City of Santa Barbara

PLANNING DIVISION FEES

EXCERPT FROM RESOLUTION NO. 13-048

****Please note that this handout is for <u>informational purposes only</u>. Planning Staff will make the <u>final</u> determination on all of the required planning fees related to the projects.****

****Fees shall be effective from July 1, 2013 to June 30, 2014**

****For site development, activity areas, or combination of structures and/or site changes, the fee per square footage is not limited to the building area, but may involve the site area, as determined by Planning Staff.**

APPEALS

Filing fee for each appeal of each decision by the below review bodies shall be as follows:

Appeals filed and paid at the City Clerk's Office at City Hall (735 Anacapa Street) are listed below:

1.	Architectural Board of Review	465.00
2.	Historic Landmarks Commission	465.00
3.	Planning Commission	465.00*
4.	Single Family Design Board	465.00

Appeals filed and paid at the Community Development Counter at 630 Garden Street are listed below:

5.	Sign Committee	235.00
6.	Staff Hearing Officer to Planning Commission	235.00*
7.	Application Completeness Determination	215.00
8.	Chief of Building and Safety and Fire Chief to the Building and Fire Code Board of Appeals	215.00

*No appeal fee charged for Coastal Development Permits

ANNEXATION

o	Less than one (1) acre without additional development potential	2,100.00
o	Less than one (1) acre with development potential	3,150.00
o	One (1) acre and over	13,000.00

(Separate fees are NOT required for rezoning, General Plan, and Specific Plan Amendments)

ARCHITECTURAL BOARD OF REVIEW, HISTORIC LANDMARKS COMMISSION, AND SINGLE FAMILY DESIGN BOARD

o	Administrative Staff Review	
	Level One	75.00
	Level Two	140.00

o Consent Review:

Minor/miscellaneous changes and review after final changes *(Re-roofs, window/door changes, small one-story detached accessory structures, garages, carports, fencing, walls, building color changes or roof equipment)*	170.00
Other Items *(This includes but is not limited to projects that require noticing. Fees for preparation of mailed lists are also required)*	270.00

Fee for projects involving alterations and additions are calculated by determining the alteration fee and addition fee based on square footage totals and applying the higher fee.

Larger projects involving multiple buildings or phased improvements may require separate fees for review of each building.

o Full Board Review:

Single Family Residential:	Additions	New
Less than 1,001 Sq. Ft.	495.00	665.00
1,001-2,500 Sq. Ft.	640.00	825.00
2,501-3,500 Sq. Ft.	725.00	1,045.00
3,501-4,000 Sq. Ft.	930.00	1,315.00
Over 4,000 Sq. Ft	1,080.00	1,470.00
Over 4,000 Sq. Ft. Built-Green		Add 160.00
Over 85% of the maximum required FAR *(Fee does not apply to FAR guideline projects.)*		Add 225.00
Minor Alterations		330.00
Major Alterations		565.00

Multi-Family Residential:	Alterations	Additions	New
1-4 Units	310.00	595.00	1,445.00
5-10 Units	410.00	800.00	1,920.00
11-20 Units	675.00	1,350.00	3,245.00
21-30 Units	990.00	1,975.00	3,955.00
31-50 Units	1,575.00	2,965.00	4,945.00
51-80 Units	1,980.00	3,955.00	5,930.00
81+ Units	2,250.00	4,120.00	6,245.00

