



4.2

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 300
SACRAMENTO, CA
95814-2904

ADMINISTRATION

916-808-5381
FAX 916-264-5328

September 1, 2004

Sacramento City Council
Sacramento, CA

CONTINUED
FROM 09-14-04
TO 09-21-04 - 2pm

Honorable Members in Session:

**SUBJECT: PROPOSED REVISIONS TO CURRENT PLANNING FEES AND
ESTABLISHING A NEW PLANNING TECHNOLOGY AND
GENERAL PLAN UPDATE MAINTENANCE FEE**

LOCATION AND COUNCIL DISTRICT: All

RECOMMENDATION: Staff recommends adoption of the attached resolution that authorizes the following:

- A. Amends the City of Sacramento Fee and Charge Schedule to:
1. Increase specified planning fees.
 2. Establish a new Planning Technology Fee.
 3. Establish a new General Plan Maintenance Fee
- B. Creation of a Planning Technology Capital Improvement Project (PN:AA66) to be funded by the new Planning Technology Fee.

CONTACT PERSON: Mike Medema, Interim Development Services Director
808-7195
Gary Stonehouse, Planning Director
808-5567
Greg Schulte, Program Manager
808-7116

FOR THE COUNCIL MEETING OF: September 14, 2004 (afternoon)

SUMMARY: This report is to seek approval from the City Council to increase Current Planning fees and establish both a new General Plan Maintenance Fee and a Planning

Technology Fee. The proposed fee changes for the Current Planning Fees are expected to increase revenue by approximately \$410,000. The General Plan Maintenance Fee is expected to generate approximately \$300,000 and the new technology fee about \$108,000. All of the proposed fee increases or new revenues will directly reduce the Development Services Department's reliance on the General Fund.

BOARD / COMMISSION ACTION: The proposals contained in this staff report were presented to the Development Oversight Commission (DOC), Design Review & Preservation Board (DRPB), and the Planning Commission for review and comment.

BACKGROUND: On May 11, 2004, the Development Services Department presented its FY04-05 Budget for Council approval. Part of the presentation included a proposal for revised fees for the Current Planning section of the Planning Division to reduce the reliance on the General Fund.

The Planning Division contracted with the PRM Group, a recognized expert in establishing municipal fee structures, to prepare an analysis of all Planning Division fees that included cost of providing service, the amount of fee recovery, recommended fees, and comparison to other local jurisdictions. The proposals are summarized below and for further detail, please see Exhibit A.

Current Planning Fees

Working with City staff, the PMR Group has recommended that the City increase 13 current fees and establish 3 new fees rather than an across the board fee increase. The recommendation takes into account the need to only charge for costs reasonably well borne as required by Proposition 4 (California State Constitution Article XIII B). The recommendation also considers the City's desire to subsidize costs for small development and infill projects.

The 13 current fees plus a new Planning Director Plan Review fee will increase the fee recovery as directed by the City Council from and estimated 48% to approximately 62%. The total expected new revenue pursuant to the Planning fee changes is approximately \$410,000. For a comparison to other jurisdictions, please see Exhibit D

Planning Technology Fee

The PRM Group also recommends the Planning Division adopt a 4% technology fee to support the technology used by the Division. The Building Division adopted a technology fee in the mid 1990's. That fee supports the permit system and desktop support. The Planning Division utilizes the permit system and requires desktop support. The Planning Division also relies extensively on the City GIS system for producing maps. The proposed 4% fee, which will be added to all planning permits, does not recover all technology costs of the Planning Division, however PRM recommends that the City keep the fee consistent with the Building Division technology fee. The technology surcharge is expected to yield approximately \$108,000.

General Plan Maintenance Fee

The PRM Group also recommends the City adopt a General Plan Maintenance Fee. The City is required to regularly update its General Plan. The City estimates that the cost of the update currently in process will be approximately \$3,000,000. The City Council approved a cash advance from the Development Services Fund and directed staff to develop a repayment source. Government Code Section 65040.5(b) permits the imposition of a fee on building permits to recover General Plan updates. The fee recommended by the PRM Group amortizes the cost over a 10-year useful life using a 7-year annual building valuation average. The fee will be \$.59 per \$1,000 of valuation added to the building permit. The expected revenue for the General Plan Update fee is approximately \$300,000. For detail, please see Exhibit B. Two sample calculations are as follows:

<u>Project Type</u>	<u>Valuation</u>	<u>Sample Fee</u>
Single Family Residence	\$ 300,000	\$177.00
Office Building	\$1,000,000	\$590.00

Outreach Efforts

The proposals in this staff report were presented to various boards, commission, interests groups and stakeholders. The proposals were presented to the Development Oversight Commission (DOC) on August 2nd, the DRPB on Aug. 4th, and the Planning Commission on August 12th. In addition, the proposals were conveyed, in private meetings or correspondence, to the following groups and individuals:

- Sacramento Builders Exchange
- Association of General Contractors
- American Institute of Architects – Central Valley Chapter
- Sacramento Metro Chamber of Commerce
- Greg Thatch – Attorney at Law

In general, the comments from the groups and individuals were cautiously supportive of the proposals in so far that it was understood that fee increases were being proposed as a consequence of the significant structural budget deficit confronting the City of Sacramento and the need to reduce the reliance on the City's General Fund. The other consistent theme that emerged from the outreach was the various groups' desire to minimize impacts to infill and small projects.

A letter from the DOC chairman to the Mayor and Council regarding recent fee presentations is attached an Exhibit D.

FINANCIAL CONSIDERATIONS: The proposed fee increases for Current Planning, as well as the new General Plan Maintenance and Planning Technology fees, are expected to generate approximately \$818,000 in new revenue on an annualized basis.

