



City of Santa Barbara

PLANNING DIVISION FEES

EXCERPT FROM RESOLUTION NO. 16-044

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

****Fees shall be effective from July 1, 2016 to June 30, 2017**

****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	490.00
2. Historic Landmarks Commission	490.00
3. Planning Commission	490.00
4. Single Family Design Board	490.00

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

5. Sign Committee	245.00
6. Staff Hearing Officer to Planning Commission	245.00
7. Application Completeness Determination	225.00
8. Chief of Building and Safety and Fire Chief to the Building and Fire Code Board of Appeals	225.00

*No appeal fee charged for Coastal Development Permits

ANNEXATION

o Less than one (1) acre without additional development potential	2,275.00
o Less than one (1) acre with development potential	3,405.00
o One (1) acre and over	14,065.00

(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 (<i>Minor; no staff research required</i>)	80.00
Level Two (<i>Multiple minor changes; staff research may be required</i>)	155.00
*fee waived for designated historic properties	

- o Consent Review:
 - Minor/miscellaneous changes and review after final changes 185.00
(Re-roofs, window/door changes, small one-story detached accessory structures, garages, carports, fencing, walls, building color changes or roof equipment)
 - Other Items (This includes but is not limited to projects that require noticing. Fees for preparation of mailed lists are also required) 295.00

****PROJECTS INVOLVING ADDITIONS AND ALTERATIONS**

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.

****PROJECTS INVOLVING MULTIPLE MAIN BUILDINGS**

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

- o Full Board Review:**

<u>Single Family Residential:</u>	<u>Additions</u>	<u>New</u>
Less than 1,001 Sq. Ft.	535.00	720.00
1,001-2,500 Sq. Ft.	695.00	895.00
2,501-3,500 Sq. Ft.	780.00	1,125.00
3,501-4,000 Sq. Ft.	1,010.00	1,425.00
Over 4,000 Sq. Ft.	1,170.00	1,590.00
Over 85% of the maximum <u>required</u> FAR (Fee does not apply to FAR guideline projects.)		Add 240.00
Minor Alterations		355.00
Major Alterations		605.00
 <u>Multi-Family Residential:</u>	 <u>Alterations</u>	 <u>Additions</u>
1-4 Units	335.00	1,565.00
5-10 Units	445.00	2,080.00
11-20 Units	730.00	3,955.00
21-30 Units	1,070.00	4,825.00
31-50 Units	1,705.00	6,040.00
51-80 Units	2,140.00	7,240.00
81+ Units	2,440.00	7,620.00
 <u>Non-Residential:</u>	 <u>Alterations</u>	 <u>Additions</u>
Less than 1,000 Sq. Ft.	695.00	1,025.00
1,001-2,500 Sq. Ft.	1,130.00	1,390.00
2,501-3,500 Sq. Ft.	1,590.00	2,655.00
3,501-10,000 Sq. Ft.	1,975.00	4,120.00
10,001-20,000 Sq. Ft.	3,210.00	5,355.00
20,001-50,000 Sq. Ft.	4,280.00	6,420.00
50,001-100,000 Sq. Ft.	5,360.00	8,565.00
Over 100,000 Sq. Ft. +	6,640.00	9,220.00

