would fund the cost of 2.0 Code Enforcement Inspectors to review license applications, conduct initial site inspections, and provide additional inspections to verify compliance with the regulations.

Additionally, a new Building Code Compliance fee is recommended to recover the cost of a Code Enforcement Inspector to investigate and inspect complaints involving unpermitted construction, as recommended in the 2011-2012 Proposed Budget.

Code Enforcement has discussed the recommended Multiple Housing fee increase with the California Apartment Association, Tri-County Association chapter. In addition, informational letters were sent to the Solid Waste fee-paying customers advising them of the reduced Solid Waste Enforcement Fee for 2011-2012.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

New fees and fee adjustments are recommended to maintain full cost recovery per City Council policy.

Existing Fees

In the Building and Planning Fee Programs, the Photocopies fee is recommended to be increased from \$0.20 to \$0.22 per page. In the Planning Fee Program, the Small Recycling Facility and Reverse Vending Machine Administrative Permit fee is recommended to be increased from \$0 to \$310.

In the Code Enforcement Fee Program, increases to the following fees are recommended to maintain full cost recovery per City Council policy: General Code Reinspection Fee, Multiple Housing Occupancy Permit, and Off-Sale Alcohol Enforcement Program Permit fee. The following Code Enforcement fees are recommended to

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS (CONT'D.)

Existing Fees (Cont'd.)

be decreased: Solid Waste Enforcement Fee, Auto Body Repair Shop Permit, Auto Body Repair and Dismantler Facility Reinspection Permit Fee, Automobile Dismantler Permit, Multiple Housing Program (Reinspection, Permit Reinstatement and Transfer Fees), Vacant and Dangerous Buildings Registration Fee, and Off-Sale Alcohol Enforcement Program (Permit Reinstatement, Reinspection and Transfer Fees).

New Fees

The Planning Fee program is recommending three new fees. The Expedited Coordinated Review fee will provide a premium elective service for eligible projects with a faster processing timeline through the Planning entitlement process. This fee is modeled after the successful Building Enhanced Expedited plan review fee, charging 1.5 times applicable Planning fees, excluding public noticing and pass-through fees. In addition, the Planning Fee program is proposing a new Planning Addressing fee in order to recover costs associated with addressing tasks for Planning projects. A new Covenant of Easement fee is proposed in order to recover costs associated with covenant of easement administrative processing work.

To recover staff time associated with the Crime Prevention Through Environmental Design program, a new fee is recommended in the Police Department. Police staff review plans, conduct site surveys, and provide comments

to Planning in an effort to ensure the safety and security of proposed Planning developments.

Establishment of new tobacco retailer fees are recommended to fund staff costs to verify compliance with the regulations, including a Tobacco Retail License Fee, Tobacco Retail Reinspection Fee, Tobacco Retail Transfer Fee, and Tobacco Retail Reinstatement Fee. Additionally, a new Building Code Compliance fee is recommended to recover the cost of staff time investigating and inspecting complaints involving unpermitted construction.

NOTIFICATION

Development services fee revisions were discussed with customers at several public forums in March and April 2011. The Proposed Fees and Charges Report was released on May 6, 2011, allowing for a minimum of 10 days for public review. Public input on fee proposals will be heard by the City Council at public hearings held on Tuesday, May 17, 2011, at 7:00 p.m. and Monday, June 13, 2011, at 7:00 p.m. in the Council Chambers.

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

1. Addressing Fee

1 Addressing Fee	\$320 minimum (2 hours) additional time is \$160 per hour	No Change
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2. Building Permits

1 Accessibility Exemption Application	\$210 per application	No Change
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2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data	No Change
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3 Permit Processing Fee - Non- Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype	No Change
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4 Permit Processing Fee - Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype	No Change
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5 Reroofing - Non-Residential	\$257.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection	No Change
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6 Reroofing - Residential	\$154.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection	No Change
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7 Residential	\$206 per inspection hour with initial assessment based on historic data	No Change
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DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

3. Building Plan Checking

1 Alternate Materials and Methods of Construction Application	\$420 base fee (2 hours minimum) plus additional time at \$210 per hour		No Change					
2 Complexity Base Fees + additional charges for Fire Review	\$210 per hour (1/2 hour minimum)		No Change					
3 Complexity Base Fees + additional charges for Flood Zone	\$210 per hour (1/2 hour minimum)		No Change					
4 Complexity Base Fees + additional charges for Geohazard Zone	\$210 per hour (1/2 hour minimum)		No Change					
5 Complexity Base Fees + additional charges for Historic	\$210 per hour (1/2 hour minimum)		No Change					
6 Complexity Base Fees + additional charges for Planning Adjustment Required	\$210 per hour (1/2 hour minimum)		No Change					
7 Complexity Base Fees + additional charges for Planning Conformance Review	\$210 per hour (1/2 hour minimum)		No Change					
8 Complexity Base Fees + additional charges for Seismic Hazards	\$210 per hour (1/2 hour minimum)		No Change					
9 Complexity Base Fees + additional charges for Soils Report	\$210 per hour (1/2 hour minimum)		No Change					
10 Complexity Base Fees + additional charges for Structural Calculation	\$210 per hour (1/2 hour minimum)		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

