



**City of San Rafael
Planning Services**

Service Name	Fee Description	Fee	Recovery %
Streamlined Housing Development			
SB 330 Application	Deposit + Hourly	\$ 2,298	100%
SB 9 Housing Development Application	Deposit + Hourly	\$ 6,213	100%
SB 9 Lot Split	Flat Fee	\$ 14,827	100%
SB 35 Housing Development Application	Deposit + Hourly	\$ 16,308	100%
Subdivision			
Lot Line Adjustment & Merger	Flat Fee	\$ 6,693	100%
Small Subdivision	Flat Fee	\$ 14,826	100%
Tentative Map / Subdivision Map	Deposit + Hourly	\$ 19,377	100%
Map Amendment and Extensions	Flat Fee	\$ 8,630	100%
Certificates of Compliance	Flat Fee	\$ 6,217	100%
Exception (Subdivision Ordinance)	Flat Fee	\$ 7,447	100%
Planning Policy			
General Plan Amendment	Deposit + Hourly	\$ 19,709	100%
Development Agreement	Deposit + Hourly	\$ 31,516	100%
Rezoning/Pre-Zoning/Preannexation	Deposit + Hourly	\$ 19,709	100%
Planned Development District	Deposit + Hourly	\$ 20,800	100%
Use Permit			
Use Permit - Administrative/Temporary	Flat Fee	\$ 2,027	100%
Use Permit - Zoning Administrator	Deposit + Hourly	\$ 2,982	60%
Use Permit - Planning Commission	Deposit + Hourly	\$ 9,712	100%
Variances			
Minor Variance - Zoning Administrator	Flat Fee	\$ 4,670	100%
Variance - Planning Commission	Flat Fee	\$ 9,712	100%
Reasonable Accommodation Request	Flat Fee	\$ 1,062	26%
Exception (Zoning)	Flat Fee	\$ 2,027	100%
Exception (Hillside)	Flat Fee	\$ 3,022	100%
Environmental and Design Review			
Environmental and Design Review (Administrative)	Deposit + Hourly	\$ 3,237	100%
Environmental and Design Review - Zoning Administrator	Deposit + Hourly	\$ 6,213	100%
Environmental and Design Review - Planning Commission	Deposit + Hourly	\$ 16,694	100%
Sign Review			
Sign Review - Staff	Flat Fee	\$ 274	100%
Sign Program - Minor (Staff)	Flat Fee	\$ 1,540	100%
Sign Program - Major (Planning Commission)	Flat Fee	\$ 8,856	100%
Sign Review - Minor Exception	Flat Fee	\$ 1,540	100%
Sign Review - Major Exception	Flat Fee	\$ 8,856	100%
Temporary Banner Permit	Flat Fee	\$ 206	100%
Appeal Fees			
Appeal to Planning Commission Filing Fee	Flat Fee	\$ 386	5%
Appeals Planning Commission	Deposit + Hourly	\$ 5,509	65%
Appeal to City Council Filing Fee	Flat Fee	\$ 386	4%
Appeals to City Council	Deposit + Hourly	\$ 5,509	57%
California Environmental Quality Act Review			
Negative Declaration	Deposit + Hourly	\$ 19,454	100%
Environmental Impact Report	Deposit + Hourly	Consultant Cost +25%	100%
Monitoring of Mitigation Measures And Conditions of Approval	Deposit + Hourly	\$ 7,130	100%



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Other Planning Services			
Misc. Staff Time Hourly Rate / Planning Manager ³	FBHR	\$ 279	100%
Misc. Staff Time Hourly Rate / Principal Planner ³	FBHR	\$ 220	100%
Misc. Staff Time Hourly Rate / Associate Planner ³	FBHR	\$ 176	100%
Misc. Staff Time Hourly Rate / Assistant Planner ³	FBHR	\$ 176	100%
Pre Application Meeting/Letter	Flat Fee	\$ 2,297	30%
Outdoor Dining and/or Streetary Site Inspection and Insurance Review Fee ₁	Flat Annual Fee	\$ 318	100%
Licensing Agreement (Outdoor Dining)	Flat Fee	\$ 1,891	100%
Certificate of Appropriateness for Alteration of Historic Structure	Deposit + Hourly	\$ 10,526	100%
Certificate of Public Convenience and Necessity for Alcoholic Beverage License	Deposit + Hourly	\$ 3,296	100%
Neighborhood Meeting	Deposit + Hourly	\$ 3,080	100%
Contract Planner/Consultant Administration (See at right)	Deposit + Hourly	Consultant Cost +20%	100%
Building Permit - Plan Checks	% of Permit Fee	20%	100%
Planning/Zoning Research	Per Hour	\$ 173	100%
General Plan Maintenance Fee	% of Permit Fee	35%	100%
Planning Review of Building Permits - Multi-Family	% of Permit Fee	10%	50%
Planning Review of Building permits - All Others	% of Permit Fee	20%	100%
Specialized Consultant - Including Archaeology Referral	Deposit + Hourly	Consultant Cost +10%	100%
Zoning Verification Letter	Per 1.5 Hours	\$ 258	100%
Small Wireless Facilities	Deposit + Hourly	\$ 5,476	100%
Wireless Communication Facilities	Flat Fee	\$ 1,102	100%

Footnotes

FBHR = Fully Burdened Hourly Rate For Staff Positions (Applicable Average Salary + Fringe Benefits + 10% Overhead Rate)

Deposit + Hourly = Applicant is to pay all City costs, including FBHR based on the time staff spends on the project, 100% of consultant costs, which include but not limited to environmental consultants, archaeologists, outside legal counsel, contract planners, etc. and materials. The initial deposit is listed in the Fee Column.

Note: Multiple application discount: when multiple applications are filed simultaneously, a 25% discount on each deposit-based application type will apply.

For every transaction requiring a fee, the City reserves the right to apply a surcharge fee not to exceed 4% of the value of the transaction to cover the costs associated with the user using a credit card based on the transaction fee the credit card charges to the City.

1. One Inspection and Insurance Review Fee will apply in instances where Outdoor Dining and Streetary operations require insurance review.