Non-Residential:	Alterations	Additions	New
Less than 1,000 Sq. Ft.	640.00	795.00	945.00
1,001-2,500 Sq. Ft.	1,050.00	1,185.00	1,285.00
2,501-3,500 Sq. Ft.	1,470.00	1,735.00	2,455.00
3,501-10,000 Sq. Ft.	1,825.00	2,440.00	3,805.00
10,001-20,000 Sq. Ft.	2,965.00	3,560.00	4,945.00
20,001-50,000 Sq. Ft.	3,955.00	4,945.00	5,930.00
50,001-100,000 Sq. Ft.	4,950.00	5,930.00	7,915.00
Over 100,000 Sq. Ft. +	6,135.00	7,380.00	8,520.00

o	Tenant Improvement (TI) Storefronts *(Alterations Only on Consent or Full Board)*:		
	Minor TI *(Alterations)* to Front Façade Elevation Only		625.00
	Major TI *(Alterations)* to Multiple Elevations		1,445.00
o	Concept Review Hearing *(Includes only <u>one</u> Design Review hearing. Payment of this fee shall be credited towards the standard Design Review fee for Full Board review.)*		515.00/mtg
o	Supplemental Review Fee *(This does not include items heard on Consent)*:		
	Eighth and subsequent full board review meeting for projects which involve more than 20 units and/or 3,500 sq. ft. of non-residential development		245.00/mtg *(unless otherwise determined by Staff)*
	Fifth and subsequent full board review meeting for all other projects		245.00/mtg *(unless otherwise determined by Staff)*
o	Postponement/Rescheduling fee *(Full Board)*		175.00
o	Temporary Uses and Minor Alterations *(i.e. Umbrellas, outdoor furniture, lighting, building colors and equipment)*		155.00
o	Development Plan Approval - Non-DART		1,270.00
o	Antennae / Wireless Facilities		1,030.00
o	Microcell Sites (per site)		145.00
o	Site work, retaining walls, tree removals, and landscaping alterations:		
	Consent Calendar		155.00
	Full Board		460.00
o	"As Built" Changes *(Unpermitted work/use)*		Twice the current fee
o	"As Built" Demolition or Alterations to Designated or Listed Historic Structures *(Unpermitted work/use)*		Triple the current fee
o	Surface Parking Lots:	<u>Alterations</u>	<u>New</u>
	1-20 Spaces	395.00	1,150.00
	21+ Spaces	725.00	1,370.00
o	Vegetation Removal or Grading (only) Permits		725.00
o	Minor Tree Removal Permit (1-3 trees)		25.00 each tree
o	Time Extension		225.00
o	Revised Project (i.e., projects requiring new Zoning Plan Check)		½ of current fee

COASTAL PLAN REVIEW

o	Coastal Exclusions and Exemptions	405.00
o	Recommendation to the California Coastal Commission (CCC) *(No Planning Commission or Staff Hearing Officer review required.)*	405.00
o	Consent or Minor Coastal Development Permit (CDP) Items *(Including projects in the Non-Appealable area that do not require other public hearings.)*	2,020.00
o	Coastal Development Permits:	
	Residential:	
	1-4 Units	5,000.00
	5-10 Units	6,435.00
	Over 10 Units	6,960.00
	Non-residential:	
	0-1,000 Sq. Ft.	5,000.00
	1,001-3,000 Sq. Ft.	6,475.00
	Over 3,000 Sq. Ft.	9,970.00
o	LCP Amendments	17,525.00

COMMUNITY PRIORITY ALLOCATION AND ECONOMIC DEVELOPMENT PROJECT ALLOCATION

o	City Council (CC) Review *(includes one CC Hearing)*	1,000.00
o	Additional Hearings by CC	860.00

CONDITIONAL USE PERMIT

o	Minor and Amendments	3,820.00
o	Residential	5,105.00
o	Non-residential	10,205.00

CONVERSION PERMIT (Chapter 28.88*)

**(Commercial condominium conversion projects must pay a tentative subdivision map fee but not a Condominium Conversion Permit fee.)*

o	Condominium Conversion *(Residential Only)*	8,520.00
o	Hotel/Motel Conversion	8,520.00

DEVELOPMENT AGREEMENTS

In accordance with Council Resolution No. 89-120 pertaining to the establishment of procedures for Development Agreements the following deposit and hour rates apply.