Planning Fees – Excerpt from Resolution No. 16-044

o	Tenant Improvement (TI) Storefronts (<i>Alterations Only on Consent or Full Board</i>):		
	Minor TI (<i>Alterations</i>) to Front Façade Elevation Only		680.00
	Major TI (<i>Alterations</i>) to Multiple Elevations		1,565.00
o	Pre-Application Consultation: (<i>One-time Design Review hearing with limited plans presented. Noticing fees may also be required. Half of this fee will be credited as a deposit on a formal design review application</i>)		
	Minor Project (<i>Minor design consultation or inquiry</i>)		290.00
	Major Project (<i>Focused review and comments on design issues for multi-residential, mixed-use, or non-residential</i>)		510.00
o	Supplemental Review Fee (<i>This does not include items heard on Consent</i>):		
	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		255.00/mtg <i>(unless otherwise determined by Staff)</i>
	Fifth and subsequent full board review meeting for all other projects		255.00/mtg <i>(unless otherwise determined by Staff)</i>
o	Postponement/Rescheduling fee (<i>Full Board</i>)		190.00
o	Temporary Uses and Minor Alterations (<i>i.e. Umbrellas, outdoor furniture, lighting, building colors and equipment</i>)		170.00
o	Development Plan Approval (<i>Non-DART only</i>)		1,375.00
o	Antennae/Wireless Facilities:		
	Minor Change(s) to Existing Facility		150.00
	Substantial Change(s) to Existing Facility		450.00
	New Antennae/Wireless Facility		1,110.00
	New Microcell/Small Cell Sites (<i>per site</i>)		350.00
o	Site work, retaining walls, tree removals, and landscaping alterations:		
	Consent Calendar		170.00
	Full Board		500.00
o	“As Built” Changes (<i>Unpermitted work/use</i>)		Twice the current fee
o	“As Built” Demolition or Alterations to Designated or Listed Historic Structures (<i>Unpermitted work/use</i>)		Triple the current fee
o	Surface Parking Lots:		
	1-20 Spaces	<u>Alterations</u>	<u>New</u>
	21+ Spaces	425.00	1,245.00
		780.00	1,480.00
o	Vegetation Removal or Grading (only) Permits		780.00

- o Minor Tree Removal Permit (1-3 trees) 30.00 each tree
- o Time Extension 240.00
- o Review after Final changes at Full Board:
(more significant changes may require a different fee)
 - Residential 195.00
 - Non-Residential 275.00
- o Revised Project (*i.e., projects requiring new Zoning Plan Check*) ½ of current fee

COASTAL PLAN REVIEW

- o Coastal Exclusions and Exemptions 425.00
- o Recommendation to the California Coastal Commission (CCC) 425.00
(No Planning Commission or Staff Hearing Officer review required.)
- o Consent or Minor Coastal Development Permit (CDP) Items 2,185.00
- o Coastal Development Permits:
 - Residential:
 - 1-4 Units 5,410.00
 - 5-10 Units 6,965.00
 - Over 10 Units 7,535.00
 - Non-residential:
 - 0-1,000 Sq. Ft. 5,410.00
 - 1,001-3,000 Sq. Ft. 7,005.00
 - Over 3,000 Sq. Ft. 10,790.00
- o LCP Amendments 18,960.00

COMMUNITY BENEFIT PROJECT DESIGNATION (COMMUNITY PRIORITY AND ECONOMIC DEVELOPMENT)

- o City Council (CC) Review (*includes one CC Hearing*) 1,080.00
- o Additional Hearings by CC 930.00

CONDITIONAL USE PERMIT

- o Minor and Amendments 4,665.00
- o Residential 6,235.00
- o Non-residential 12,450.00

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*) 10,395.00
- o Hotel/Motel Conversion 10,395.00

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 6,485.00
- o Hourly Rates:
 - Planning Division 145.00
 - City Attorney 235.00

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 7,570.00
- o Non-residential:
 - 1,001-3,000 Sq. Ft. 8,595.00
 - 3,001-10,000 Sq. Ft. 11,035.00
 - 10,001-20,000 Sq. Ft. 17,110.00
 - 20,001-50,000 Sq. Ft. 22,005.00
 - 50,001-100,000 Sq. Ft. 26,890.00
 - Over 100,000 Sq. Ft. 27,975.00 + \$32 for each 1,000 sq. ft. over 100,000 sq. ft.
- o Master Plan 2,840.00
- o Other Development Plans required in Specific Zones (*i.e. C-P, C-X, P-D, R-H*) 7,570.00

ENVIRONMENTAL ASSESSMENT

- o CEQA Exemption:
 - ABR/HLC/SFDB/MOD (Non-DART) projects with only one study other than Historic Resources 265.00
 - ABR/HLC/SFDB/MOD (Non-DART) projects with more than one study 535.00
 - DART: No studies 780.00
 - DART: With studies 2,075.00