City Council
RE: Planning and Impact Fees
September 1, 2004
Page 4

All of the new revenue directly reduces financial support needed from the City's General Fund.

ENVIRONMENTAL CONSIDERATIONS: The proposals contained in this staff report are exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines. Exemption 15061(b)(3) consists of an activity covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

POLICY CONSIDERATIONS: The actions described in this report are consistent with the provisions of the City's 2001-2004 Strategic Plan as well as direction from the City Council at the May 11, 2004 Development Service Department Budget presentation.

ESBD CONSIDERATIONS: The consultant engaged by the City to assist in the review of the proposals, PRM Group, is a City-certified Emerging and Small Business.

Respectfully submitted,

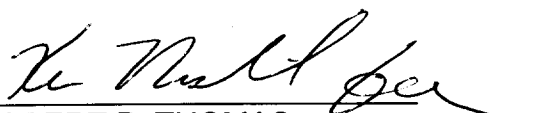


GARY STONEHOUSE
Planning Director



MICHAEL MEDEMA
Interim Director of Development
Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Table of Contents

- Exhibit A – Fee Revision Summary, pg. 5
- Exhibit B – General Plan Maintenance Fee Detail, pg. 6
- Exhibit C – Other Jurisdiction Comparisons, pg. 7
- Exhibit D – DOC Letter, pg. 8
- Exhibit E – Proposed Planning Fees Comparisons to other Jurisdictions, pg. 9
- Resolution, pgs. 10-11
- Resolution Attachment 1, pgs. 12-31

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT

EXHIBIT A

CURRENT PLANNING FEE REVISIONS SUMMARY

Service/Application	Annual Subsidy	Current Fee	Recom'd Fee	# of occurrences 3yr Ave ¹	2003	2002	2001	Add'l Revenue
Tentative Maps								
1-4 Parcels (ZA)	\$ 92,774	\$ 1,450	\$ 2,500	42	42	19	0	\$ 44,100
5-50 Parcels (SRC/CPC)	67,650	4,530	6,500	21	25	25	12	40,713
51+ (SRC/CPC)	22,061	5,960	7,500	7	11	7	3	10,780
Special Permits - Planning Commission								
Development within a PUD	60,373	3,576	5,300	22	31	16	18	37,353
Other Planning Commission	248,640	3,934	5,500	62	45	69	72	97,092
Special Permits - Zoning Administration								
Level 2: Office, duplex, antenna, etc	94,860	1,371	2,750	64	69	64	60	88,716
Level 3: Deep lot, 2nd resid unit, etc	5,919	2,622	3,000	12	9	14	12	4,410
Variance								
Planning Commission	80,535	1,907	3,000	19	21	15	20	20,403
ZA Level 1: SF Setback, garage, etc.	51,367	596	1,250	35	75	17	13	22,890
ZA Level 2: Lot Coverage, fence, etc.	10,873	864	1,650	6	9	4	4	4,454
General Plan Amendment								
General Plan Amendment	6,545	10,132	11,400	5	8	5	3	6,763
Community Plan Amendment	1,967	8,344	8,600	7	12	5	5	1,877
Plan Review:								
Planning Director (new fee)	20,711	-	3,500	4	4	n/a	n/a	14,000
Planning Commission	48,052	3,576	5,000	11	9	15	10	16,139
Total Additional Existing Fees								<u>\$ 409,690</u>
Technology Fee								
Planning Revenue Rate								\$ 2,709,690 4% <u>\$ 108,388</u>
General Plan Maintenance Fee								<u>\$ 300,000</u>
Estimated Total Increase								<u>\$ 818,077</u>

¹ For the category Tentative Map, 1-4 parcels (ZA), # of occurrences represent 2003 only since this category did not exist in prior years. For the category Plan Review, Planning Director, # of occurrences represents an estimate since this is a newly proposed fee.

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT**

EXHIBIT B

PLANNING FEE PRESENTATION

Costs of Long Range Plans

General Plan Consultant Cost	1,900,000
Staff Costs	400,000
Mini-Update	450,000
Park & Rec Element	<u>250,000</u>
	3,000,000
Annual Maintenance Cost (Estimated 10 year useful life)	300,000

Year Annual New Building Valuation

1997	119,397,028
1998	186,357,300
1999	398,304,259
2000	513,009,376
2001	586,232,394
2002	739,114,091
2003	<u>1,001,014,365</u>
	<u>506,204,116</u> (7 year Average)

Fee per \$1,000 of New Building Construction Valuation

(\$300,000 / \$506,204,116) x \$1,000 0.59

Samples Fee Calculations:

<u>Project Type</u>	<u>Valuation</u>	<u>Fee</u>
Single Family Res.	300,000	177.00
Office Building	1,000,000	590.00

EXHIBIT C

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
OTHER JURISDICTION COMPARISON**