o	Deposit	5,995.00
o	Hourly Rates:	
	Planning Division	135.00
	City Attorney	225.00

DEVELOPMENT AND SITE PLAN REVIEW

(This applies to Planning Commission only. Please refer to the Staff Hearing Officer section and Design Review section for Architectural Board of Review and Historic Landmarks Commission Development Plan Approval fees.)

o	Residential	6,995.00
o	Non-residential (per Measure E):	
	1,001-3,000 Sq. Ft.	7,940.00
	3,001-10,000 Sq. Ft.	10,200.00
	10,001-20,000 Sq. Ft.	15,810.00
	20,001-50,000 Sq. Ft.	20,335.00
	50,001-100,000 Sq. Ft.	24,850.00
	Over 100,000 Sq. Ft.	25,850 + $32 for each 1,000 sq. ft. over 100,000 sq. ft.
o	Master Plan	2,625.00
o	Other Development Plans required in Specific Zones *(i.e. C-P, C-X, P-D, R-H)*	6,995.00

ENVIRONMENTAL ASSESSMENT

o	CEQA Exemption:	
	ABR/HLC/SFDB projects with only one study other than Historic Resources	245.00
	ABR/HLC/SFDB projects with more than one study	495.00
	MOD (Non-DART): No studies	245.00
	MOD (Non-DART): With studies	495.00
	DART: No studies	745.00
	DART: With studies	1,975.00
o	Historic Structures Reports	
	Historic Structures Reports reviewed by HLC or staff	245.00
	Revised or Addendum Historic Structures Reports	125.00 each
o	Initial Study Preparation:	
	Prepared by Staff	9,175.00
	Contract Management *(If Initial Study prepared by consultant)*	15% of contract amt

o	Negative Declaration (ND):	
	Prepared by Staff	1,020.00
	ND Contract Management *(If ND prepared by consultant)*	15% of contract amt
o	Staff Determination of Adequacy of Prior Environmental Document *(A $2,000.00 deposit is required)*	135.00/hr
o	Staff Preparation of Addendum to EIR/ND *(An $2,000.00 deposit is required)*	135.00/hr
o	Staff Preparation of Supplement to EIR/ND *(An $8,000.00 deposit is required)*	135.00/hr
o	Environmental Impact Report (EIR) Fees for Staff time:	
	Focused EIR *(Prepared by Staff) (An $8,000.00 deposit is required)*	135.00/hr
	Full EIR *(Prepared by Staff) (An $8,000.00 deposit is required)*	135.00/hr
	EIR Contract Management *(If EIR prepared by consultant)*	15% of contract amt
o	Master Environmental Assessment (MEA) Report per parcel *(If requested by the public)*	27.00

GENERAL PLAN AMENDMENTS

o	General Plan Map Amendment	13,420.00
o	General Plan Text Amendment	24,015.00

INCLUSIONARY HOUSING

(This applies to Subdivisions, Condominiums and Condo Conversions. See SBMC §28.43 and current Affordable Housing Guidelines for more information on requirements.)

o	10 or More Units	*See SBMC 28.43.030.A.1*
o	Less than 10 Units	*See SBMC 28.43.030.A.2*
o	10 or More Lots/Parcels	*See SBMC 28.43.030.B.1*
o	Less than 10 Lots/Parcels	*See SBMC 28.43.030.B.2*

MAILING LIST SERVICE

o	Preparation of Map, Mailing List, Labels, and **one** On-Site Posting Sign	125.00
o	Each Additional On-Site Posting Sign *(if required, lost, or damaged)*	25.00

MILLS ACT

o	Application Fee	43.00
o	Mills Act Contract Processing Fee	430.00

MIXED-USE PROJECTS

- o For New Buildings, calculate the fees for both residential and non-residential project elements and charge both fees.
- o For Additions/Alterations, calculate the fees for both residential and non-residential project elements and charge the greater fee.