3. Building Plan Checking

11 Expedited Plan Review: Express Plan Check	1.5 times the current plan review fee (1 hour minimum)		No Change					
12 Expedited Plan Review: Intermediate Plan Check	1.5 times the current plan review fee		No Change					
13 Expedited Plan Review: Special Handling Plan Review (includes Special Tenant Impvt & other special programs)	1.5 times the current plan review fee (1 hour minimum)		No Change					
14 Factory Built Dwelling or Mobile Home installed on a permanent foundation	\$210 per hour		No Change					
15 Non-Residential	\$210 per hour - Base fee is established on average time per product type - review time is limited to hours paid for after 2 hours in the 2nd cycle		No Change					
16 Plan Review Appointment - No Show	\$210		No Change					
17 Plan Review services for which no other fee is specified	\$210 per hour (1/2 hour minimum)		No Change					
18 Preliminary Plan Review	\$210 base fee (1 hour minimum) plus additional time at \$210 per hour		No Change					
19 Residential	\$210 per hour - Base fee is established on average review time per product type - review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

3. Building Plan Checking								
20 Subdivisions-Plot Review	\$210 per hour (15 minute minimum)		No Change					
4. Compliance Reports								
1 Compliance Reports	\$618 per inspection (3 hours)		No Change					
5. Document Research Fee								
1 Document Research Fee	\$40 minimum/\$80 per hour or \$80 minimum/\$160 per hour depending on staff level		No Change					
6. Electrical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd cycle		No Change					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
7. Mechanical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

7. Mechanical Permits

3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					

8. Minimum Fees

1 Min Permit Fee	\$103 (\$206 per hour - 30 minute minimum)		No Change					
2 Min Permit Processing - for services in which no permit processing fee is specified	\$80 (\$160 per hour - 30 minute minimum)		No Change					
3 Min Plan Check Fee: 30 min counter review	\$105 (\$210 per hour - 30 minute minimum)		No Change					

9. Plumbing Permits

1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
3 Plan Check Fee	\$210 per hour - Base fee is established on average review time per product type. Review time is limited to hours paid for after 2 hours in the 2nd review cycle		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
9. Plumbing Permits								
4 Residential	\$206 per inspection hour with initial assessment based on historic data OR fixture rate		No Change					
10. Publications and Photocopies Charges								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans	\$4.50 each page		No Change					
4 Photocopies: 11 x 17	\$0.25 each page		No Change					
5 Photocopies: 8 1/2 x 11	\$0.20 each page		\$0.22 each page					
6 Photocopies: Microfiche/Microfilm	\$3.50 for first image + \$0.25 for each additional page		No Change					
7 Sale of Publications	100% of printing cost		No Change					
11. Record Retention/Microfilming								
1 Plan Authorization Process Fee Note: Per affidavit	\$80 per affidavit		No Change					
2 Record Retention/Microfilming	10% of permit application cost with a \$20 min and \$2,000 max; except for electronic plan submissions		No Change					
3 Record Retention/Microfilming: Electronic Plan Submission	5% of the permit application cost		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
11. Record Retention/Microfilming								
4 Refund Processing Fee (for withdrawal, cancellation or overpayment)	20% of the fee or 1 hour at the Permit Center hourly rate, whichever is greater (additional time charged at the Permit Center hourly rate)		No Change					
12. Rough Framing Fee								
1 Rough Framing Fee	\$210 per hour (1/2 hour minimum)		No Change					
13. Special Inspections and Services								
1 Additional plan review required by changes, additions or revisions to approved plans	\$210 per hour (1/2 hour minimum)		No Change					
2 Building, Plumbing, Mechanical and Electrical Survey Requests, including fire damage surveys	\$206 per hour (1/2 hour minimum)		No Change					
3 Expedited inspection service	\$309 per hour (1/2 hour minimum)		No Change					
4 Fee for work without a permit	An amount equal to all permit fees, including issuance, plan check and permit fees		No Change					
5 Inspection Services for which no fee is specifically indicated	\$206 per hour (1/2 hour minimum)		No Change					
6 Inspections outside normal business hours	\$309 per hour (4 hour minimum)		No Change					
7 Permit Time Extension	\$80 per extension		No Change					
8 Plan Check Extension	\$80 per extension		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
BUILDING FEE PROGRAM - CATEGORY I									
13. Special Inspections and Services									
9 Reinspection Fee	\$206 per hour (1/2 hour minimum)		No Change						
10 Replacement Permit Fee	\$210 plus the difference between current fees and previously paid unused fees		No Change						
14. Temporary Certificate of Occupancy									
1 Temporary Certificate of Occupancy	\$412 each		No Change						
SUB-TOTAL BUILDING FEE PROGRAM - CATEGORY I		97.3%		16,551,000	16,551,000	16,551,000	100.0%	100.0%	
CODE ENFORCE PROGRAM - CATEGORY I									
1. Abandoned Cart Program									
- 1 Business with carts available to public (101 or more carts)	\$200 per year		No Change						
2 Business with carts available to public (26-100 carts)	\$200 per year		No Change						
Sub-total Abandoned Cart Program		100.0%		35,800	35,800	35,800	100.0%	100.0%	
2. Auto Body Repair Shop Permit									
1 Auto Body Repair Shop Permit	\$353.25 per shop		\$327.25 per shop						
Sub-total Auto Body Repair Shop Permit									
3. Auto Body, Repair and Dismantler Facility Reinspection Permit									
1 Reinspection Permit Fee	\$201.60 per reinspection		\$189.00 per reinspection						
Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit									

