

PLANNING DIVISION FEES
EFFECTIVE JULY 1, 2011

1.	<u>Pre-Application Meeting¹</u> (Fee is due with the plans 2 weeks before the meeting)	\$1,843.00 per meeting* (includes Fire Dept. fee)
2.	<u>Annexation Proceedings</u> a. LAFCO Annexation Fees Costs shall also include, but not be limited to, current annexation filing fees established by the Board of Equalization in manner provided by the State Government Code Section 54902.5.	Time & Material; Initial Deposit* of \$5,000.00
3.	<u>LAFCO Utility Service Agreement</u> (Preparation of documents in connection with utility service to property outside of the City limits)	Time & Material; Initial Deposit* of \$3,000.00
4.	<u>Environmental Assessment</u> (Contract) Consultant Oversight	Time & Material; Initial Deposit* of \$15,000.00
5.	<u>General Plan Amendment¹</u>	Time & Material; Initial Deposit* of \$15,000.00
6.	<u>Text Change to Zoning Ordinance¹</u>	Time & Material; Initial Deposit* of \$15,000.00
7.	<u>Review of Business License</u>	\$72.00
8.	<u>Over the Counter Permit Planning Review</u>	\$154.00
9.	<u>Sign Permits</u> a. Sign Permit (one business)	\$339.00
	b. Sign Permit (each additional business – same application)	\$131.00
10.	<u>Sign Program</u>	\$913.00
11.	<u>Administrative Use Permit¹</u> a. Temporary Use	Time & Material; Initial Deposit* of \$1,500.00
	b. Administrative - Residential (including Livestock)	Time & Material; Initial Deposit* of \$2,500.00
	c. Planning Commission Referral – Residential (including Livestock)	Time & Material; Initial Deposit* of \$4,000.00

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d.	Administrative - Commercial/Industrial	Time & Material; Initial Deposit* of \$3,000.00
e.	Administrative – Food Vendors	Time & Material; Initial Deposit* of \$500.00
f.	Planning Commission Referral - Commercial/Industrial (including Food Vendors)	Time & Material; Initial Deposit* of \$5,000.00
12.	<u>Rezoning and Prezoning¹</u>	
a.	Planned Development - Preliminary Plan	Time & Material; Initial Deposit* of \$15,000.00
b.	Planned Development - Precise Plan	Time & Material; Initial Deposit* of \$15,000.00
c.	Planned Development - Major Modification	Time & Material; Initial Deposit* of \$15,000.00
d.	Planned Development - Minor Modification	Time & Material; Initial Deposit* of \$5,000.00
e.	Zone Change and Prezoning	Time & Material; Initial Deposit* of \$15,000.00
13.	<u>Site Plan Review¹</u>	
a.	Single-Family Residential – Administrative Approval	Time & Material; Initial Deposit* of \$2,500.00
b.	Single-Family Residential – Planning Commission Referral	Time & Material; Initial Deposit* of \$4,000.00
c.	Single-Family Residential Hillside – Administrative Approval	Time & Material; Initial Deposit* of \$3,000.00
d.	Single-Family Residential Hillside – Planning Commission Referral	Time & Material; Initial Deposit* of \$5,000.00
e.	Multi-Family Residential (Including Multiple SFRs) – Administrative Approval	Time & Material; Initial Deposit* of \$3,000.00
f.	Multi-Family Residential – (Including Multiple SFRs) Planning Commission Referral	Time & Material; Initial Deposit* of \$5,000.00

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g.	Commercial Industrial – Administrative Approval	Time & Material; Initial Deposit* of \$3,000.00
h.	Commercial Industrial – Planning Commission Referral	Time & Material; Initial Deposit* of \$5,000.00
14.	<u>Conditional Use Permit¹</u>	Time & Material; Initial Deposit* of \$5,000.00
15.	<u>Modification of Approved Development Plan – Administrative Approval</u>	\$2,278.00
16.	<u>Modification of Rehearing Approved Development Plan – Planning Commission Referral</u>	\$5,373.00
17.	<u>Variance – Exception to Standards - Administrative Approval</u>	\$1,837.00
18.	<u>Variance – Exception to Standards – Planning Commission Referral</u>	\$4,555.00
19.	<u>Tentative Parcel Map and Tentative Parcel Map with Variance</u>	Time & Material; Initial Deposit* of \$5,000.00
20.	<u>Parcel Map</u>	Time & Material; Initial Deposit* of \$3,000.00
21.	<u>Tentative Tract Map¹</u>	
a.	14 Parcels or Less	Time & Material; Initial Deposit* of \$8,000.00
b.	15 Parcels or More	Time & Material; Initial Deposit* of \$15,000.00
22.	<u>Final Map</u>	Time & Material; Initial Deposit* of \$5,000.00
23.	<u>Lot Line Adjustment</u>	Time & Material; Initial Deposit* of \$3,000.00
24.	<u>Certificate of Merger or Certificate of Compliance</u>	Time & Material; Initial Deposit* of \$3,000.00
25.	<u>Grading Permit Application</u>	Time & Material; Initial Deposit* of \$2,000.00