Planning Fees – Excerpt from Resolution No. 16-044

o	Historic Structures Reports	
	Historic Structures Reports reviewed by HLC or staff	265.00
	Revised or Addendum Historic Structures Reports	140.00 each
o	Initial Study Preparation:	
	Prepared by Staff	9,930.00
	Contract Management (<i>If Initial Study prepared by consultant; applicant pays full contract amount and 15% contract management fee to the City</i>)	15% of contract amt
o	Negative Declaration (ND):	
	Prepared by Staff	1,100.00
	ND Contract Management (<i>If ND prepared by consultant; applicant pays full contract amount and 15% contract management fee to the City</i>)	15% of contract amt
o	Staff Determination of Adequacy of Prior Environmental Document (<i>A \$2,000.00 deposit is required</i>)	145.00/hr
o	Staff Preparation of Addendum to EIR/ND (<i>An \$2,000.00 deposit is required</i>)	145.00/hr
o	Staff Preparation of Supplement to EIR/ND (<i>An \$8,000.00 deposit is required</i>)	145.00/hr
o	Environmental Impact Report (EIR) Fees for Staff time:	
	Focused EIR (<i>Prepared by Staff</i>) (<i>An \$8,000.00 deposit is required</i>)	145.00/hr
	Full EIR (<i>Prepared by Staff</i>) (<i>An \$8,000.00 deposit is required</i>)	145.00/hr
	EIR Contract Management (<i>If EIR prepared by consultant; applicant pays full contract amount and 15% contract management fee to the City</i>)	15% of contract amt
o	Master Environmental Assessment (MEA) Report per parcel (<i>If requested by the public</i>)	20.00

GENERAL PLAN AMENDMENTS

o	General Plan Map Amendment	14,525.00
o	General Plan Text Amendment	25,985.00

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

MAILING LIST SERVICE

o	Preparation of Map, Mailing List, Labels, and one On-Site Posting Sign	135.00
o	Each Additional On-Site Posting Sign (<i>if required, lost, or damaged</i>)	25.00

MILLS ACT

- o Application Fee 50.00
- o Mills Act Contract Processing Fee 470.00

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 1,035.00
- o Pre-Application Fee (*For Non-DART Modifications only*) 65.00
- o DART Process 2,400.00
- o Each additional modification request:
 - o By Non-DART Process 550.00
 - o By DART Process 1,220.00
- o “As-Built” Changes (*Unpermitted work/use*) Twice the current fee

NON-DART AGREEMENTS

- o Processing agreements or other recorded documents for Non-DART projects (*such as off-site parking agreements, lot tie agreements, etc.*) (2-hour minimum charge) 145.00/hr

OFF-SITE HAZARDOUS WASTE MANAGEMENT FACILITY

- o Notice of Intent 1,325.00
- o Local Assessment Committee
 - o Initiation 3,965.00
 - o Coordination of Committee based on estimate of staff hours 145.00/hr

PERFORMANCE STANDARD PERMITS (PSP)

- o Large Family Day Care / Community Care Facility (*A non-refundable zoning/pre-application \$65.00 deposit is required*) 960.00
- o Storefront Collective Dispensary Permit 145.00/hr
(*A 10-hour deposit is required for full cost recovery*)
- o Storefront Collective Dispensary Permit Annual 930.00
- o Storefront Collective Dispensary Permit Annual Financial Audit 160.00/hr
(*A 20-hour deposit is required for full cost recovery*)
- o Other PSPs 4,900.00

PLANNING COMMISSION

o	Planning Commission Hearing for AUD Rental Projects subject to SBMC§28.20.080 (This fee also includes a PRT review.)	4,230.00
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)	3,340.00
o	Community Benefit Height Approval Findings	1,675.00
o	Each subsequent Planning Commission Hearing	1,675.00
o	Planning Commission Consultation (Request for a determination on similar uses as allowed in the Zoning Ordinance)	165.00
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.	3,795.00
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)	165.00
	Level two (Letter to Applicant)	1,115.00
	Level three (Lunch Meeting)	2,370.00
	Level four (Public Hearing)	3,795.00
o	Third and subsequent DART Re-submittals	¼ of the highest fee paid for project
o	Re-notice Fee for Planning Commission continuance	545.00
o	Time Extension	270.00
o	Time Extension with Hearing	530.00