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CODE ENFORCE PROGRAM - CATEGORY I									
4. Automobile Dismantler Permit									
1 Automobile Dismantler Permit	\$340.50 per year		\$330.50 per year						
Sub-total Automobile Dismantler Permit		100.0%		5,619	5,789	5,619	103.0%	100.0%	
5. Building Code Compliance Program									
1 Building Code Compliance			\$98.54 per hour						
Sub-total Building Code Compliance Program									
6. General Code Program									
1 General Code Reinspection Fee	\$153.25 per reinspection		\$160.00 per reinspection						
Sub-total General Code Program				8,000	7,663	8,000	95.8%	100.0%	
7. Landfill Closure and Post Closure Fees									
1 Closure and Post Closure Maintenance Plan	\$1,550 per landfill permit application		No Change						
2 Modification of Closure Maintenance Plan	\$700 per application		No Change						
3 Review of Solid Waste Facilities Application	\$500 per application		No Change						
4 Revised Solid Waste Facilities Permit Application	\$500 per application		No Change						
5 Solid Waste Facilities Permit Application	\$500 per application		No Change						
Sub-total Landfill Closure and Post Closure Fees									
8. Multiple Housing Program Permits (Triplex and Above)									
1 Multiple Housing Permit	\$42.12 per unit		\$43.81 per unit						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CODE ENFORCE PROGRAM - CATEGORY I									
8. Multiple Housing Program									
Permits (Triplex and Above)									
2 Permit Reinstatement	\$964.00 per reinstatement		\$928.00 per reinstatement						
3 Permit Transfer	\$42.00 per transfer		\$41.00 per transfer						
4 Reinspection Fee	\$190.00 per reinspection		\$183.00 per inspection						
Sub-total Multiple Housing Program Permits (Triplex and Above)		100.0%		3,674,771	3,533,748	3,674,771	96.2%	100.0%	
9. Neglected/Vacant House									
Registration Fee									
1 Neglected/Vacant House Registration Fee	\$486.60 per quarter per house		\$372.00 per quarter per house						
Sub-total Neglected/Vacant House Registration Fee				55,800	72,990	55,800	130.8%	100.0%	
10. Off-Sale Alcohol Enforcement									
Program									
1 Off-Sale Alcohol Permit	\$404 per business		\$417.75 per business						
2 Permit Reinstatement	\$892 per reinstatement		\$864 per reinstatement						
3 Permit Transfer	\$42.00 per transfer		\$41.00 per transfer						
4 Reinspection Fee	\$84.75 per reinspection		\$82.50 per reinspection						
Sub-total Off-Sale Alcohol Enforcement Program		100.0%		185,584	179,549	185,584	96.7%	100.0%	
11. Solid Waste Enforcement Fee									
1 Solid Waste Enforcement Fee	\$1.29 per ton		\$1.21 per ton						
Sub-total Solid Waste Enforcement Fee		100.0%		3,315,200	3,528,150	3,315,200	106.4%	100.0%	
12. Tobacco Retail Program									
1 Tobacco Retail Permit Fee			\$437.00 per business						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CODE ENFORCE PROGRAM - CATEGORY I									
12. Tobacco Retail Program									
2 Tobacco Retail Reinspection Fee			\$138.75 per reinspection						
3 Tobacco Retail Reinstatement Fee			\$860.00 per reinstatement						
4 Tobacco Retail Transfer Fee			\$41.00 per transfer						
Sub-total Tobacco Retail Program				372,767	372,767			100.0%	
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY I		100.0%		7,653,541	7,363,689	7,653,541		96.2%	100.0%
CODE ENFORCE PROGRAM - CATEGORY II									
1. Multiple Housing Permit Penalties and Interest									
1 Permit Penalties and Interest	Varies by length of delinquency		No Change						
Sub-total Multiple Housing Permit Penalties and Interest					57,000	57,000			
2. Off-Sale Alcohol Enforcement Permit Penalties and Interest									
1 Permit Penalties and Interest	Varies by length of delinquency		No Change						
Sub-total Off-Sale Alcohol Enforcement Permit Penalties and Interest					1,000	1,000			
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY II					58,000	58,000			
GENERAL PLAN UPDATE - CATEGORY I									
1. General Plan Update Fee									
Note: Additional 1.25% applied to Entitlement and Building permit fees									

