

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 2012-2013, excluding penalties and interest, is estimated to collect \$30.7 million, reflecting a cost recovery rate of 93.8% (Category I). To maintain a cost recovery rate of 100%, the one-time use of the reserves (\$2.0 million) in the Planning and Building Fee Programs.

Activity in the Planning and Building Development Fee Programs are exceeding expectations in 2011-2012, and, as a result, resources were added during the year to improve cycle times and customer service to the development community. On January 31, 2012, the City Council approved actions to add 16 positions, offset by an additional \$2.1 million in revenues, in the Building Development Fee Program. The addition of one position in the Planning Development Fee Program, offset by the use of the Fee Supported Reserve for Planning (\$139,000), was also approved.

With this Proposed Budget, the Department, along with the other Development partners (Fire and Public Works), are

preparing for continued strength in commercial and residential activity in 2012-2013. The 2012-2013 Proposed Operating Budget recommends a net addition of 1.4 positions in the Planning Development Fee Program and a net addition of 6.0 positions in the Building Development Fee Program, as well as additional funding for peak staffing consulting agreements to help with spikes in activity.

DEVELOPMENT FEE PROGRAMS

Prior to 2009, development activity was extremely strong, amounting to an average of approximately \$1.0 billion per year in construction valuation from 2002-2008, and an astonishing \$1.8 billion per year in the preceding five-year time period (1997-2001). In 2009-2010, however, the City experienced one of the lowest levels of Development activity in recent history, with a valuation of only \$529 million. In 2010-2011 activity started to pick up, specifically in the residential (both new construction and remodels) and non-residential tenant improvements categories. Since July 2011, the Building Development Fee Program has shown a steady increase in activity and is currently estimated to exceed the modified revenue estimate of \$18.5 million and bring in at least \$22.1 million in 2011-2012.

Residential Permits – In 2010-2011, residential activity rebounded from the prior year's all-time low of 573 units, reaching a four-year high of 2,208 units. During 2011-2012, new residential construction has been strong, due largely to new multi-family rental development in North San José. This level of activity is likely to be sustained given the recent issuance of foundation permits for numerous large,

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DEVELOPMENT FEE PROGRAMS

market-rate projects, primarily in North San José. With current activity projected to extend into the next fiscal year, the Development partners are gearing up to handle the anticipated large projects that will come through the Permit Center.

Commercial Permits – Commercial construction activity during 2011-2012 is on track to repeat the moderate levels seen in the previous fiscal year, with total permit valuation estimated at \$225 million. With little new construction, activity has been primarily driven by steady tenant improvements (alterations), which will once again well surpass new construction in terms of building permit valuation.

Industrial Permits – Industrial construction activity has continued to be relatively weak during 2011-2012, and total permit valuation is estimated to reach just \$125 million, similar to last fiscal year. As with 2010-2011, virtually no new construction is expected, yet tenant improvements (alterations) are expected to remain reasonably strong.

Building Fee Program

The Building Fee Program is projected to be at 92.9% cost recovery in 2012-2013 with a projected revenue estimate of \$19.7 million, which is \$2.4 million below the 2011-2012 estimated collection level of \$22.1 million. In 2011-2012, however, there were some large projects in North San José that contributed to the high collection level. The 2012-2013 revenue estimate assumes continued relatively strong development performance. This collection level, along

with the use of a portion of the Building Fee Reserve, is sufficient to support recommended program additions in 2012-2013. In addition to the 16 positions added on January 31, 2012, a number of expenditure proposals totaling \$1.8 million are included in the 2012-2013 Proposed Operating Budget: the addition of 6.0 positions to create a second priority project coordinated review team, funding for the electronic content management system phase III, web consulting contractual services, funding for consultant services for inspections and plan reviews to address peak workload demands, replacement of building inspection vehicles, the addition of administrative staffing (50% Building Fee Program and 50% Planning Fee Program), and additional funding for City Hall rent costs to align lease costs with current downtown rates. The use of \$1.5 million from the Building Fee Reserve is recommended to balance this fee program (estimated remaining reserve of \$11.5 million primarily for works-in-progress projects). With these actions, the Building Fee Program is expected to remain at 100% cost recovery.