MODIFICATIONS

o	Non-DART Process *(A non-refundable zoning/pre-application $65.00 deposit is required)*	985.00
o	DART Process	2,220.00
o	Each additional modification request:	
	By Non-DART Process	525.00
	By DART Process	1,125.00
o	"As-Built" Changes *(Unpermitted work/use)*	Twice the current fee

OFF-SITE HAZARDOUS WASTE MANAGEMENT FACILITY

o	Notice of Intent	1,225.00
o	Local Assessment Committee	
	Initiation	3,660.00
	Coordination of Committee based on estimate of staff hours	135.00/hr

PERFORMANCE STANDARD PERMITS (PSP)

o	Large Family Day Care / Community Care Facility *(A non-refundable zoning/pre-application $65.00 deposit is required)*	785.00
o	Medical Cannabis Dispensary Permit *(A 10-hour deposit is required for full cost recovery)*	135.00/hr
o	Other PSPs	4,015.00

PLANNING COMMISSION

o	Planning Commission Hearing for Concept Review, Master Plan Review, or Initiation of an Annexation, General Plan Amendment, LCP Amendment, Specific Plan Amendment or Zone Change *(The hearing can be one or a combination of more than one of these)*	2,740.00
o	Each subsequent Planning Commission Hearing	1,375.00
o	Revised application for review by the Planning Commission *(Revised by the applicant after completion of legal notice. Projects with additional applications require full fees.)*	½ of the original filing fee(s) for each application.
o	Release of covenant or amendments to conditions, and minor amendments to previously approved project.	3,110.00
o	Substantial Conformance: If it is determined that the next level is necessary, the fee may be credited. *(Levels of review are based on the Planning Commission Guidelines):*	
	Level one *(Memo to File)*	135.00
	Level two *(Letter to Applicant)*	915.00
	Level three *(Lunch Meeting)*	1,940.00
	Level four *(Public Hearing)*	3,110.00
o	Third and subsequent DART Re-submittals	¼ of the highest fee paid for project

o	Re-notice Fee for Planning Commission continuance	445.00
o	Time Extension	225.00
o	Time Extension with Hearing	430.00

PRE-APPLICATION REVIEW TEAM (PRT)

o	Subdivisions *(residential & non-residential)*:	
	1-4 Units/lots	2,035.00
	5-10 Units/lots	2,555.00
	Over 10 Units/lots	2,770.00
o	Development Plan and other required applications:	
	0-1,000 Sq. Ft.	2,035.00
	1,001-3,000 Sq. Ft.	2,555.00
	3,001-10,000 Sq. Ft.	3,545.00
	Over 10,000 Sq. Ft.	3,915.00
o	Lot Line Adjustments	2,035.00
o	Non-required reviews by the PRT	2,035.00
o	Planner Consultation Meeting *(By appointment only; 90 minutes total including research and meeting)*	340.00

PROPERTY PROFILES

o	Property Profile *(3-hour minimum charge)*	135.00/hr

SIGN REVIEW

Note: A Building Permit is to be obtained, and inspection fees are required to be paid after approval.

o	Conforming Review *(Total sign area of all signs on one site)*:	
	One sign ≤ 10 sq. ft.	150.00
	Total signage 10+ ≤ 30 sq. ft.	245.00
	Face or color changes on existing sign(s)	210.00
	Changes to existing sign program	210.00
	Review after Final *(Minor miscellaneous changes and review)*	93.00
o	Consent or Full Board Review *(Total sign area of all signs on one site)*:	
	10 ≤ 30 Sq. Ft.	245.00
	31 ≤ 60 Sq. Ft.	410.00
	61 ≤ 90 Sq. Ft.	665.00
	90+ or more Sq. Ft.	875.00
o	Exception *(Exception fees shall be charged in addition to the base fee.)*	
	1st Exception	515.00