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26.	<u>Security Gate Application</u>	\$1,380.00
27.	<u>Development Agreement</u>	
	a. Application Filing Fee	\$263.00
	b. Review of application, negotiation of agreements, processing through Planning Commission and City Council	Time and Material; Initial Deposit* of \$5,000.00
	c. Annual Review	Time and Material; Initial Deposit* of \$700.00
	d. Amendment Processing	Time and Material; Initial Deposit* of \$5,000.00
28.	<u>Designation of Historical or Architectural Significance¹</u>	
	a. Single-Family Residential	Time and Material; Initial Deposit* of \$5,212.00
	b. Multi-Family Residential	Time and Material; Initial Deposit* of \$5,421.00
	c. Commercial/Industrial/Other	Time and Material; Initial Deposit* of \$5,840.00
29.	<u>Park-In-Lieu Fees</u>	
	a. Single-Family Detached	\$11,953.00
	b. Single-Family Attached	\$11,395.00
	c. Multi-Family Per Unit	\$ 9,653.00
30.	<u>Tree Preservation:</u>	
	a. Annual Pruning Certification	\$179.00
	b. Tree removal/pruning	\$198.00
31.	<u>Written Verification of Zoning Designation or Similar Request</u>	\$216.00 per parcel
32.	<u>Appeal Fee for Applicant (Appeal to PC or CC)</u>	Time & Material; Initial Deposit* of \$4,000.00
33.	<u>Appeal Fee Other Than Applicant</u>	\$257.00
34.	<u>Extension of Approved Development Applications – Administrative</u>	Time & Material; Initial Deposit* of

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		\$1,000.00
35.	<u>Extension of Approved Development Applications - Hearing</u>	Time & Material; Initial Deposit* of \$2,000.00
36.	<u>Encroachment Permit – Street Events</u> The City Manager may waive this fee for events sponsored by the City of Hayward or by City of Hayward educational institutions.	\$1,346.00
37.	<u>Encroachment Permit Application – Minor Project – Permit Issued Over the Counter</u>	\$161.00
38.	<u>Encroachment Permit Application – Major Work</u>	Time & Material; Initial Deposit* of \$2,000.00
39.	<u>Review of Building Permits</u>	
	a. Commercial/Industrial Tenant Improvements or Additions	\$218.00
	b. Addition – Single-Family Dwelling	\$137.00
	c. Addition – Multi-Family Dwelling	\$218.00
	d. New Accessory Structure	\$38.00
	e. New Single-Family Dwelling	\$191.00
	f. New Single-Family Dwelling – Hillside	\$311.00
	g. New Industrial Building	\$218.00
	h. New Commercial Building	\$383.00
	i. Over-the-Counter Approvals	\$154.00
40.	<u>Inspections – Planning and Landscape</u>	
	a. Single-Family Residential – Subdivision	\$177.00
	b. Multi-Family Residential Development	\$177.00
	c. Single-Family Residential – Hillside	\$60.00
	d. Re-Inspection	\$60.00
	e. Miscellaneous	\$60.00
41.	<u>Research</u>	\$216.00 + \$41.00/hour after 1 st 15 minutes

¹It is recommended that major projects be reviewed at a Pre-Application Meeting prior to submittal of a Development Review Application. The Pre-Application Meeting fee will be credited against the required initial deposit for a corresponding application.

*If during the review of the project the Planning Director estimates that the charges will exceed the deposit, additional deposit(s) will be required. Prompt payments of deposits or outstanding fees owed in association with the application will assure continued staff review of the project. Failure to provide requested deposit or fees associated with the application within an appropriate time frame as determined by the Planning Director will be treated as a withdrawal without prejudice of the application. Any surplus deposit remaining shall be refunded promptly upon project completion.