Service/Application	Recom'd Fee	Sacramento County	Elk Grove	Folsom	Davis	Roseville	Citrus Heights	San Diego	San Jose
Tentative Maps	\$								
1-4 Parcels (ZA)	2,500	5,881	\$6,485 - \$7,065	2,675	\$1,000 deposit	710	6,527	\$3,000 deposit	\$3,320 + \$47/lot
5-50 Parcels (SRC/GPC)	6,500	6,887	\$6,485 - \$7,065	3,325	3,000 deposit	1,420	7,589	8,000 deposit	3,555- 5,670
51-100 Parcels (SRC/GPC)	7,500	7,573	\$7,797	3,325	3,000 deposit	1,420	7,589	8,000 deposit	5,717- 8,020
Special Permits - Planning Commission									
Development within a PUD	5,300	4,672- 5,451	spcl dev pmt 5,281	use pmt - 2,250	2,000 deposit	cup - 1,740	2,420	cup - 5,000	1,075
Other Planning Commission	5,500	4,672- 5,451	condo conv 6,696	use pmt - 2,250	2,000 deposit	cup - 1,740	condo conv 3,079	cup - 5,000	1,075
Special Permits - Zoning Administration									
Level 2: Office, duplex, antenna, etc	2,750	3,088	n/a	use pmt - 2,250	n/a	cup - 1,740	n/a	Nebhd use- 2,000	1,075
Level 3: Deep lot, 2nd resid unit, etc	3,000	3,088	n/a	use pmt - 2,250	n/a	cup - 1,740	n/a	Nebhd use- 2,000	1,075
Variance									
Planning Commission	3,000	4,176	3,228	750	1,600 deposit	Admin \$220	3,430	2,000 deposit	980
ZA Level 1: SF Setback, garage, etc.	1,250	3,088	3,228	750	1,600 deposit	Parking \$1,030;	1,435	2,000 deposit	980
ZA Level 2: Lot Coverage, fence, etc.	1,650	3,088	3,228	750	1,600 deposit	Other \$860	2,717	2,000 deposit	980
General Plan Amendment									
General Plan Amendment	11,400	13,252	12,371	2,250	4,000 deposit	1-10 acres \$1,840; 11+ acres \$3,430	8,907		all others \$9,960 +\$88/ac; PLUS: mixed
Community Plan Amendment	8,600	9,102	8,579	2,250		n/a			density change \$5,460; all others \$9,960 +\$88/ac; PLUS: mixed use designation \$7,390; flexible land use boundary \$5,465; expnsn of urban area \$6,750
Plan Review:									
Planning Director (new fee)	3,500	1,947	n/a	n/a	admin appvl 1,110	n/a	1,078		n/a
Planning Commission	5,000	4,453	3,443	PD \$2,380 + \$300/ac; Spec Plan \$5,000	2000 deposit	Design Review \$1,980	1,934		Site Plan Review \$5,850



**DEVELOPMENT OVERSIGHT
COMMISSION**

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

August 6, 2004

Mayor Heather Fargo and City Council members
730 I Street, Suite 321
Sacramento, CA 95814

Dear Mayor Fargo and City Council members;

On behalf of the Development Oversight Commission, I would like to offer input into the proposed park impact fee amendments in addition to new and increased fees citywide.

When establishing new fees and increasing existing fees, we recommend that the City Council consider the effect and relative impact on infill development. We offer the following suggestions:

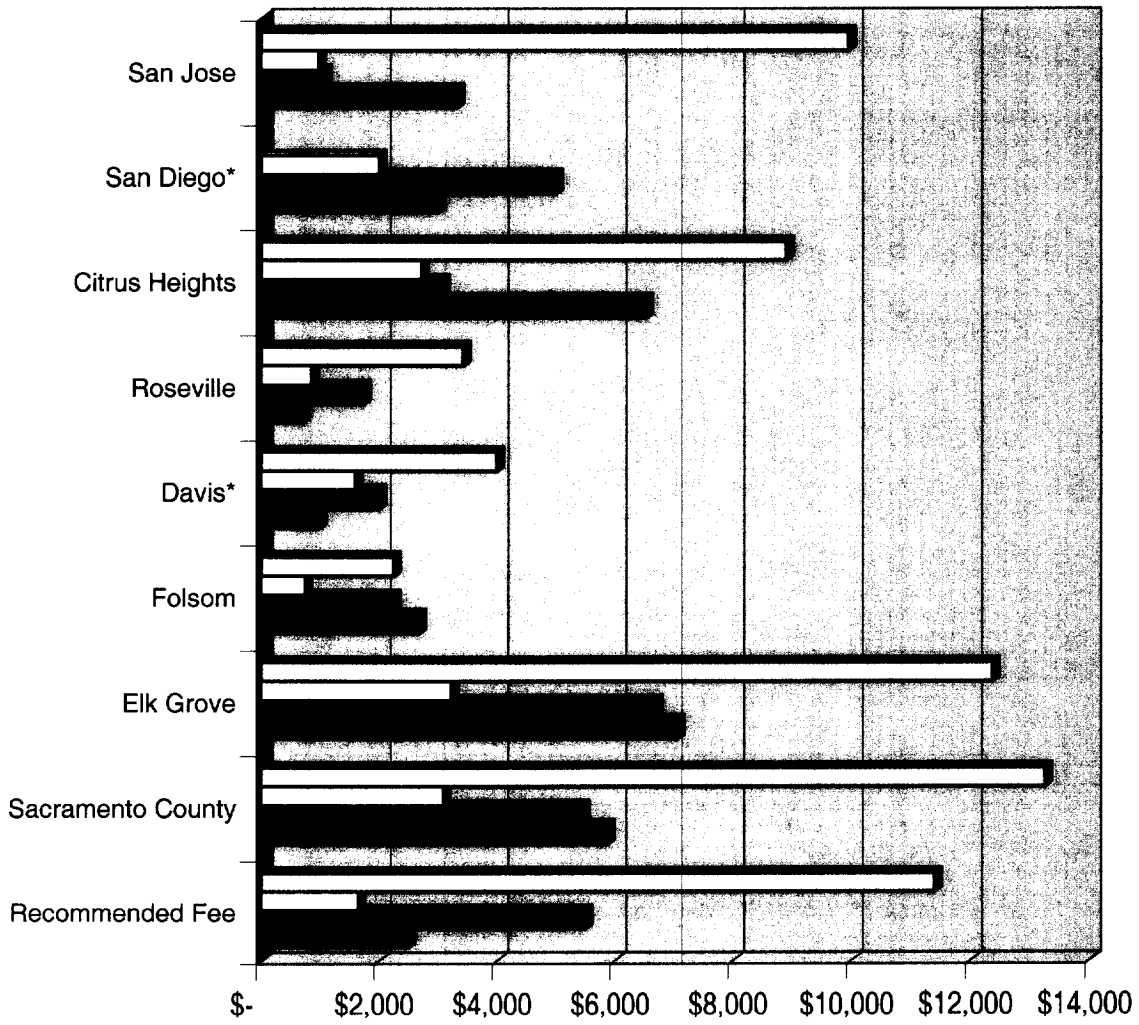
- Relative fees should be proportionate to the overall project (e.g., parks fees should not be a disproportionate share of the total fee burden and costs for a project).
- Fees should reflect the differing conditions and City objectives of investment in areas with existing infrastructure versus new areas that require entirely new infrastructure. The Sacramento County Regional Sanitation District's program for two-tier fee structure is a good model for this approach.
- New infill development should not pay a disproportionate share for addressing existing infrastructure and public service deficiencies compared with existing development. Proposed impact fee amendments do not facilitate the City's goals to incorporate infill development and smart growth, especially in light of the fact that infill is typically located in neighborhoods with existing park facilities. Fees should reflect the incremental impact of the last small percentage of growth resulting from infill in existing neighborhoods, to reflect the overall efficiencies of infill development.
- Infill demographics/household sizes within specific Planning Areas should be considered (Park Impact Fee is based on 1980 citywide household figures).
- Alternative sizes and types of urban infill parks should be considered.
- We recommend that the proposed Parks Master Plan indicate specific park improvements in existing infill areas, and use that as a basis to help determine the relative funding share for projected infill development.