PRE-APPLICATION REVIEW TEAM (PRT)

o	Subdivisions (residential & non-residential):	
	1-4 Units/lots	2,485.00
	5-10 Units/lots	3,115.00
	Over 10 Units/lots	3,380.00
o	Development Plan and other required applications:	
	0-1,000 Sq. Ft.	2,485.00
	1,001-3,000 Sq. Ft.	3,115.00
	3,001-10,000 Sq. Ft.	4,325.00
	Over 10,000 Sq. Ft.	4,775.00
o	Lot Line Adjustments	2,485.00

- o Non-DART projects (*such as AUD or TEDR*) 1,240.00
(*Half of this fee will be considered a deposit for your next application fee, if you proceed*)
- o Optional review of DART projects 2,485.00
(*Half of this fee will be considered a deposit for your next application fee, if you proceed*)
- o Planner Consultation Meeting 405.00
(*By appointment only; 90 minutes total including research and meeting*)

PROPERTY PROFILES

- o Property Profile (*3-hour minimum charge*) 145.00/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 \leq 10 sq. ft. 165.00
 - Total signage $10+ \leq$ 30 sq. ft. 265.00
 - Face or color changes on existing sign(s) 225.00
 - Changes to existing sign program 225.00
 - Review after Final (*Minor miscellaneous changes and review*) 105.00
- o Consent or Full Board Review (*Total sign area of all signs on one site*):
 - 10 \leq 30 Sq. Ft. 265.00
 - 31 \leq 60 Sq. Ft. 445.00
 - 61 \leq 90 Sq. Ft. 720.00
 - 90+ or more Sq. Ft. 945.00
- o Exception (*Exception fees shall be charged in addition to the base fee.*)
 - 1st Exception 555.00
 - Additional exception(s) (*Total exception fees shall not exceed \$760.00*) 290.00
- o Concept Review (*Includes only **one** hearing. Payment of this fee shall be credited towards the standard Sign Review fee.*)
 - One Concept Review Hearing 115.00
 - One Concept Review Hearing with Exception(s) 180.00
- o “As Built” Changes (*Unpermitted work/use*) Twice the current fee
- o Harbor Signs 275.00
- o Outdoor Vending Machine Review:
 - Machine panel signage and one to two machines 230.00
 - Three to four machines 325.00
- o Postponement/Rescheduling Fee 95.00

o	Sign Programs (<i>Individual signs have a separate review and fee.</i>)	
	Changes to existing sign program	275.00
	New sign program	
	1-3 Tenants	335.00
	4-10 Tenants	505.00
	11-15 Tenants	720.00
	16+ Tenants	945.00
o	Temporary Sign(s)	75.00
o	Vending Machine Exception Request	325.00
o	Vending Machine License Agreement	200.00

SPECIFIC PLANS

o	Specific Plans (<i>Instead of Zone Change</i>)	40,550.00
o	Specific Plan Amendment	14,210.00

STAFF HEARING OFFICER (SHO)

o	Substantial Conformance:	
	Level one (<i>Staff level</i>)	165.00
	Level two (<i>Public hearing at Staff Hearing Officer</i>)	605.00
o	Third and subsequent DART Re-submittals	$\frac{1}{4}$ of the highest fee paid for project
o	Re-notice Fee for Staff Hearing Officer continuance	415.00
o	Revised Project (<i>Revised by the applicant after completion of legal notice. Projects with additional applications require full fees.</i>)	$\frac{1}{2}$ of the current fee
o	Amendments to Conditions of Approval	1,385.00
o	Development Plan Approval (<i>Non-DART only</i>)	1,555.00
o	Time Extension of Prior Approvals	270.00
o	Time Extension of Prior Approvals with Hearing	530.00

STAFF HOURLY RATE

o	Staff Hourly Rate	145.00/hr
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SUBDIVISION AND TENTATIVE MAP*#

o Residential or Non-Residential Subdivisions, or Residential Condominiums:		
1-4 Lots/Units		9,045.00
5-10 Lots/Units		11,615.00
11-20 Lots/Units		18,405.00
21-50 Lots/Units		29,455.00
Over 50 Lots/Units		36,870.00
o Non-residential Condominiums (<i>Total Non-Residential Floor Area</i>):		
0-1,000 Sq. Ft.		4,530.00
1,001-3,000 Sq. Ft.		5,810.00
3,001-10,000 Sq. Ft.		11,840.00
Over 10,000 Sq. Ft.		11,840.00 + \$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		9,045.00