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
GENERAL PLAN UPDATE - CATEGORY I									
1. General Plan Update Fee									
1 General Plan Update Fee	Additional 1.25% applied to Entitlement and Building Permit Fees		No Change						
SUB-TOTAL GENERAL PLAN UPDATE - CATEGORY I		100.0%		150,000	150,000	150,000	100.0%	100.0%	
PLANNING FEE PROGRAM - CATEGORY I									
1. Annexations									
1 0-1 acre	\$4,710		No Change						
2 1-2 acres	\$8,090		No Change						
3 2-3 acres	\$10,130		No Change						
4 3-5 acres	\$12,170		No Change						
5 Over 5 acres	\$13,945		No Change						
2. Conditional Use Permits									
1 Adjustments	\$310		No Change						
2 Adjustments - Major	\$740		No Change						
3 Conditional Use Permits	See Exhibit A		No Change						
Note: Approved by City Council on March 24, 2009, Resolution #74841									
3. Conventional Prezonings/Rezonings									
1 Conventional Prezonings/Rezonings	\$5,175 + \$1,200/acre or partial acre		No Change						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
4. Deficiency Plan Processing Fee								
1 Additional Facilities	\$2,465 for each additional facility		No Change					
2 Base Fee	\$12,400		No Change					
5. Deficiency Plan Reuse Fee								
1 Reuse Fee	\$730 for 0-50,000 ft. plus \$310 for each addtl 50,000 ft.		No Change					
6. Environmental Clearance								
1 Appeal	\$100		No Change					
2 EIR	See Exhibit B		No Change					
3 Exemption	\$374		No Change					
4 Exemption - Electronic	\$187		No Change					
5 Geotechnical Testing Environmental Review Fee	\$187 per hour (1 hour minimum) plus additional time at \$187 per hour		No Change					
6 Mitigation Monitoring Fee for Negative Declaration	\$560		No Change					
7 Negative Declaration	\$3,366 + \$187 per hour over 14 hours		No Change					
7. General Plan Amendments								
1 3 acres or less	\$7,360		No Change					
2 Additional Charges: Expanded Urban Service Area	\$9,130		No Change					
3 Additional Charges: Flexible Land Use Boundary	\$7,395		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