	Additional exception(s) *(Total exception fees shall not exceed $760.00)*	265.00
o	Concept Review *(Includes only **one** hearing. Payment of this fee shall be credited towards the standard Sign Review fee.)*	
	One Concept Review Hearing	105.00
	One Concept Review Hearing with Exception(s)	165.00
o	Harbor Signs	250.00
o	"As Built" Changes *(Unpermitted work/use)*	Twice the current fee
o	Sign Programs *(Individual signs have a separate review and fee.)*	
	Changes to existing sign program	250.00
	New sign program	
	1-3 Tenants	310.00
	4-10 Tenants	465.00
	11-15 Tenants	665.00
	16+ Tenants	875.00
o	Outdoor Vending Machine Review:	
	Machine panel signage and one to two machines	215.00
	Three to four machines	300.00
o	Vending Machine Exception Request	300.00
o	Vending Machine License Agreement	185.00
o	Postponement/Rescheduling Fee	82.00

SPECIFIC PLANS

o	Specific Plans *(Instead of Zone Change)*	37,470.00
o	Specific Plan Amendment	13,130.00

STAFF HEARING OFFICER (SHO)

o	Substantial Conformance:	
	Level one *(Memo to File)*	135.00
	Level two *(Consultation with Staff Hearing Officer)*	495.00
o	Third and subsequent DART Re-submittals	¼ of the highest fee paid for project
o	Re-notice Fee for Staff Hearing Officer continuance	340.00
o	Revised Project *(Revised by the applicant after completion of legal notice. Projects with additional applications require full fees.)*	½ of the current fee
o	Amendments to Conditions of Approval	1,135.00
o	Development Plan Approval *(Non-DART only)*	1,270.00
o	Time Extension	225.00

o	Time Extension with Hearing	455.00

STAFF HOURLY RATE

o	Staff Hourly Rate	135.00/hr

SUBDIVISION AND TENTATIVE MAP*#

o	Residential or Non-Residential Subdivisions, or Residential Condominiums:	
	1-4 Lots/Units	8,360.00
	5-10 Lots/Units	10,735.00
	11-20 Lots/Units	17,010.00
	21-50 Lots/Units	27,220.00
	Over 50 Lots/Units	34,070.00
o	Non-residential Condominiums *(Total Non-Residential Floor Area)*:	
	0-1,000 Sq. Ft.	4,185.00
	1,001-3,000 Sq. Ft.	5,370.00
	3,001-10,000 Sq. Ft.	10,940.00
	Over 10,000 Sq. Ft.	10,940 + $37 for each 1,000 sq. ft. over 10,000 sq. ft.
o	Re-Process revised maps	½ of the current fee
o	Lot Line Adjustments	8,360.00

**Each unit on a Condominium development shall be considered a "Lot" for the purpose of determining filing fee.*

#Commercial condominium conversion projects <u>only</u> require a tentative subdivision map fee, not a Condominium Conversion Permit fee.

TRANSFER OF EXISTING DEVELOPMENT RIGHTS

Includes all sites involved in the transfer proposal.

o	≤ 1,000 sq. ft.	1,270.00
o	> 1,000 sq. ft.	4,425.00

VARIANCE

o	Variance	12,755.00

ZONE CHANGE

o	Zone Change	16,280.00
o	Zoning Ordinance Amendments	14,835.00

ZONING INFORMATION REPORT (ZIR)

o	Type	
	Condominium	330.00
	One Dwelling Unit *(except condos)*	465.00
	1-3 Additional Dwelling Units	60.00 each
	5-15 Total Units	800.00
	>= 16 Total Units	935.00
o	Expedited or "After the Fact" ZIR Fee *(When ZIR is required within a two-week time period, and escrow was commenced prior to the two-week period, or escrow is closed and ZIR was required and not obtained.)*	Twice the current fee
o	One-year Extension Fee *(Must apply prior to expiration date of current ZIR. A re-inspection is required prior to expiration date of the current ZIR.)*	½ of the current fee
o	Re-inspection Fee *(Required for a missed site inspection appointment (without prior notice) or inability to inspect entire property. This fee may be charged in-lieu of a time extension fee provided that the re-inspection finds no changes or new violations.)*	185.00

