

# Planning Fees

Effective July 1, 2020

**NOTE:** A fee is charged for each application submitted to cover Planning staff time to process the application. The application fees are based on a maximum of two completeness reviews, five public hearings, and two plan checks of construction/improvement drawings. Additional completeness reviews and plan checks will be charged at the hourly planning rate. An application that exceeds four public hearings will be charged 20% of the original application fee for each additional meeting.

Account	Item	Fee
011-424-000	Hourly Rate	\$175 per hour
011-424-790	Accessory Dwelling Unit (Zoning Administrator) <sup>5</sup>	\$700
011-424-550	Address Assignment / Change of Address	\$525
011-424-510	Annexation	\$9,500 + \$100/acre
011-424-520	Appeals or Reconsiderations	75% of application fee
011-424-525	Appeal of Staff Determination	\$175
011-424-530	Building & Grading Permit Surcharge (County)	50% of permit fee
011-424-540	Certificate of Compliance	\$3,650
011-424-560	Change of Conditions	50% of application fee
011-424-565	Code Enforcement Appeal Fee	\$525
011-424-570	Design Review: Major (new houses, houses > 6,000 sq. ft. and new commercial buildings)	\$5,700
011-424-580	Design Review: Minor (all projects not classified as "Major")	\$3,800
011-424-590	Design Review Commission Study Session <sup>1</sup>	\$700
011-424-595	Development Agreement & Owner Participation Agreement	\$175/hour
011-424-600	Environmental Review – by consultant (IS, ND, MND, EIR)	15% admin fee
011-424-660	Environmental Review – by staff (IS, ND, MND, EIR). Billed at hourly rate.	\$2,625 deposit
011-424-601	Film Shoot (Not Subject to Land Use Permit)	\$525
011-424-605	Final Inspection Failure Follow-Up	\$350
011-424-620	General Plan Amendment / Specific Plan Amendment	\$9,500
011-424-630	Grading (Design Review Commission and/or Planning Commission)	\$3,800
011-424-640	Hillside Development Permit: Major (in/within 100' of ridgeline setback or vacant lot in HOD; DRC & PC review) <sup>2</sup>	\$5,700
011-424-650	Hillside Development Permit: Minor (non-ridgeline in the HOD, non-vacant property; review only by the DRC)	\$3,800
011-424-675	Land Use Permit (Recreation Court)	\$2,250
011-424-680	Land Use Permit (existing building or structure)	\$3,800
011-424-690	Land Use Permit (new building or structure)	\$5,700
011-424-710	Lot Line Adjustment (Planning Commission)	\$5,400
011-424-720	Lot Line Adjustment (Zoning Administrator)	\$1,200
011-424-730	Major Subdivision (Tract)	\$8,750 + \$200/lot
011-424-735	Major Subdivision (Tract) in the Hillside Overlay District	\$12,250 + \$200/lot
011-424-740	Minor Subdivision <sup>3</sup>	\$5,250 + \$200/lot
011-424-745	Minor Subdivision in the Hillside Overlay District	\$8,750 + \$200/lot
011-424-750	Notice of Exemption / Notice of Determination	\$175
011-424-751	Performance Bond Processing	\$350
011-424-752	Plan Revisions (Construction Drawings)	\$175
011-424-753	Pre-Application Meeting (no charge for 1 <sup>st</sup> meeting)	\$175
011-424-755	Public Art	\$875
011-424-757	Re-Approval (PC or DRC) <sup>4</sup>	\$875
011-424-758	Re-Approval (ZA) <sup>4</sup>	\$525
011-424-760	Rezoning	\$9,500 + \$100/acre
011-424-770	Right-of-Way Abandonment	\$1,900
011-424-800	Sign (Design Review Commission) <sup>5</sup>	\$525
011-424-810	Sign (Planning Director) <sup>5</sup>	\$400
011-424-811	Sign (Conformance with Master Sign Plan)	\$175
011-424-815	Stormwater Quality Implementation	\$175
011-424-816	Stormwater Quality Control Plan	\$625
011-424-820	Subdivision Map Extension	\$1,400
011-424-830	Temporary Land Use Permits	\$600
011-424-840	Tree Permit – Category I (not associated with a development application)	\$350
011-424-850	Tree Permit – Category II (associated with a development application)	\$350
011-424-855	Tree Permit Appeal	\$350
011-424-860	Variance or Exception (Design Review or Planning Commission or City Council)	\$4,375
011-424-870	Variance or Exception (Zoning Administrator)	\$1,750
011-424-875	Waste Management Review	\$80
011-424-874	Waste Management Review – Non-Compliance Fee	\$1,000 or 1% of project cost
011-424-876	Wireless Communications Facility Permit – Major (Planning Commission review)	\$5,700
011-424-877	Wireless Communications Facility Permit – Minor (Planning Director review)	\$3,800

Account	Item	Fee
011-424-878	Wireless Communications Facility Permit – Modification (Major & Minor)	\$2,250
011-424-879	Wireless Communications Facility Permit – Administrative Review (Post-Approval)	\$700
011-424-880	Zoning Administrator - No Hearing (hillside development, design review, grading permits)	\$700
011-424-885	Zoning Administrator Review and Determination	\$350
011-424-890	Zoning Administrator - Hearing (hillside development, design review, grading permits)	\$2,250
011-424-920	Zoning Text Amendment	\$5,250
011-424-930	Zoning Verification	\$350

<sup>1</sup> 50% of the fee for a Design Review Commission Study Session will be credited toward the application fee(s) if a formal application for the same project is submitted to the Planning Services Department within 90 days of the study session.