PLANNING FEE PROGRAM - CATEGORY I

7. General Plan Amendments								
4 Additional Charges: General Plan Text Amendment	\$4,775		No Change					
5 Additional Charges: Mixed Use Designation	\$10,000		No Change					
6 Additional Charges: Non-Urban Hillside	\$9,130		No Change					
7 Additional Charges: Specific Plan Text Amendment	\$4,775		No Change					
8 All Others	\$13,485 + \$110 per acre for first 100 acres and \$75 per acre thereafter		No Change					
9 Combined GP&SP Text Amendments	\$4,775		No Change					
10 Expansion of Urban Service Area	\$8,550		No Change					
11 Reprocessing fee for deferred amendments: Non-Substantive	50% of current fee		No Change					
12 Reprocessing fee for deferred amendments: Substantive	75% of current fee		No Change					
13 Urban Growth Boundary Modifications: All extraordinary costs of special studies	\$175 per hour		No Change					
14 Urban Growth Boundary Modifications: Determination of minor/significant	\$5,645		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
PLANNING FEE PROGRAM - CATEGORY I									
7. General Plan Amendments									
15 Urban Growth Boundary Modifications: Processing for minor modification	\$11,285		No Change						
16 Urban Growth Boundary Modifications: Significant Modifications: Comprehensive Update	\$11,325 + \$115 per acre		No Change						
8. Hourly Rate for Planning Services without Designated Fee									
1 Expedited Coordinated Review			1.5 times Planning fees, excluding Public Noticing and Pass-Through Fees						
2 Green Building Certification Deposit	\$ 0.30 per square foot up to a maximum of 100,000 square feet per building permit		No Change						
3 Hourly Rate for Planning Services without Designated Fee	\$154 per hour		No Change						
9. Liquor License Exception Permit Fee									
1 Liquor License Exception Permit Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	\$3,280		No Change						
10. Miscellaneous Permits/Fees									
1 Administrative Permit	\$850		No Change						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
2 Administrative Permit-Small Recycling Facility and Reverse Vending Machine Fee			\$310					
3 Appeals/Protests - Applicant	\$2,232		No Change					
4 Appeals/Protests - Applicant's Non-Applicant Appeal Processing	\$2,132		No Change					
5 Appeals/Protests - Public	\$100		No Change					
6 Application Processing Time Extension	Additional charge - 10% of permit fee		No Change					
7 Billboard Height Alterations Agreement	\$5,315		No Change					
8 Community Meeting Fee	\$770		No Change					
9 Compliance Review	\$770		No Change					
10 Consultation Fee-Permit/Sign Adjust	\$154 per hour		No Change					
11 Development Agreements- Agreement	\$11,805		No Change					
12 Development Agreements- Amendment	\$5,970		No Change					
13 Development Agreements- Annual Monitoring	\$730		No Change					
14 Development Variance Exception	\$1,580		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
15 Expediting Small Planning Projects Pilot Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	\$704		No Change					
16 Fence Variance	\$655		No Change					
17 Height, Floor and/or Area Ratio Waivers	\$2,890 + \$1,000 for each floor over 8 floors		No Change					
18 Historic District Designation	\$925		No Change					
19 Historic Preservation Permit Adjustment	\$190		No Change					
20 Historic Preservation Permit Amendment	\$270		No Change					
21 Historic Preservation Permit Fee	\$270		No Change					
22 Historic Property Contract Application	\$1.25 for each \$1,000 of assessed valuation (min. \$730 and max. of \$1,850 for single family home and \$3,120 for all other property)		No Change					
23 Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change					
24 Monopole Review	\$2,930		No Change					
25 Multiple Adjustment	\$615 (2 x normal processing fee)		No Change					
26 Multiple Sign Adjustment Surcharge	\$38 (1/10 of full fee for additional signs)		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
27 Notice of Non-Compliance	\$730		No Change					
28 Order to Show Cause	\$1,980		No Change					
29 Parking Structure Review	\$19,915		No Change					
30 Phased Permit	Additional charge of 50% of the permit fee for phased permit approval		No Change					
31 Planning Addressing Fee			Planning Hourly Rate (1 hour minimum)					
32 Reasonable Accommodation Fee	\$695		No Change					
33 Sidewalk Cafe Permit	\$500		No Change					
34 Sign Variance	\$1,695		No Change					
35 Street Vacation Review Fee	\$460		No Change					
36 Supplemental Review Cycle	\$1,080		No Change					
11. Outside Agency Pass-Through Charges								
1 Outside Agency Pass-Through Charges	Actual cost		No Change					
12. Planned Development (PD) Permits								
1 Adjustments	\$310		No Change					
2 Adjustments - Major	\$745		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
PLANNING FEE PROGRAM - CATEGORY I									
12. Planned Development (PD)									
Permits									
3 Amendments - Other Than Time Extension	\$1,830		No Change						
4 PD Permits Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit C		No Change						
13. Planned Development (PD)									
Prezonings/Rezoning									
1 (PD) Prezonings/Rezoning Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit D		No Change						
14. Preliminary Review Fee									
1 Additional Services: Interdepartmental Project Meeting	\$620		No Change						
2 Additional Services: Meeting with Project Manager	\$154		No Change						
3 Additional Services: Preliminary Check List	\$77		No Change						
4 Additional Services: Preliminary Report	\$230		No Change						
5 Additional Services: Site Check	\$154		No Change						
6 Additional Services: Technical Report Review	\$310		No Change						
7 Comprehensive Review - Pre-Application	\$1,460		No Change						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
14. Preliminary Review Fee								
8 Enhanced Preliminary Review	\$620		No Change					
9 Focused Preliminary Review	\$310		No Change					
10 Focused Preliminary Review- Existing Single Family House	\$77		No Change					
15. Public Information Services								
1 Alcoholic Beverage License Verification	\$230 + \$38 per 1/4 hour after 1.5 hours		No Change					
2 Comprehensive Research Letter	\$620 + \$38 per 1/4 hour after 1.5 hours		No Change					
3 Dept of Motor Vehicles Verification	\$310 + \$38 per 1/4 hour after 1.5 hours		No Change					
4 General Research Requests	\$77 (minimum) per half-hour		No Change					
5 Legal Non-Conforming Verification	\$850 + \$38 per 1/4 hour after 1.5 hours		No Change					
6 Massage Letter	\$230 + \$38 per 1/4 hour after 1.5 hours		No Change					
7 Reconstruction of Legal Non- Conforming Structures	\$230 + \$38 per 1/4 hour after 1.5 hours		No Change					
16. Public Noticing								
1 Public Noticing Fee Note: Approved by City Council on March 24, 2009, Resolution #74841	See Exhibit E		No Change					
17. Record Retention/Microfilming								
1 Appointment - No Show	\$38		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

PLANNING FEE PROGRAM - CATEGORY I

17. Record Retention/Microfilming

2 CEQA-NOD Pass-Through Processing Fee	One hour of processing time at Planning Division hourly rate		No Change					
3 Record Retention/Microfilming	10% of permit/land use with a \$20 min and \$2,000 maximum; fee does not exist as a separate category (part of permit cost)		No Change					
4 Record Retention/Microfilming: Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$35		No Change					
5 Refund Processing Fee (for withdrawal, cancellation or overpayment)	Planning Division hourly rate (1 hour minimum)		No Change					