We encourage the City Council to use creativity and flexibility in developing fee systems to truly encourage infill development. Thank you for your continued support and encouragement as we proceed with key initiatives to improve and enhance the City's development services processes. We truly believe that, together, our efforts will result in "the City of choice to live, learn work, and play".

Sincerely,

Brian Holloway
Chair, Development Oversight Commission

Proposed Planning Fees Compared to Other Jurisdictions



- General Plan Amendment
- Variance ZA Level 2 (Lot coverage, fence, etc)
- Special Permits Planning Commission
- Tentative Maps 1-4 parcels

*Deposits

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ESTABLISHING A NEW PLANNING TECHNOLOGY FEE AND GENERAL PLAN MAINTENANCE FEE AND APROVING INCREASES IN CERTAIN OTHER PLANNING PROCESSING FEES AS SET FORTH IN THE 2004-05 CITY OF SACRAMENTO PLANNING FEE AND CHARGE REPORT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1. The City Council finds as follows:

1. On September 21, 2004, a public hearing on amendments to the City of Sacramento Planning Fee and Charge Report, proposing a new Planning Technology Fee and a new General Plan Maintenance Fee as well as increases in certain other processing fees, was conducted by the City Council as a part of its regularly scheduled meeting. The hearing was duly noticed in accordance with Government Code sections 66016, 66018, and 6062a. At least ten (10) days prior to the hearing, the amendments to the Planning Fee and Charge Report and all supporting data indicating the amount of costs (or estimated costs) required to provide the services for which the fees would be charged and all revenue sources anticipated to provide the services were made available to the public.

2. The fees and charges contained in the City of Sacramento Planning Fee and Charge Report, including the proposed Planning Technology Fee, the proposed General Plan Maintenance Fee, and the proposed increases in certain other processing fees, do not exceed the estimated amount required to provide the services for which the fees and charges are levied.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

3. Pursuant to Public Resources Code Section 21080 (b) (8), adoption of this resolution relating to planning processing fees and charges is not a discretionary project subject to the California Environmental Quality Act (Public Resources Code §21000 et seq.) for the following reasons:

A. The new and revised fees are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits.

B. The new and revised fees are for the purpose of purchasing or leasing supplies, equipment, or materials.

C. The new and revised fees are for the purpose of meeting technology and financial reserve needs and requirements.

SECTION 2. The City Council approves and establishes as a part of the City of Sacramento Planning Fee and Charge Report a Planning Technology Fee in the amount of a four percent (4%) surcharge on planning application fees to fund technology purchases.

SECTION 3. The City Council authorizes the establishment of a Planning Technology Capital Improvement Project (PN: AA64) to accumulate funding for the new Planning Technology Fee.

SECTION 4. The City Council approves and establishes as a part of the City of Sacramento Planning Fee and Charge Report a General Plan Maintenance Fee in the amount of \$0.59 per \$1,000.00 of valuation, which fee shall be payable upon issuance of a building permit.

SECTION 5. The City of Sacramento Planning Fee and Charge Report, as amended to include the Planning Technology Fee and the General Plan Maintenance Fee and the increases in certain other processing fees, is approved as set forth in Attachment A to this Resolution. All new fees and increases to existing fees shall take effect sixty (60) days following adoption of this Resolution.

SECTION 6. Except as specifically amended by this resolution, all other fees, charges, hourly rates, and discounts in the City of Sacramento Planning Fee and Charge Report remain unchanged and in effect.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

SECTION 7. The Planning Director is authorized to initiate a request for a General Plan amendment, Community Plan amendment and/or rezone as a City action in connection with a development application when the Director finds that the plan amendment and/or rezoning is necessary due to outdated plan designations or zoning on a project site that conflict with the Smart Growth Principles adopted into the City's General Plan on December 4, 2001.