Planning Fee Program

The Planning Fee Program administers a variety of fees and charges that are related to the processing of development permit applications. Collections of \$2.6 million are projected in 2012-2013 and would result in an 83.1% cost recovery rate for 2012-2013. Although activity has remained low when compared to 2008-2009 and prior years, steady revenues are continuing to meet projections. To improve service delivery and adequately allocate costs, the following budget actions are included in the 2012-2013 Proposed Operating Budget: addition of one position for the Expedited Coordinated Review process for Planning

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DEVELOPMENT FEE PROGRAMS

Permits, addition of one position (50% Building Fee Program and 50% Planning Fee Program) to assist in general office duties, and increase in funding related to City Hall rent costs, bringing the lease costs for City Hall in line with current downtown lease costs. These actions are partially offset by a reduction in analytical support being shifted to the Fire Fee Program, the reorganization of staffing resources ultimately reducing staff by a net 0.75 position to more accurately align job classifications with current work. The use of \$527,000 from the Planning Fee Reserve is recommended to balance this fee program (estimated remaining reserve of \$315,000 is primarily for works-in-progress projects). With these actions, the Planning Fee Program is expected to remain at 100% cost recovery.

Code Enforcement Fee Program

The Code Enforcement Fee Program is projected to be at 100% cost recovery in 2012-2013 with a projected revenue estimate of \$8.3 million. For 2012-2013, upward adjustments to a number of miscellaneous Code fees are proposed to recover slightly increased personnel costs, as well as increased costs for technology associated with the Code program. No fee increases are recommended for the Solid Waste Enforcement Fee, the Multiple Housing Occupancy Permit Fee, the Off-Sale Alcohol Enforcement Permit Fee, and the Landfill Closure and Post Closure Fees. Based on increases in tonnage in the Solid Waste Program, the tonnage estimate has been revised upward for 2012-2013, from 2,735,000 to 2,951,000 tons.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

New fees and fee adjustments are recommended to maintain full cost recovery per City Council policy. With the exception of an increase in the Building Permit Center hourly rate during 2010-2011, there has not been a general increase in the Planning and Building fees since 2008-2009, despite increasing personnel costs. The Department has restructured and streamlined business processes to provide additional efficiencies to ensure cost recovery. Although there are no general fee increases, minor adjustments between categories are recommended to align fees with costs.

Building Fee Program

In the Building Fee Program, the Photocopies Fee is recommended to be increased from \$0.22 to \$0.24 per page. In addition, the Building Fixed Time Assessments and Fixtures Fee Schedule, as reflected in Exhibit G, was added and adjusted to reflect actual staff costs for these permits. The five fee changes proposed that will result in fee reductions are: New and Replacement Windows and Doors; New and Replacement Commercial HVAC; New and Replacement Light Poles; Re-pipes; and Minimum Permit Processing for Water Heater Replacement. Based on efficiencies made within the Department, these adjustments are being made to better reflect the actual cost of staff work required for these permits.

As indicated above, efficiencies realized within the Department have allowed the Department to decrease the staff time associated with the processing of Water Heater

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SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Permits. The new water heater fee offers two choices for customers: Minimum Permit Processing – For Water Heater Replacement and Minimum Permit Processing – For Water Heater Replacement using Online Permits Service. This allows the Department to reduce the minimum time for water heater permit processing from 30 to 15 minutes when a customer comes into the Permit Center, and reduces the minimum time to zero minutes when the permit is processed through the City's Online Permits website. There is currently minimal staff time associated with processing these online requests.

Planning Fee Program

In the Planning Fee Program, the Photocopies Fee is recommended to be increased from \$0.22 to \$0.24 per page. A change in State Law requires regular inspections of historic properties to ensure conditions required to receive a historic designation are met. The Historic Property Contract Application (Mills Act) Fee has been adjusted to include an inspection fee in order to recover costs associated with inspections. In addition, the Mitigation Monitoring Fee for Negative Declarations has been adjusted to reflect the time necessary for all mitigation monitoring work prior to Planning permit issuance for projects needing a negative declaration. However, downward adjustments to the Conditional Use Permit, as reflected in Exhibit A, are recommended to reflect actual staff costs for these permits.

The following are added to appropriately recover staff costs for the following activities: Historic Landmark Designation

Fee, Mitigation Monitoring Review – Prior to Construction Activity, and Mitigation Monitoring Review – Prior to Issuance of Certificate of Occupancy.

Code Enforcement Fee Program

In the Code Enforcement Fee Program, increases to the following fees are recommended to maintain full cost recovery per City Council policy: Auto Body Repair Shop Permit, Auto Body Repair and Dismantler Facility Reinspection Permit Fee, Automobile Dismantler Permit, General Code Reinspection Fee, Multiple Housing Program (Reinspection, Permit Reinstatement, and Transfer Fees), Neglected/Vacant House Registration Fee, Off-Sale Alcohol Enforcement Program (Permit Reinstatement, Reinspection, and Transfer Fees), and Tobacco Retail Program (Permit, Reinspection, Permit Reinstatement, and Transfer Fees). The Building Code Compliance Fee is recommended to be decreased based on a reevaluation of staff time for this activity.