18. Sale of Publications and Photocopies

1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans/Drawings	\$4.50 each page		No Change					
4 Photocopies: 11 x 17	\$0.25 each page		No Change					
5 Photocopies: 11 x 17 Z-fold copies	\$0.33 each page		No Change					
6 Photocopies: 8 1/2 x 11	\$0.20 each page		\$0.22 each page					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

PLANNING FEE PROGRAM - CATEGORY I

18. Sale of Publications and

Photocopies		
7 Photocopies: microfiche/microfilm	\$3.50 for first image plus \$0.25	No Change
8 Sale of Publications	100% of printing cost	No Change

19. Single Family House Permit

1 Administrative Determination for houses listed on Historic Resources Inventory & having a floor area rotation less than or equal to 0.45	\$325	No Change
2 All others	\$770	No Change
3 Public Hearing - Director	\$1,965	No Change

20. Site Development Permits

1 Adjustments	\$374	No Change
2 Adjustments - Major	\$748	No Change
3 Site Development Permits	See Exhibit F	No Change

21. Special Use Permit

1 Amendment	\$1,040	No Change
2 Church-Homeless Shelter	\$36	No Change
3 Renewal	\$425	No Change
4 SUP with Site Development Permit	\$615	No Change
5 Special Use Permit	\$1,425	No Change

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
22. Specific Plan Reimbursement								
1 Communications Hill	\$336 per acre		No Change					
2 Evergreen	\$1,140 per acre		No Change					
23. Street Renaming Fee								
1 5 or fewer properties	\$655		No Change					
2 6 or more properties	\$1,400 + \$19 per property		No Change					
24. Tentative Map								
1 Amend to Vested Subdiv. Map	\$4,470		No Change					
2 Certification of Compliance	\$2,465		No Change					
3 Combining Parcels	\$1,435		No Change					
4 Condominium Map	\$4,470		No Change					
5 Covenant of Easement			\$1,580					
6 Extensions	\$1,000		No Change					
7 Final Map/Parcel Map Review	\$310		No Change					
8 Hillside	\$1,100		No Change					
9 Lot Line Adjustment	\$1,580		No Change					
10 Lot Line Correction	\$655		No Change					
11 Release Covenant of Easement	\$2,000		No Change					
12 Reversion Acreage	\$615		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24. Tentative Map								
13 Subdivision	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		No Change					
14 Vested Maps	\$4,470 + \$58 per lot or unit for first 100 lots + \$19 per lot or until thereafter		No Change					
15 Vestment	\$1,100		No Change					
25. Tree Removal Permit								
1 Dead Tree - All others require permit adjustment	\$325		No Change					
2 Dead Tree - Single Family or Two-Family Lots (Administrative)	\$0		No Change					
3 Existing Single Family Development	\$0 + noticing fees		No Change					
4 Heritage Tree Surcharge (City or County)	\$1,270 + noticing fees		No Change					
5 Included with Development Permit	\$0 + noticing fees		No Change					
6 Stand Alone Tree Removal Permit: 1 Tree	\$800 + noticing fees		No Change					
7 Stand Alone Tree Removal Permit: 2-5 Trees	\$1,200 + noticing fees		No Change					
8 Stand Alone Tree Removal Permit: 6+ Trees	\$1,200 + \$50 per tree over 5 trees + noticing fees		No Change					
26. Williamson Act								
1 Alternate Use Amendment	\$1,135		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2010-2011 Adopted Fee	2010-2011 % Cost Recovery	2011-2012 Proposed Fee	2011-2012 Estimated Cost	2011-2012 Estimated Revenue		2011-2012 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
PLANNING FEE PROGRAM - CATEGORY I									
26. Williamson Act									
2 Application	\$2,030		No Change						
3 Cancellation	\$10,555		No Change						
4 Extension	\$945		No Change						
SUB-TOTAL PLANNING FEE PROGRAM - CATEGORY I		100.0%		2,469,000	2,469,000	2,469,000	100.0%	100.0%	
TOTAL DEPARTMENT - GENERAL FUND				26,823,541	26,591,689	26,881,541	99.1%	100.2%	
TOTAL DEPARTMENT - NON-GENERAL FUND									
TOTAL DEPARTMENT - Category I				26,823,541	26,533,689	26,823,541	98.9%	100.0%	
TOTAL DEPARTMENT - Category II					58,000	58,000			
TOTAL DEPARTMENT				26,823,541	26,591,689	26,881,541	99.1%	100.2%	

**CONDITIONAL USE PERMIT
FEE SCHEDULE**

Exhibit A

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings, which do not involve new construction improvements or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of an existing building.