MAYOR

Attest:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

11a

Specific Fee	Other Detail	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
P-Community Plan Amendment	Designation	\$ 8,344	\$ 8,600
P-Community Plan Amendment	Text/Policy	8,344	8,600
P-Development Agreement	Development Agreement Created	9,178	9,178
P-General Plan Amendment	Designation	10,132	11,400
P-General Plan Amendment	Text/Policy	10,132	11,400
P-Inclusionary Housing Plan	IHP Agreement Amended	475	475
P-Lot Line Adjustment	No types	596	596
P-Planned Unit Development	Created w/Guidelines/Schematic Plan	4,410	4,410
P-Planned Unit Development	Guidelines Amendment	3,218	3,218
P-Planned Unit Development	Schematic Plan Amendment	2,861	2,861
P-Development Plan "R" Review	New Site Plan	3,576	5,300
P-Development Plan "R" Review	Modification – Major	2,384	2,384
P-Development Plan "R" Review	Planning Director	1,371	1,371
P-Development Plan "R" Review	Time Extension	2,384	2,384
P-Consistency Review (GC 65402)	No types	2,146	2,146

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
P-Rezone	From Agriculture	\$ 9,536	\$ 9,536
P-Rezone	From one non-Ag zone to another	9,536	9,536
P-Rezone	Prezone	9,536	9,536
P-Street Name Change	No types	2,146	2,146
P-Special Permit (other)	Alcohol	3,934	5,500
P-Special Permit (other)	Antennas/Wireless	3,934	5,500
P-Special Permit (other)	Bed & Breakfast	3,934	5,500
P-Special Permit (other)	Sidewalk Café	3,934	5,500
P-Special Permit (other)	Child Care	3,934	5,500
P-Special Permit (other)	Church	3,934	5,500
P-Special Permit (other)	Density Bonus	3,934	5,500
P-Special Permit (other)	Deep Lot	3,934	5,500
P-Special Permit (other)	Duplex/Halfplex	3,934	5,500
P-Special Permit (other)	Driveway	3,934	5,500
P-Special Permit (other)	Driveway – Major	2,384	5,500
P-Special Permit (other)	Drive Thru	3,934	5,500
P-Special Permit (other)	Fence/Wall	3,934	5,500
P-Special Permit (other)	Height (Old City)	3,934	5,500
P-Special Permit	Major Project	8,344	8,344
P-Special Permit	Modification – Major	2,384	5,500
P-Special Permit (other)	Non-Conforming Building	3,934	5,500
P-Special Permit (other)	Non-Conforming Setback	3,934	5,500
P-Special Permit (other)	Non-Conforming Use	3,934	5,500
P-Special Permit (other)	Non-Residential Care Facility	3,934	5,500
P-Special Permit (other)	Office Use in Industrial Zone	3,934	5,500
P-Special Permit (other)	Other	3,934	5,500
P-Special Permit	Planning Director's	500	3,500
P-Special Permit (other)	Parking	3,934	5,500
P-Special Permit (other)	Parking Off-Site	3,934	5,500

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other Detail	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
P-Special Permit (other)	Parking Reduction (Outside of Allowed Range)	\$ 3,934	\$ 5,500
P-Special Permit	Planned Unit Dev	3,576	5,300
P-Special Permit (other)	Residential Care Facility	3,934	5,500
P-Special Permit (other)	Residential	3,934	5,500
P-Special Permit (other)	School	3,934	5,500
P-Special Permit (other)	Second Residential Unit	3,934	5,500
P-Special Permit (other)	Signs/Billboards	3,934	5,500
P-Special Permit (other)	Transportation Corridor Zone	3,934	5,500
P-Special Permit	Time Extension	2,384	2,384
P-Tentative Map	Parcel Map (up to 4 parcels)	3,576	3,576
P-Tentative Map	Post-Subdivision Modification	2,384	2,384
P-Tentative Map	Subdivision Map (over 4 parcels)	4,530	6,500

Specific Fee	Other Detail	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
P-Tentative Map	Variance Subdivision Code (Subdiv Mod)	596	\$ 596
P-Tentative Map	Time Extension	2,384	2,384
Variance (Planning Commission)	Fence/Wall Height	1,907	3,000
Variance (Planning Commission)	Fence/Wall Setback	1,907	3,000
Variance (Planning Commission)	Fence/Wall Waiver	1,907	3,000

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Variance (Planning Commission)	Garage/Driveway	\$ 1,907	\$ 3,000
Variance (Planning Commission)	Height	1,907	3,000
Variance (Planning Commission)	Lot Coverage	1,907	3,000
Variance (Planning Commission)	Other	1,907	3,000
Variance (Planning Commission)	Setback/Lot Coverage	1,907	3,000

Specific Fee	Other Detail	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Variance (Planning Commission)	Signs	1,907	3,000
Variance (Planning Commission)	Time Extension	1,907	3,000

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other-Valuation	Other-Extra	Entitlement/Review/Processing Fee	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Tentative Map (# parcels)	1 4			\$ 3,576	\$ 3,576
Tentative Map (# parcels)	5 50			4,530	6,500
Tentative Map (# parcels)	51 100			5,960	7,500
Tentative Map (# parcels)	101+ -	Fee + \$417	For each add'l 100 parcels	5,960	N/A

Specific Fee	Other- Calculation	Entitlement/Review/Processing Fee	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Plan Amendment (0-2 acre residential project)	\$113 per hour + \$1013 Hearing/Noticing		Hourly +	Hourly +
Rezoning (0-2 acre residential project)	\$113 per hour + \$1013 Hearing/Noticing		Hourly +	Hourly +