NOTIFICATION

In preparing resource and fee proposals for 2012-2013, staff met with the San José 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 sixth annual Customer Satisfaction Survey. The additional positions added in 2011-2012, combined with increased activity, likely led to stable customer satisfaction results as evidenced

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by comments received in this year's survey. A more detailed discussion of the survey results can be found in the Community and Economic Development City Service Areas section of the 2012-2013 Proposed Operating Budget.

Development services fee revisions were discussed with customers at several public forums in March and April 2012. The Proposed Fees and Charges Report was released on May 4, 2012, 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 15, 2012, at 7:00 p.m. and Monday, June 11, 2012, at 7:00 p.m. in the Council Chambers.

DEPARTMENTAL FEES AND CHARGES

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee

BUILDING FEE PROGRAM - CATEGORY I

Note: The use of the Fee Supported Reserve - Building (\$1,506,802) in 2012-2013 will bring the Development Fee Program to full cost recovery from 92.9%.

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					
2 Fixed Time Assessments and Fixtures	See Exhibit G		See Exhibit G					
3 Non-Residential	\$206 per inspection hour with initial assessment based on historic data		No Change					
4 Permit Processing Fee - Non-Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype		No Change					
5 Permit Processing Fee - Residential	\$160 per hour applied to number of hours based on statistical averages for each subtype		No Change					
6 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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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
2. Building Permits								
7 Reroofing - Residential	\$154.50 for up to two inspections plus \$103 per 1/2 hour for each additional inspection		No Change					
8 Residential	\$206 per inspection hour with initial assessment based on historic data		No Change					
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					

DEPARTMENTAL FEES AND CHARGES

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
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					
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					

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
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					
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					

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
6. Electrical Permits								
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					
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 Water Heater Replacement			\$40 (\$160 per hour - 15 minute minimum)					
3 Min Permit Processing - for Water Heater Replacement using Online Permits service			\$0					
4 Min Permit Processing - for services in which no permit processing fee is specified	\$80 (\$160 per hour - 30 minute minimum)		No Change					

DEPARTMENTAL FEES AND CHARGES

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
8. Minimum Fees								
5 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					
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	\$0.22 each page		\$0.24 each page					

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
10. Publications and Photocopies Charges								
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					
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					

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
13. Special Inspections and Services								
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					
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		100.0%		21,206,802	19,700,000	19,700,000	92.9%	92.9%
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					

DEPARTMENTAL FEES AND CHARGES

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CODE ENFORCE PROGRAM - CATEGORY I									
1. Abandoned Cart Program									
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	\$327.25 per shop		\$361.75 per shop						
Sub-total Auto Body Repair Shop Permit									
3. Auto Body, Repair and Dismantler Facility Reinspection Permit									
1 Reinspection Permit Fee	\$189.00 per reinspection		\$208.00 per reinspection						
Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit									
4. Automobile Dismantler Permit									
1 Automobile Dismantler Permit	\$330.50 per year		\$346.50 per shop per year						
Sub-total Automobile Dismantler Permit		100.0%		5,891	5,619	5,891	95.4%	100.0%	
5. Building Code Compliance Program									
1 Building Code Compliance	\$98.54 per hour		\$91.56 per hour						
Sub-total Building Code Compliance Program									
6. General Code Program									
1 General Code Reinspection Fee	\$160.00 per reinspection		\$175.00 per reinspection						
Sub-total General Code Program		100.0%		8,400	7,680	8,400	91.4%	100.0%	
7. Landfill Closure and Post Closure Fees									
1 Closure and Post Closure Maintenance Plan	\$1,550 per landfill permit application		No Change						

DEPARTMENTAL FEES AND CHARGES

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
CODE ENFORCE PROGRAM - CATEGORY I									
7. Landfill Closure and Post Closure Fees									
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	\$43.81 per unit		No Change						
2 Permit Reinstatement	\$928.00 per reinstatement		\$973.00 per reinstatement						
3 Permit Transfer	\$41.00 per transfer		\$42.00 per transfer						
4 Reinspection Fee	\$183.00 per inspection		\$192.00 per reinspection						
Sub-total Multiple Housing Program Permits (Triplex and Above)				100.0%	3,678,429	3,656,523	3,678,429	99.4%	100.0%
9. Neglected/Vacant House Registration Fee									
1 Neglected/Vacant House Registration Fee	\$372.00 per quarter per house		\$407.00 per quarter per house						
Sub-total Neglected/Vacant House Registration Fee				100.0%	219,780	200,880	219,780	91.4%	100.0%
10. Off-Sale Alcohol Enforcement Program									
1 Off-Sale Alcohol Permit	\$417.75 per business		No Change						

