

RESOLUTION NO. 16-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO  
AMENDING PREVIOUS FEE RESOLUTION

WHEREAS, the State of California requires fees charged for service rendered not to exceed the cost of delivering said services; and

WHEREAS, a public hearing has been held to review user fees; and

WHEREAS, the City Council of the City of Cupertino has established guidelines for setting user fees;

NOW, THEREFORE, BE IT RESOLVED that:

1. User Fee Resolution Number 16-031 is hereby amended
2. User fees are amended per attached Schedule C
3. User fees amended in Schedule C are effective August 1, 2016

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 17th day of May, 2016 by the following vote:

Vote                                      Members of the City Council

AYES:                                      Chang, Vaidhyanathan, Paul, Sinks

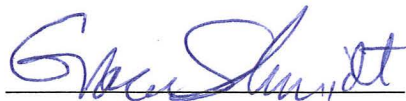
NOES:                                      Wong

ABSENT:                                      None

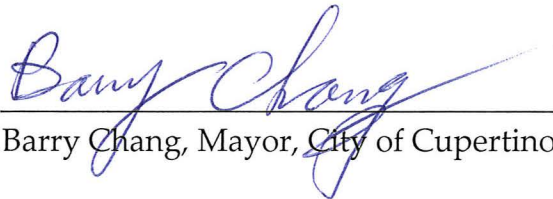
ABSTAIN:                                      None

ATTEST:

APPROVED:



Grace Schmidt, City Clerk



Barry Chang, Mayor, City of Cupertino

CITY OF CUPERTINO  
 Resolution 16-050  
 Effective August 1, 2016  
 Schedule C - Planning

DEFINITIONS

A. Major

10,000 or more square feet commercial/office/non-residential/industrial; six or more residential units.

B. Minor

Less than 10,000 square feet commercial/office/non-residential/industrial; less than six residential units.

C. Minor Architectural and Site Approval

Architectural approval of the following: Minor building modifications, landscaping, signs and lighting for new development, redevelopment or modification in such zones where such review is required.

D. Major Architectural and Site Approval

Architectural approval of all other development projects.

E. Appeal

A request from the project applicant or interested party to reverse or amend a decision made by staff or an advisory body. An appointed public official serving on the board that made the decision subject to the appeal, an appointed public official serving on a board that is directly affected by the decision and the City Council members are exempted from the fee requirement. At the conclusion of the appeal hearing, the City Council may choose to, in its sole discretion, refund all, a portion of, or none of the appeal fee.

F. Directors Application

An application that receives final approval by staff either via an advertised public hearing or non-hearing format. The application may involve a pre-application meeting and/or Environmental Review committee review.

G. Temporary Sign Permit

A staff review of a temporary sign application that includes an evaluation of the sign request, the entry into the temporary log and site review by Code Enforcement Officers. The permit fee is in addition to the submittal of a deposit to guarantee removal of the sign upon expiration of the temporary permit.

H. Tentative Map: Five or more parcels.

I. Parcel Map: Four or less parcels.

J. Housing Mitigation Fee

In accordance with the City of Cupertino's Housing Element, Section 19.72.030 of the Cupertino Municipal Code and the BMR Housing Mitigation Program Procedural Manual.

Note: Mixed use applications will be classified based upon the highest intensity and review process. The Director of Community Development will have discretion to classify projects based upon the above criteria.

Fee Description	Fee
General Plan Authorization Amendment	Planning Staff Hourly Rate
Zoning Zoning Map Amendment Zoning Text Amendment	Planning Staff Hourly Rate
Study Session	Planning Staff Hourly Rate

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Fee Description	Fee
Development Agreement <sup>1</sup>	Planning Staff Hourly Rate
Planning Staff Hourly Rate <sup>1</sup>	203
Tentative Map (See Definition H)	21,179
Parcel Map (See Definition I)	12,732
Use Permit / Development Permit - Major	21,343
Use Permit / Development Permit - Minor	12,809
Amendment to Use Permit / Development Permit - Major	10,746
Amendment to Use Permit / Development Permit - Minor	5,884
Architectural and Site Approval - Major (See Definition D)	13,189
Architectural and Site Approval - Minor (See Definition C)	8,862
Architectural and Site Approval - Minor Duplex / Residential (See Definition C) (new)	4,500
Planning Commission Interpretation	4,762
Exception	4,509
Heart of the City	13,063
Hillside Exception	13,539
R-1 Design Review	3,600
R-1 No Design Review (new)	3,000
R-1 Exception	4,673
Minor Residential Permit	2,311
Environmental Impact Report (Plus State & County Filing Fees)	Contract+Admin Fee
Negative Declaration - Major (Plus State & County Filing Fees)	Contract+Admin Fee
Negative Declaration - Minor (Plus State & County Filing Fees)	Contract+Admin Fee
Categorical Exemption (Plus County Filing Fee)	230
Sign Exception	3,290
Fence Exception - R1 and duplex	859
Fence Exception - other	2,891
Variance	5,167
Minor Modification	3,156
Conditional Use Permit - Administrative	4,676
Reasonable Accommodation	750
Tree Removal Permit (no Arborist review required)	
First Tree	200
Each Additional Tree	100
Tree Removal Permit (Arborist review required)	
First Tree	300
Each Additional Tree	150
Retroactive Tree Removal Penalty	3,325
Tree Management Plan	4,702
Heritage Tree Designation	250
Temporary Use Permit	2,824
Temporary Sign Permit (See Definition G)	319
Sign Program	2,582
Appeals (See Definition E)	
Planning Commission	230
City Council	230
Zoning Verification Letter	338
Public Convenience and Necessity Letter (Alcoholic Beverage License)	169
Wireless Master Plan Fee: Other Personal Wireless Facility	1,350
Permit Extension	1,280



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Fees Collected at Building Permit Issuance	Fee
Zoning, Planning, Municipal Code (Building Permit Fees)	
Non-Residential/Multi-Family (per sq.ft.)	0.30
Residential Single Family (per sq. ft.)	0.14
General Plan Office Allocation Fee (per sq. ft.)	0.28
Wireless Master Plan Fee: Equipment Mount on Existing Light Utility Pole	6.19
Housing Mitigation In-Lieu Fees (See Definition J)	
Residential - Ownership (per sq. ft.)	
Detached Single Family Residence	15.48
Small Lot Single Family Residence or Townhome	17.03
Multi-family Attached Townhome or Condominium (up to 35 du/ac)	20.64
Multi-family Attached Townhome or Condominium (over 35 du/ac)	20.64
Residential - Rental (per sq. ft.)	
Multi-family Attached Townhome or Apartment (up to 35 du/ac)	20.64
Multi-family Attached Townhome or Apartment (over 35 du/ac)	25.80
Non-Residential (per sq. ft.)	
Office, Research and Development, or Industrial	20.64
Hotel	10.32
Commercial/Retail	10.32

<sup>1</sup>Based on 2016 Fee and Cost Allocation Plan Study by Matrix Consulting

<sup>1</sup>Applications may be subject to a Planning Staff Hourly Rate fee for applicable staff time, and vendor invoice. These fees apply to projects that require a level of staff support greater than the scope of work included in the regular fee schedule and will be based on the time and materials required to process the

<sup>2</sup>Based on Below Market Rate Housing Mitigation Procedural Manual and 2015 Nexus Study. These fees are to increase annually by the San Francisco Bay Area Consumer Price Index (CPI)

An administrative fee of 15% (see General Fees - Schedule A) will be charged for outside agency review/consultant services.

If plans are submitted on paper, the City's cost of scanning plans, plus an administrative fee of 15% (see General Fees - Schedule A), will be charged.