Specific Fee	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Proc
Staff Review / Ordinance Interpretations	\$ 113 / hr	\$
Staff Investigation and Research	\$ 113 / hr	\$

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other-FROM	Other- TO	Other- BY	Entitlement/Review/Processing Fee	Current	Proposed
				Entitlement/Review/Processing Fee	Entitlement/Review/Processing Fee	Entitlement/Review/Processing Fee
P-Appeal	City Planning Commission	City Council	3 rd Party	\$ 298	\$ 298	\$ 298
P-Appeal	City Planning Commission	City Council	Applicant	1,192	1,192	1,192
P-Appeal	Staff Review	City Planning Commission	3 rd Party	100	100	100
P-Appeal	Staff Review	City Planning Commission	Applicant	179	179	179
P-Appeal	Police Chief	City Planning Commission	Applicant	650	650	650
P-Appeal	Environmental Coordinator	City Council	3 rd Party	40	40	40
P-Appeal	Environmental Coordinator	City Council	Applicant	650	650	650

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail	Entitlement/Review/Processing Fee	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Z-Home Occ Permit (exceptions)	No types		\$ 834	\$ 834
Z-Lot Line Adjustment/Parcel Merger	No types		596	596
Z-Development Site Plan "R" Review	New Site Plan		1,371	1,371
Z-Development Site Plan "R" Review	Modification – Minor		459	459
Z-Development Site Plan "R" Review	Modification – Major		954	954
Z-Development Site Plan "R" Review	Time Extension		954	954
Z-Revocable Permit	No types		274	274
Z-Special Permit	Antennas/Wireless		2,622	2,622
Z-Special Permit	Bed & Breakfast		1,371	2,750
Z-Special Permit	Sidewalk Café		596	596
Z-Special Permit	Child Care		1,371	2,750
Z-Special Permit	Density Bonus		1,371	2,750
Z-Special Permit	Deep Lot		2,622	3,000
Z-Special Permit	Duplex/Halfplex		1,371	2,750
Z-Special Permit	Driveway – Major		954	954
Z-Special Permit	Driveway – Minor		459	459
Z-Special Permit	Fence/Wall		596	596
Z-Special Permit	Modification – Major		954	954
Z-Special Permit	Modification – Minor		459	459
Z-Special Permit	Non-Conforming Building		596	596
Z-Special Permit	Non-conforming Setback		596	596
Z-Special Permit	Non-Residential Care Facility		1,371	2,750

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail	Entitlement/Review/Processing Fee	Current	Proposed
Z-Special Permit	Office Use in Industrial Zone	\$ 1,371	\$ 1,371	\$ 2,750
Z-Special Permit	Other	1,371	1,371	2,750
Z-Special Permit	Parking Off-Site	1,371	1,371	2,750
Z-Special Permit	Parking Reduction (Outside Allowed Range)	1,371	1,371	2,750
Z-Special Permit	School	1,371	1,371	2,750
Z-Special Permit	Second Residential Unit	1,371	1,371	2,750
Z-Special Permit	Signs/Billboards	1,371	1,371	2,750
Z-Special Permit	Transportation Corridor Zone	1,371	1,371	2,750
Z-Special Permit	Time Extension – City Planning Commission	954	954	954
Z-Special Permit	Time Extension – Zoning Administrator	459	459	459
Z-Tentative Map	Parcel Map (up to 4 parcels)	1,450	1,450	2,500
Z-Tentative Map	Variance Subdiv Code (Subdiv Mod)	480	480	480
Z-Variance	Fence/Wall Height	596	596	1250
Z-Variance	Fence/Wall Setback	596	596	1250
Z-Variance	Fence/Wall Waiver	864	864	1650
Z-Variance	Garage/Driveway	596	596	1250
Z-Variance	Height	596	596	1250
Z-Variance	Lot Coverage	864	864	1650
Z-Variance	Other	864	864	1650
Z-Variance	Setback/Lot Coverage	596	596	1250
Z-Variance	Time Extension	459	459	459

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other-FROM	Other-TO	Other-BY	Entitlement/Review/Processing Fee	Current	Entitlement/Review/Processing Fee	Proposed
Appeal	Zoning Administrator	City Planning Commission	3 rd Party	\$ 298	\$ 298	\$ 298	\$ 298
Appeal	Zoning Administrator	City Planning Commission	Applicant		596		596
Appeal	City Planning Commission	City Council	3 rd Party		298		298
Appeal	City Planning Commission	City Council	Applicant		1,192		1,192

Specific Fee	Other Detail- DESCRIPTION	Entitlement/Review/Processing Fee	Current	Entitlement/Review/Processing Fee	Proposed
DR-New	Single Unit Residential	\$ 270	\$ 270	\$ 270	\$ 270
DR-New	2-Unit Residential		270		270
DR-New	Multiple Unit Residential		1,311		1,311
DR-New	Commercial		1,311		1,311
DR-New	Garage		270		270
DR-Addition	Single Unit Residential		Value		Value
DR-Addition	2-Unit Residential		Value		Value
DR-Addition	Multiple Unit Residential		Value		Value
DR-Addition	Commercial		Value		Value
DR-Rehabilitation	Exterior		Value		Value
DR-Rehabilitation	Interior		Value		Value
DR-Rehabilitation	Garage		Value		Value
DR-Miscellaneous	Move		Value		Value
DR-Miscellaneous	Park		Value		Value
DR-Expanded North Area	Residential – Exterior		Value		Value
DR-Expanded North Area	Non-Residential – Exterior		Value		Value
DR-Expanded North Area	Residential – Small		\$ 270		\$ 270
DR-Expanded North Area	Residential – Medium		270		270