DESCRIPTION	2010-2011 ADOPTED		2011-2012 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE A				
Conditional Use Permit (CUP)	\$2,250		No Change	
Conditional Use Permit - Renew	\$2,250		No Change	
Amendment to a Conditional Use Permit	\$2,250		No Change	
CUP with No New Construction	Reduce fee (CUP) calculation by 50%		No Change	
TABLE B				
0 to 1,999 square feet	\$3,100 + \$1.20 per square foot	\$3,100 - \$5,500	No Change	
5%+ Slope or within 100' of stream bed	\$1,425		No Change	
2,000 to 9,999 square feet	\$4,650 for first 2,000 square feet + \$.58 for each additional sq.ft	\$4,650 - \$9,290	No Change	
5%+ Slope or within 100' of stream bed	\$2,830		No Change	
10,000 to 49,999 square feet	\$9,500 for first 10,000 square feet + \$.30 for each additional sq.ft	\$9,500 - \$21,500	No Change	
5%+ Slope or within 100' of stream bed	\$4,260		No Change	
50,000 to 99,999 square feet	\$21,500 for first 50,000 square feet + \$.26 for each additional sq.ft	\$21,500 - \$35,500	No Change	
5%+ Slope or within 100' of stream bed	\$5,180		No Change	
100,000 square feet and over	\$35,500 for first 100,000 square feet + \$.13 for each additional sq.ft	\$35,500 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$6,850		No Change	
ADDITIONAL CHARGES				
Outdoor Use*	No maximum***		No Change	
Drive-Through Use	\$3,280		No Change	
Midnight to 6 a.m. Operation	\$3,280		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,800		No Change	
Mobilehome Site Conversion	\$7,090		No Change	
Conversion to Condominiums	\$10,210 + \$203 per unit		No Change	
Off Sale of Alcohol***	\$3,280		No Change	

* Outdoor Use charge does not apply to an amendment to an existing permit

** Applies only to applications for which rezoning was filed prior to July 1, 1990

*** Approved by City Council on March 24, 2009, Resolution #74841

**ENVIRONMENTAL IMPACT REPORT
FEE SCHEDULE**

Exhibit B

DESCRIPTION	2010-2011 ADOPTED	
	FEE	FEE RANGE
All Projects	\$187 per hour for environmental services w/o designated fee	
EIRs	\$11,875 minimum (45 hrs) + additional time at \$187/hr plus publishing and noticing fees	
EIR Preliminary Review Fee	\$1,310 minimum (6 hrs) + additional time at \$187/hr plus publishing and noticing fees	
Reuse of a Certified EIR:		
a. For projects exempt under Title 21 SJMC and conforming rezonings	\$374 minimum (2 hrs) + additional time at \$187/hr plus publishing and noticing fees.	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	\$3,179 minimum (15 hrs) + additional time at \$187/hr plus publishing and noticing fees	
Mitigation Monitoring Fee for EIR	\$2,430	

2011-2012 PROPOSED	
FEE	FEE RANGE
No Change	
No Change	
No Change	
No Change	
No Change	
No Change	
No Change	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit C

DESCRIPTION	2010-2011 ADOPTED		2011-2012 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
Up to 2 dwellings	\$1,930		No Change	
5%+ Slope or within 100' of stream bed	\$1,440		No Change	
3 to 25 dwellings	\$2,090+\$143 per dwelling unit	\$2,520 - \$5,665	No Change	
5%+ Slope or within 100' of stream bed	\$2,870		No Change	
26 to 100 dwellings	\$4,205+\$64 per dwelling unit	\$5,869 - \$10,605	No Change	
5%+ Slope or within 100' of stream bed	\$4,310		No Change	
101 to 500 dwellings	\$6,470+\$46 per dwelling unit	\$11,115 - \$29,470	No Change	
5%+ Slope or within 100' of stream bed	\$5,610		No Change	
Over 500 dwellings	\$11,500+\$36 per dwelling unit	\$29,500 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$7,160		No Change	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$1,925		No Change	
5%+ Slope or within 100' of stream bed	\$980		No Change	
2,000 to 9,999 square feet	\$1,940 for first 2,000 square feet + \$.27 for each additional sq.ft	\$1,940 - \$4,100	No Change	
5%+ Slope or within 100' of stream bed	\$2,030		No Change	
10,000 to 49,999 square feet	\$4,100 for first 10,000 square feet + \$.18 for each additional sq.ft	\$4,100 - \$11,300	No Change	
5%+ Slope or within 100' of stream bed	\$3,480		No Change	
50,000 to 99,999 square feet	\$11,300 for first 50,000 square feet + \$.13 for each additional sq.ft	\$11,300 - \$18,000	No Change	
5%+ Slope or within 100' of stream bed	\$3,800		No Change	
100,000 square feet and over	\$18,000 for first 100,000 square feet + \$.07 for each additional sq.ft	\$18,000 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$5,460		No Change	
ADDITIONAL CHARGES				
Outdoor Use*	No Maximum***		No Change	
Drive-Through Use	\$3,280		No Change	
Midnight - 6 a.m. Operation	\$3,280		No Change	
Mobilehome Conversion	\$4,195		No Change	
Hazardous Waste Facility Subject to Tanner Legislation**	\$12,830		No Change	
Conversion to Condominiums	\$10,210 + \$203 per unit		No Change	