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

#Commercial condominium conversion projects only 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.		1,555.00
o > 1,000 sq. ft.		5,400.00

VARIANCE

o Variance		13,805.00
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ZONE CHANGE

o Zone Change		17,620.00
o Zoning Ordinance Amendments		16,055.00

ZONING ADMINISTRATIVE REVIEW

o Administrative Staff Review		
Level One (<i>Minor; limited staff research required</i>)		80.00
Level Two (<i>More extensive staff research required</i>)		155.00
<i>(*Please note the Public Works fee for administrative review of minor exceptions to corner lot and driveway sightline standards related to fences, hedges, etc.: \$181.00)</i>		

ZONING INFORMATION REPORT (ZIR)

o	Type	
	Condominium	330.00
	One Dwelling Unit (<i>except condos</i>)	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 <i>(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.)</i>	Twice the current fee
o	One-year Extension Fee <i>(Must apply prior to expiration date of current ZIR. A re-inspection is required prior to expiration date of the current ZIR.)</i>	½ of the current fee
o	Re-inspection Fee <i>(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.)</i>	185.00

ZONING LETTERS

o	Zoning Letter (<i>2-hour minimum charge</i>)	145.00/hr
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ZONING PLAN CHECK

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

o	Single Family Residential (<i>Includes Demo/Rebuild</i>):	
	Minor Alteration (<i>No new floor area</i>)	130.00
	Small Addition (<i>Less than 500 Sq. Ft.</i>)/Major Alteration Addition (<i>500 – 1,000 Sq. Ft.</i>)	200.00
	Addition (<i>Greater than 1,000 Sq. Ft.</i>)	400.00
	New Residence (<i>0-2,000 Sq. Ft.</i>)	535.00
	New Residence (<i>2,001 to 4,000 Sq. Ft.</i>)	535.00
	New Residence (<i>Greater than 4,000 Sq. Ft.</i>)	805.00
		1,015.00
o	Multi-Family Residential (<i>Includes Demo/Rebuild</i>):	
	Minor Alteration (<i>No new floor area</i>)	200.00
	Small Addition (<i>Less than 500 Sq. Ft.</i>)/Major Alteration Addition (<i>500 – 1,000 Sq. Ft.</i>)	400.00
	Addition (<i>Greater than 1,000 Sq. Ft.</i>)	535.00
		680.00
	New Residential Units (<i>1-4 Units</i>)	680.00 per unit
	New Residential Units (<i>Over 4 Units</i>)	3,375.00 +
		120.00 per unit over 5 units

Planning Fees – Excerpt from Resolution No. 16-044

- o Non-Residential (*Includes Demo/Rebuild*):
 - Minor Alteration (*No new floor area*) 200.00
 - Addition/Alteration/New (*Less than 500 Sq. Ft.*) 400.00
 - Addition/Alteration/New (*500 – 1,000 Sq. Ft.*) 535.00
 - Addition/Alteration/New (*1,001 – 3,000 Sq. Ft.*) 680.00
 - Addition/Alteration/New (*3,001 – 10,000 Sq. Ft.*) 985.00
 - Addition/Alteration/New (*Greater than 10,000 Sq. Ft.*) 1,690.00

- o Agricultural Uses and Vegetation Removal 510.00

- o Land Development Team Recovery Fee 30% of all
(A fee will also be charged to Development Application Review Team projects and Planning Fees projects that require a Performance Standard Permit when they apply for a Building Permit. The fee will be calculated by Planning Staff.)

- o Minor Zoning Review (*Over-the-counter permits*) 80.00

- o Plan Check for Public Works project (*1-hour minimum charge - Certificate of Compliance projects in creeks, cell towers in right of way, etc.*) 145.00/hr

- o Preliminary Plan Review ½ of plan
check fee

- o Supplemental Review Fee ¼ of current
(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.) fee

PHOTOCOPYING FEE

- o See the General Copy Fee section under Finance Administrative Fees

- 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