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail- DESCRIPTION		Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
DR-Expanded North Area	Residential -- Large		\$ 1,311	\$ 1,311
DR-Expanded North Area	Non-Residential		1,311	1,311

Specific Fee	Other-VALUATION		Other-EXTRA	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
DR-ENA Non-Residential Fees - Exterior	1	49,999		\$ 72	\$ 72
DR-ENA Non-Residential Fees - Exterior	50,000	100,000		143	143
DR-ENA Non-Residential Fees - Exterior	100,001+	-		417	417

Specific Fee	Other-VALUATION		Other-EXTRA	Current Entitlement/Review/Processing Fee		Proposed Entitlement/Review/Processing Fee
DR-ENA Residential Fees - Exterior	1	4,999		\$ 72	\$ 72	
DR-ENA Residential Fees - Exterior	50,000	100,000		143	143	
DR-ENA Residential Fees - Exterior	100,001+	-		280	280	

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other-VALUATION		Other- EXTRA	Current		Proposed
				Entitlement/Review/Processing Fee	Entitlement/Review/Processing Fee	
DR-Miscellaneous Fees – Parking	1	99,999		\$ 270	\$ 270	
DR-Miscellaneous Fees – Parking	100,000+	-		1,311	1,311	
DR-Miscellaneous Fees – Move	1	99,999	Fee + \$75 + \$113/hr during move	270	270	
DR-Miscellaneous Fees – Move	100,000+	-	Fee + \$75 + \$113/hr during move	1,311	1,311	
DR- – Deposit			Alternative – \$200 (Planner's Discretion)	2,000	2,000	

Specific Fee	Other-VALUATION		Other-EXTRA	Current		Proposed
				Entitlement/Review/Processing Fee	Entitlement/Review/Processing Fee	
DR-Rehabilitation – Exterior	1	9,999		\$ 120	\$ 120	
DR-Rehabilitation – Exterior	10,000	49,999		235	235	
DR-Rehabilitation – Exterior	50,000	99,999		350	350	
DR-Rehabilitation – Exterior	100,000+	-		1,311	1,311	

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other-FROM	Other-TO	BY	Entitlement/Review/Processing Fee	Current Processing Fee	Entitlement/Review/Process	Pr:
DR-Appeal	Design Review / Preservation Board	City Planning Commission	3 rd Party	\$ 340	\$		\$
DR-Appeal	Design Review / Preservation Board	City Planning Commission	Applicant	340			
DR-Appeal	Staff Review	Design Review / Preservation Board	3 rd Party	179			
DR-Appeal	Staff Review	Design Review / Preservation Board	Applicant	179			
DR-Appeal	Staff Review	Extended North Area (ENA)	3 rd Party	560			
DR-Appeal	Staff Review	Extended North Area (ENA)	Applicant	560			
DR-Appeal	Design Review / Preservation Board	City Council	3 rd Party	40			
DR-Appeal	Design Review / Preservation Board	City Council	Applicant	65			

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail- TYPE	Other Detail- DESCRIPTION	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER-New	1UNIT	Single Unit Residential	\$ 270	\$ 270
ER-New	2UNIT	2-Unit Residential	270	270
ER-New	MULTI	Multiple Unit Residential	1,311	1,311
ER-New	COMM	Commercial	1,311	1,311
ER-Addition	1UNIT	Single Unit Residential	Value	Value
ER-Addition	2UNIT	2-Unit Residential	Value	Value
ER-Addition	MULTI	Multiple Unit Residential	Value	Value
ER-Addition	COMM	Commercial	Value	Value
ER-Rehabilitation	EXT	Exterior	Value	Value
ER-Rehabilitation	INT	Interior	Value	Value
ER-Miscellaneous	MOVE	Move	Value	Value
ER-Miscellaneous	PARK	Park	Value	Value
ER-Expanded North Area	RES	Residential – Exterior	Value	Value
ER-Expanded North Area	NONRES	Non-Residential – Exterior	Value	Value
ER-Expanded North Area	RESSM	Residential – Small	60	60
ER-Expanded North Area	RESMED	Residential – Medium	120	120
ER-Expanded North Area	RESLG	Residential – Large	235	235
ER-Expanded North Area	NONRES	Non-Residential	560	560

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other Detail- VALUATION	Other Detail- EXTRA	Entitlement/Review/Processing Fee	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER-ENA Non-Residential Fees - Exterior	1	49,999	\$ 72	\$ 72	\$ 72
ER-ENA Non-Residential Fees - Exterior	50,000	100,000	143	143	143
ER-ENA Non-Residential Fees - Exterior	100,001+	-	417	417	417
ER-ENA Residential Fees - Exterior	1	49,999	72	72	72
ER-ENA Residential Fees - Exterior	50,000	100,000	143	143	143
ER-ENA Residential Fees - Exterior	100,001+	-	280	280	280

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail- VALUATION	Other Detail- EXTRA	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER Miscellaneous Fees	1 99,999			\$ 270	\$ 270
ER Miscellaneous Fees	100,000+			1,311	,1311
ER Miscellaneous Fees - Move	1 99,999	Fee + \$75		270	270
ER Miscellaneous Fees - Move	100,000+	Fee + \$75		1,311	1,311