<sup>2</sup> Applies to existing development expanding in a ridgeline setback. Separate fee for each Phase 1 and Phase 2 for vacant lots in the Hillside Overlay District.

<sup>3</sup> \$200 per lot or per unit in a condominium project (new or conversion)

<sup>4</sup> Within 1-year of approval expiration

<sup>5</sup> Subsidized

## Development Fees

Effective July 1, 2020

Account	Item	Fee
014-420-300	Drainage Impact (per sq. ft. of impervious surface added) (effective 07/25/2009)	\$0.52 per sq. ft.
011-427-000	Drainage Impact Program Administration Fee (per sq. ft. of impervious surface added) (effective 07/25/2009)	\$0.03 per sq. ft.
-	<b>Parkland</b> (effective 07/01/2020)	-
017-426-074	(1) Additions	\$1.95 per sq. ft.
017-426-075	(2) Single-Family Residence	\$8,581 per unit
017-426-076	(3) Duplex; Townhouse	\$5,958 per unit
017-426-077	(4) Apartments / Condominium	\$5,187 per unit
017-426-078	(5) Mobile Homes	\$5,067 per unit
017-426-079	(6) Accessory Dwelling Unit*	Proportional to primary unit (sq. ft.)
-	<b>Park Facilities</b> (effective 07/01/2020)	-
012-426-080	(1) Additions	\$1.90 per sq. ft.
012-426-081	(2) Single-Family Residence	\$8,330 per unit
012-426-082	(3) Duplex; Townhouse	\$5,784 per unit
012-426-083	(4) Apartments / Condominium	\$5,035 per unit
012-426-084	(5) Mobile Homes	\$4,920 per unit
012-426-085	(6) Accessory Dwelling Unit*	\$2,926 per unit
011-426-090	Park Fees Program Administration (effective 09/26/2008)	1% of Parkland Fee + 1% of Park Facilities Fee
011-424-940	Tree Removal Mitigation Payment (in-lieu fee)	\$260/15-gal \$363/24" box
-	<b>Walkway</b> (effective 07/25/2009)	-
014-420-101	(1) Single-Family Residence	\$1,076.22 per unit
014-420-102	(2) Duplex; Townhouse	\$747.27 per unit
014-420-103	(3) Apartments / Condominium	\$650.59 per unit
014-420-104	(4) Mobile Homes	\$635.56 per unit
014-420-105	(5) Accessory Dwelling Unit*	Proportional to primary unit (sq. ft.)
-	<b>Walkway Fees Program Administration</b> (effective 07/25/2009)	-
011-428-000	(1) Single-Family Residence	\$53.81 per unit
011-428-000	(2) Duplex; Townhouse	\$37.36 per unit
011-428-000	(3) Apartments / Condominium	\$32.53 per unit
011-428-000	(4) Mobile Homes	\$31.78 per unit
011-428-000	(5) Accessory Dwelling Unit*	Proportional to primary unit (sq. ft.)
-	<b>Lamorinda Sub-Regional Transportation</b> (effective 01/01/2020)	-
See A/R Form <sup>6</sup>	(1) Single-Family Residential Use: Individual Unit; Duet w/ One Shared Wall	\$8,055.20 per unit
See A/R Form <sup>6</sup>	(2) Multi-Family Residential; Accessory Dwelling Unit*, Apartment; Condominium; Townhouse	\$5,638.30 per unit
See A/R Form <sup>6</sup>	(3) Multi-Family Residential – Transit Oriented Development	\$2,988.68 per unit
See A/R Form <sup>6</sup>	(4) Commercial; Office; Retail; or Industrial use	\$8.62 per sq. ft. GFA
See A/R Form <sup>6</sup>	(5) Other non-residential uses not identified in above (per peak hour trip generated)	\$886.54 per peak hr. trip
-	<b>Parking Development Payment</b> (effective 01/15/2006)	-
032-420-010	Structured Parking in Downtown Core (Mountain View Drive to First Street)	\$36,900 per space
032-420-010	Surface Parking in East End (First to Pleasant Hill Road) & West End (Risa to Mountain View Drive)	\$19,200 per space
011-424-756	Public Art (in-lieu fee)	1% of total project cost

<sup>6</sup> See Account Receivable form for account numbers. Fee is broken down into Lafayette portion and Regional portion.

\* No fees for an ADU which is <750 sq. ft. Fees charged on an ADU ≥750 sq. ft. are proportional to the primary unit size (ADU sq. ft. / Primary sq. ft.) x (Primary Unit Fee)