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY I								
10. Off-Sale Alcohol Enforcement Program								
2 Permit Reinstatement	\$864 per reinstatement		\$910.00 per reinstatement					
3 Permit Transfer	\$41.00 per transfer		\$42.00 per transfer					
4 Reinspection Fee	\$82.50 per reinspection		\$86.00 per reinspection					
Sub-total Off-Sale Alcohol Enforcement Program		100.0%		187,353	185,712	187,353	99.1%	100.0%
11. Solid Waste Enforcement Fee								
1 Solid Waste Enforcement Fee	\$1.29 per ton		No Change					
Sub-total Solid Waste Enforcement Fee		100.0%		3,806,891	3,806,891	3,806,891	100.0%	100.0%
12. Tobacco Retail Program								
1 Tobacco Retail Permit Fee	\$437.00 per business		\$491.00 per business					
2 Tobacco Retail Reinspection Fee	\$138.75 per reinspection		\$140.00 per reinspection					
3 Tobacco Retail Reinstatement Fee	\$860.00 per reinstatement		\$868.00 per reinstatement					
4 Tobacco Retail Transfer Fee	\$41.00 per transfer		\$42.00 per transfer					
Sub-total Tobacco Retail Program		100.0%		352,810	314,432	352,810	89.1%	100.0%
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY I		100.0%		8,295,354	8,213,537	8,295,354	99.0%	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		100.0%		57,000	57,000	57,000	100.0%	100.0%

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Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCE PROGRAM - CATEGORY II								
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		100.0%		1,500	1,500	1,500	100.0%	100.0%
SUB-TOTAL CODE ENFORCE PROGRAM - CATEGORY II		100.0%		58,500	58,500	58,500	100.0%	100.0%
GENERAL PLAN UPDATE - CATEGORY I								
1. General Plan Update Fee								
Note: Additional 1.25% applied to Entitlement and Building permit fees								
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								
Note: The use of the Fee Supported Reserve - Planning (\$527,011) in 2012-2013 will bring the Development Fee Program to full cost recovery from 83.1%.								
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
1. Annexations								
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		See Exhibit A					
3. Conventional Prezonings/Rezonings								
1 Conventional Prezonings/Rezonings	\$5,175 + \$1,200/acre or partial acre		No Change					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
6. Environmental Clearance								
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		\$748					
7 Mitigation Monitoring Review - Prior to Construction Activity			\$1,870					
8 Mitigation Monitoring Review - Prior to Issuance of Certificate of Occupancy			\$748					
9 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					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
7. General Plan Amendments								
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					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
PLANNING FEE PROGRAM - CATEGORY I									
8. Hourly Rate for Planning Services without Designated Fee									
1 Green Building Certification Deposit	\$ 0.30 per square foot up to a maximum of 100,000 square feet per building permit		No Change						
2 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	\$3,280		No Change						
10. Miscellaneous Permits/Fees									
1 Administrative Permit	\$850		No Change						
2 Administrative Permit-Small Recycling Facility and Reverse Vending Machine Fee	\$310		No Change						
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						