Specific Fee	Other Detail- VALUATION	Other Detail- EXTRA	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee	Specific Fee	Other Detail- VALUATION
ER Deposit			Alternative - \$200	(Planner's Discretion)	\$ 2,000	\$ 2,000
ER Rehabilitation - Exterior	1 9,999				120	120
ER Rehabilitation - Exterior	10,000 49,999				235	235
ER Rehabilitation - Exterior	50,000 99,999				350	350
ER Rehabilitation - Exterior	100,000+	-			1,311	1,311

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other- FROM	Other-TO	Other- BY	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER- Appeal	Design Review / Preservation Board	City Planning Commission	3 rd Party	\$ 340	\$ 340
ER- Appeal	Design Review / Preservation Board	City Planning Commission	Applicant	340	340
ER- Appeal	Staff Review	Design Review / Preservation Board	3 rd Party	179	179
ER- Appeal	Staff Review	Design Review / Preservation Board	Applicant	179	179
ER- Appeal	Staff Review	Extended North Area (ENA)	3 rd Party	560	560
ER- Appeal	Staff Review	Extended North Area (ENA)	Applicant	560	560
ER- Appeal	Design Review / Preservation Board	City Council	3 rd Party	40	40
ER- Appeal	Design Review / Preservation Board	City Council	Applicant	65	65

Specific Fee	Other Detail-Description	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
PB New	Single Unit Residential	\$ 322	\$ 322
PB New	2-Unit Residential	322	322
PB New	Multiple Unit Residential	1,311	1311
PB New	Commercial	1,311	1311
PB New	Garage	322	322
PB Addition	Single Unit Residential	Value	Value
PB Addition	2-Unit Residential	Value	Value
PB Addition	Multiple Unit Residential	Value	Value
PB Addition	Commercial	Value	Value
PB Rehabilitation	Exterior	Value	Value

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other Detail-Description		Current		Proposed	
	Interior	Garage	Entitlement/Review/Processing Fee	Value	Entitlement/Review/Processing Fee	Value
PB Rehabilitation				Value		Value
PB Rehabilitation				Value		Value
PB Rehabilitation				Value		Value
PB Miscellaneous		Environmental Preservation Review - Demo		1,669		1,669
PB Miscellaneous		Demolition		1,311		1,311
PB Miscellaneous		Move		Value		Value
PB Miscellaneous		Park		Value		Value

Specific Fee	Other-VALUATION		Other-EXTRA	Entitlement/Review/Processing Fee	Entitlement/Review/Processing Fee	Pr
PB Miscellaneous Fees - Parking	1	99,999		\$ 322		
PB Miscellaneous Fees - Parking	100,000+			1,311		
PB Miscellaneous Fees - Move	1	99,999	Fee + \$75		270	
PB Miscellaneous Fees - Move	100,000	-	Fee + \$75		1,311	
PB Deposit			Alternative (Planner's Discretion) - \$200		2,000	
PB Rehabilitation-Exterior	1	9,999			143	
PB Rehabilitation-Exterior	10,000	49,999			280	
PB Rehabilitation-Exterior	50,000	99,999			417	
PB Rehabilitation-Exterior	100,000+	-			1,311	

RESOLUTION NO: _____

DATE ADOPTED: _____

City of Sacramento
 Planning Services Division Fees

Attachment A

Specific Fee	Other-FROM	Other-TO	Other-BY	Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
PB Appeals	Design Review / Preservation Board	City Planning Commission	3 rd Party	\$ 340	\$ 340
PB Appeals	Design Review / Preservation Board	City Planning Commission	Applicant	340	340
PB Appeals	Staff Review	Design Review / Preservation Board	3 rd Party	179	179
PB Appeals	Staff Review	Design Review / Preservation Board	Applicant	179	179
PB Appeals	Staff Review	Extended North Area (ENA)	3 rd Party	560	560
PB Appeals	Staff Review	Extended North Area (ENA)	Applicant	560	560
PB Appeals	Design Review / Preservation Board	City Council	3 rd Party	40	40
PB Appeals	Design Review / Preservation Board	City Council	Applicant	65	65

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other-CALCULATON	Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER-CATEGORY A	One in Category A	\$ 560	\$ 560
	Multiple in Category A	1,109	1,109
Tentative Map (1-4 parcels)			
Subdivision Modification			
Lot Line Adjustment / Merger			
Special Permit (ZA, Condo Conversion)			
Variance (ZA / CPC)			

Specific Fee	Other-CALCULATON	Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER-CATEGORY B	One in Category B and any in Category A	\$ 1,669	\$ 1,669
	Multiple in Category B and any in Category A	2,801	2,801
Post Subdivision Modification			
Special Permit (PUD, CPC, Temp Parking Lot, Infill)			
Preservation Review			

RESOLUTION NO: _____

DATE ADOPTED: _____

Specific Fee	Other-CALCULATON	Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
ER-CATEGORY C	One in Category C and any in Categories A and B	\$ 4,494	\$ 4,494
	Multiple in Category C and any in Categories A and B	7,271	7,271
Plan Amendment			
Rezone / Prezone			
Tentative Map (5+ parcels)			
Special Permit (Major Project)			
Development Agreement			
Environmental Impact Report		Recovery	Recovery

Specific Fee	Other Detail-Type	Other Detail-Description	Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Home Occupation Permit			\$ 54	\$ 54

Specific Fee	Other Detail- DESCRIPTION	Current Entitlement/Review/Processing Fee	Proposed Entitlement/Review/Processing Fee
Planning Technology Surcharge	Surcharge on all Planning fees to fund technology equipment and programs	\$ 0	4% of Total Fee
General Plan Maintenance Fee	Fee to fund the state mandated planning activity	0	%0.59 per \$1,000 of building valuation

RESOLUTION NO: _____

DATE ADOPTED: _____