* Outdoor Use charge does not apply to an amendment to an existing permit

** Applies only to applications for which rezoning was filed prior to July 1, 1990

*** Approved by City Council on March 24, 2009, Resolution #74841

**PLANNED DEVELOPMENT PREZONING
AND REZONING PERMIT FEE SCHEDULE**

Exhibit D

DESCRIPTION	2010-2011 ADOPTED		2011-2012 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
Minimum Fee	\$4,895		No Change	
5%+ Slope or within 100' of stream bed	\$2,015		No Change	
3 to 25 dwellings	\$5,050+\$178 per dwelling unit	\$5,585 - \$9,500	No Change	
5%+ Slope or within 100' of stream bed	\$3,795		No Change	
26 to 100 dwellings	\$7,045+\$100 per dwelling unit	\$9,645 - \$17,045	No Change	
5%+ Slope or within 100' of stream bed	\$4,755		No Change	
101 to 500 dwellings	\$10,960+\$62 per dwelling unit	\$17,220 - \$41,960	No Change	
5%+ Slope or within 100' of stream bed	\$6,625		No Change	
Over 500 dwellings	\$17,450+\$51 per dwelling unit	\$42,950 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$7,600		No Change	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$4,895		No Change	
5%+ Slope or within 100' of stream bed	\$1,435		No Change	
2,000 to 9,999 square feet	\$4,920 for first 2,000 square feet + \$.38 for each additional square foot	\$4,920 - \$7,960	No Change	
5%+ Slope or within 100' of stream bed	\$2,860		No Change	
10,000 to 49,999 square feet	\$7,970 for first 10,000 square feet + \$.25 for each additional square foot	\$7,970 - \$17,970	No Change	
5%+ Slope or within 100' of stream bed	\$4,320		No Change	
50,000 to 99,999 square feet	\$17,975 for first 50,000 square feet + \$.14 for ea. additional square foot	\$17,975 - \$24,975	No Change	
5%+ Slope or within 100' of stream bed	\$5,220		No Change	
100,000 square feet and over	\$25,360 for first 100,000 square feet + \$.07 for ea. additional square foot	\$25,360 - No Maximum	No Change	
5%+ Slope or within 100' of stream bed	\$6,650		No Change	
ADDITIONAL CHARGES				
Outdoor Use	No Maximum*		No Change	
Hazardous Waste Facility Subject to Tanner Legislation	\$12,840		No Change	
Conversion to Condominiums	\$10,210 + \$203 per unit		No Change	

* Approved by City Council on March 24, 2009, Resolution #74841

**PUBLIC NOTICING
FEE SCHEDULE**

Exhibit E

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost is paid prior to mailing.

DESCRIPTION	2010-2011 ADOPTED	
	FEE	FEE RANGE
300 ft. Radius Noticing	\$200 plus \$1/notice over 100*	\$200 - No Maximum
500 ft. Radius Noticing	\$300 plus \$1/notice over 200*	\$300 - No Maximum
1,000 ft. Radius Noticing (General Plan Amendments or large projects)	\$575 plus \$1/notice over 400*	\$575 - No Maximum
Post Card Noticing (additional for large or controversial projects)	\$96 plus \$.75/notice over 100	\$96 - No Maximum
EIR Notice of Preparation (up to 5 sheets)	\$855 plus \$1.85/notice over 400	
Newspaper Noticing	Current advertising rate for newspaper used for noticing	

2011-2012 PROPOSED	
FEE	FEE RANGE
No Change	
No Change	
No Change	
No Change	
No Change	
No Change	

* Approved by City Council on March 24, 2009, Resolution #74841

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit F

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction, improvements, or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of existing buildings.

DESCRIPTION	2010-2011 ADOPTED		2011-2012 PROPOSED	
	FEE	FEE RANGE	FEE	FEE RANGE
All Projects	\$187 per hour for site development services w/o designated fee		No Change	
TABLE A				
Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
Security Trailer Permit (SJMC 6.46.080)	\$2,140 - 2 year		No Change	
Amendment to a Site Development Permit	\$2,140 minimum (9 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
TABLE B				
(Square Footage Charge)				
0 to 1,999 square feet*	\$2,245 minimum (10 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
2,000 to 9,999 square feet*	\$4,862 minimum (20 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
10,000 to 49,999 square feet*	\$10,000 minimum (45 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
50,000 to 99,999 square feet*	\$23,749 minimum (100 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	
100,000 square feet and over*	\$37,400 minimum (175 hours) + additional time at \$187/hr plus publishing and noticing fees		No Change	

* Outdoor Use: Add 50% of outdoor square footage to new construction square footage to determine fee