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
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					
15 Expediting Small Planning Projects Pilot Fee	\$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 Landmark Designation				\$3,388				
20 Historic Preservation Permit Adjustment	\$190		No Change					
21 Historic Preservation Permit Amendment	\$270		No Change					
22 Historic Preservation Permit Fee	\$270		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
23 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)		\$1.25 for each \$1,000 of assessed valuation with a minimum fee of \$730; \$1,850 maximum fee for single-family homes and \$3,120 maximum fee for all other property. Plus an inspection fee equal to 1.5 hours times the Planning Hourly rate.					
24 Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change					
25 Monopole Review	\$2,930		No Change					
26 Multiple Adjustment	\$615 (2 x normal processing fee)		No Change					
27 Multiple Sign Adjustment Surcharge	\$38 (1/10 of full fee for additional signs)		No Change					
28 Notice of Non-Compliance	\$730		No Change					
29 Order to Show Cause	\$1,980		No Change					
30 Parking Structure Review	\$19,915		No Change					
31 Phased Permit	Additional charge of 50% of the permit fee for phased permit approval		No Change					
32 Planning Addressing Fee	Planning Hourly Rate (1 hour minimum)		No Change					
33 Reasonable Accommodation Fee	\$695		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10. Miscellaneous Permits/Fees								
34 Sidewalk Cafe Permit	\$500		No Change					
35 Sign Variance	\$1,695		No Change					
36 Street Vacation Review Fee	\$460		No Change					
37 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					
3 Amendments - Other Than Time Extension	\$1,830		No Change					
4 PD Permits	See Exhibit C		No Change					
13. Planned Development (PD) Prezonings/Rezoning								
1 (PD) Prezonings/Rezoning	See Exhibit D		See Exhibit D					
14. Preliminary Review Fee								
1 Additional Services: Interdepartmental Project Meeting	\$620		No Change					
2 Additional Services: Meeting with Project Manager	\$154		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
14. Preliminary Review Fee								
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					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
15. Public Information Services								
6	Message 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	See Exhibit E	No Change					
17. Record Retention/Microfilming								
1	Appointment - No Show	\$38	No Change					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
18. Sale of Publications and Photocopies								
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	\$0.22 each page		\$0.24 each page					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
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					
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		No Change					
6 Extensions	\$1,000		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24. Tentative Map								
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					
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					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2011-2012 Adopted Fee	2011-2012 % Cost Recovery	2012-2013 Proposed Fee	2012-2013 Estimated Cost	2012-2013 Estimated Revenue		2012-2013 % Cost Recovery		
					Current Fee	Proposed Fee	Current Fee	Proposed Fee	
PLANNING FEE PROGRAM - CATEGORY I									
25. Tree Removal Permit									
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						
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%		3,127,011	2,600,000	2,600,000	83.1%	83.1%	
TOTAL DEPARTMENT - GENERAL FUND				32,837,667	30,722,037	30,803,854	93.6%	93.8%	
TOTAL DEPARTMENT - NON-GENERAL FUND									
TOTAL DEPARTMENT - Category I				32,779,167	30,663,537	30,745,354	93.5%	93.8%	
TOTAL DEPARTMENT - Category II				58,500	58,500	58,500	100.0%	100.0%	
TOTAL DEPARTMENT				32,837,667	30,722,037	30,803,854	93.6%	93.8%	

**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	2011-2012 ADOPTED		2012-2013 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	\$3,100 + \$.77 per square foot	\$3,100 - \$4,639
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	2011-2012 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	

2012-2013 PROPOSED	
FEE	FEE RANGE
No Change	
No Change	
No Change	
No Change	
No Change	
No Change	

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

Exhibit D

DESCRIPTION	2011-2012 ADOPTED		2012-2013 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	2011-2012 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	

2012-2013 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	2011-2012 ADOPTED		2012-2013 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

**BUILDING FIXED TIME ASSESSMENTS & FIXTURES
FEE SCHEDULE**

Exhibit G

Fixed time and fixture-based assessments are for site construction and other miscellaneous permits not requiring the addition of new building footage. Building and Combination Permit Fees shall be \$206 per hour for inspection time expended or the amounts set forth below, whichever is greater. These Building Permit Fees are in addition to the Permit Issuance Fee.

DESCRIPTION	2011-2012 ADOPTED	
	FEE	FEE RANGE
Alterations: Windows/Doors #, replacement	Base fee = \$206 (one hour) for the first 1 + 0.835 hrs each additional item	
Scope of Work: HVAC Systems	Bldg = 2 hours / Plumb = 1 hour / Mech = 2 hours / Electrical = 2 hours	
Electrical Fixture: Light Poles	Minimum (minutes) = 90 / Time (minimum) per unit = 60	
Plumbing Fixture: Re-pipe	Minimum (minutes) = 40 / Time (minimum) per unit = 20	
Plumbing Fixture: Re-Pipe w/ Gyp Repair	Minimum (minutes) = 120 / Time (minimum) per unit = 80	
Plumbing Fixture: Re-Pipe w/ Gyp & Shear Repair	Minimum (minutes) = 150 / Time (minimum) per unit = 100	
Plumbing Fixture: Re-Pipe w/ Shear	Minimum (minutes) = 120 / Time (minimum) per unit = 80	

2012-2013 PROPOSED	
FEE	FEE RANGE
1-10 Windows/Doors = 1 hour	
11-20 Windows/Doors = 1.5 hours	
21-50 Windows/Doors = 2 hours	
>50 Windows/Doors = 2 hours + .02 hours each window/door >50	
Bldg = 1 hour / Plumb = 0 hours / Mech = 1 hour / Electrical = 1 hour	
Minimum (minutes) = 60 / Time (minimum) per unit = 60 + 20 minutes each > 1	
Minimum (minutes) = 60 / Time (minimum) per unit = 10	
Minimum (minutes) = 90 / Time (minimum) per unit = 60	
Minimum (minutes) = 120 / Time (minimum) per unit = 60	
Minimum (minutes) = 90 / Time (minimum) per unit = 60	