ZONING LETTERS

o	Zoning Letter *(2-hour minimum charge)*	135.00/hr

ZONING PLAN CHECK

(Non-refundable partial payment is required upon application submittal.)

o	Single Family Residential *(Includes Demo/Rebuild)*:	
	Minor Alteration *(No new floor area)*	115.00
	Small Addition *(Less than 500 Sq. Ft.)*/Major Alteration	185.00
	Addition *(500 – 1,000 Sq. Ft.)*	370.00
	Addition *(Greater than 1,000 Sq. Ft.)*	495.00
	New Residence *(0-2,000 Sq. Ft.)*	495.00
	New Residence *(2,001 to 4,000 Sq. Ft.)*	745.00
	New Residence *(Greater than 4,000 Sq. Ft.)*	935.00
o	Multi-Family Residential *(Includes Demo/Rebuild)*:	
	Minor Alteration *(No new floor area)*	185.00
	Small Addition *(Less than 500 Sq. Ft.)*/Major Alteration	370.00
	Addition *(500 – 1,000 Sq. Ft.)*	495.00
	Addition *(Greater than 1,000 Sq. Ft.)*	625.00
	New Residential Units *(1-4 Units)*	625.00 per unit
	New Residential Units *(Over 4 Units)*	3,120.00 + 120.00 per unit over 5 units
o	Non-Residential *(Includes Demo/Rebuild)*:	
	Minor Alteration *(No new floor area)*	185.00
	Addition/Alteration/New *(Less than 500 Sq. Ft.)*	370.00

Addition/Alteration/New *(500 – 1,000 Sq. Ft.)*	495.00
Addition/Alteration/New *(1,001 – 3,000 Sq. Ft.)*	625.00
Addition/Alteration/New *(3,001 – 10,000 Sq. Ft.)*	910.00
Addition/Alteration/New *(Greater than 10,000 Sq. Ft.)*	1,560.00

o	Agricultural Uses and Vegetation Removal	470.00
o	Land Development Team Recovery Fee *(A fee will also be charged to Development Application Review Team projects and projects that require a Performance Standard Permit when they apply for a Building Permit. The fee will be calculated by Planning Staff.)*	30% of all Planning Fees
o	Minor Zoning Review *(Over-the-counter permits)*	75.00
o	Plan Check for Public Works project *(1-hour minimum charge - Certificate of Compliance projects in creeks, cell towers in right of way, etc.)*	135.00/hr
o	Preliminary Plan Review	½ of plan check fee
o	Supplemental Review Fee *(The Zoning Plan Check fee above covers two reviews by the Zoning Plans Examiner. A fee shall be charged for each review after the second review.)*	¼ of current fee

PHOTOCOPYING FEE

o	In conjunction with requests for **black & white** copies of up to 11" x 17" records, a per sheet fee to defray the direct costs of duplication will be charged	$0.20 per sheet
o	In conjunction with requests for **color** copies of up to 11" x 17" records, a per sheet fee to defray the direct costs of duplication will be charged	$1.05 per sheet
o	In conjunction with requests for **compact disk (cd)** copies, a per disk fee to defray the direct costs of disk and duplication, including any photocopy fees will be charged	$5.00 per disk

RESPONSE TO SUBPOENA

o Costs as allowed per Evidence Code section 1563(b) or Government Code Section 68096.1, as applicable

\\Comdevsvr\comdev\Group Folders\PLAN\Handouts\Official Handouts\Zoning\Fee Resolution Excerpt - 2013-07-01 to 2014-06-30.docx Original: 6/26/2013 2:47:00 PM Revised 6/30/2013 12:20:00 PM