



# PLANNING DIVISION

315 Maple Avenue, South San Francisco, CA 94080

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Website: [www.ssf.net/planning](http://www.ssf.net/planning)

## Fee Schedule

*Fee Schedule effective August 25, 2024*

**This handout provides a list of planning-related fees.** Please contact the Planning Division at 650-877-8535 or [planning@ssf.net](mailto:planning@ssf.net) to determine the total fee amount for your application.

Most projects will require the payment of multiple fees. Fees may be exhausted during the application review process; if so, the City may require an applicant to pay additional fees.

### Projects

Application	Detail	Fee Per Application
<b>Pre-Application</b>	Small Project: Residential up to 10 units, Commercial façade, or Addition	\$3,132
	Large Project: Residential over 10 units, or New Commercial development	\$6,170
<b>Use Permit</b>	Conditional Use Permit	\$13,958
	Minor Use Permit / Modification	\$8,214
	Temporary Use Permit	\$2,512
<b>Design Review</b>	Single Family Residential – Modification or Addition	\$3,584
	Single Family Residential – New or Additions (2-3 units)	\$11,968
	Multi-Family Residential (4 – 25 units)	\$28,956
	Multi-Family Residential (25+ units)	\$42,361
	Commercial & Industrial (New)	\$50,964
	Commercial & Industrial (Modification)	\$16,558
<b>Sign Permit</b>	Type A	\$256
	Type B (includes Design Review Fee)	\$1,536
	Type C & Master Sign Program (includes Design Review Fee)	\$8,921
<b>Private Outdoor Dining Permit</b>	Annual Permit	\$1,307

<b>Application</b>	<b>Detail</b>	<b>Fee Per Application</b>
	Annual Use of Space	\$3,097
<b>Small Cell Wireless Facility Application</b>	Master License Agreement for City-owned poles or structures	\$5,533
	Conditional Use Permit for privately-owned poles or structures	\$5,533
	Administrative Deposit	\$1,078
	Attachment Fee / Annual Rent	\$1,788
<b>Short Term Vacation Rental</b>		\$268
<b>Beekeeping Application</b>		\$268
<b>Development Agreement</b>		\$34,188
<b>Specific Plan</b>		\$64,450
<b>Master Plan</b>		\$64,450
<b>Planned Unit Development</b>		\$25,048
<b>Precise Plan</b>	Precise Plan	\$25,048
	Modification	\$11,765
<b>Transportation Demand Management Program</b>	Initial Filing Fee Tier 1 &2	\$2,920
	Initial Filing Fee Tier 3 & 4	\$6,942
	Triennial Review	\$3,725
	Annual Monitoring Fee (plus survey cost)	\$3,725
<b>Tentative Parcel Map</b>		\$12,629
<b>Tentative Subdivision Map</b>		\$18,356
<b>Zoning Text / Map Amendment</b>		\$32,890
<b>Rezone Map</b>		\$32,890
<b>General Plan Amendment</b>		\$33,050
<b>Zoning Administrator Decision</b>		\$2,116
<b>Zoning Verification Letter</b>		\$1,023

Application	Detail	Fee Per Application
Variance		\$21,270
Waivers & Modifications	Major (Planning Commission review)	\$7,102
Waivers & Modifications	Minor (Staff review)	\$2,384
Certificate of Alteration		\$3,993
Certificate of Convenience & Necessity		\$1,848
Minor Changes to approved Permit		\$2,384
Time Extension	Non-Conforming Use	\$2,860

### Appeals

Detail	Fee
Appeal of Planning Commission's decision to City Council	\$1,892
Appeal of Chief Planner's decision to Planning Commission	\$945

### Environmental Fees

Detail	Fee
Categorical Exemption	\$256
Initial Study, Negative Declaration, Mitigated Negative Declaration	\$40,454
Environmental Consistency Analysis / Other Environmental Analysis	\$20,227
Environmental Impact Report (EIR)	\$53,859
Environmental Document prepared by 3 <sup>rd</sup> Party	Actual Cost
San Mateo County Environmental Documentary Handling Fee	\$50

Applicant will be required to file CEQA documents with the San Mateo County Clerk and pay associated filing fees. For San Mateo County's current CEQA filing fees, visit the County's website: <https://smcacre.gov/county-clerk-recorder/environmental-impact-report-fees>

### Miscellaneous

Application	Detail	Fee
Credit Card convenience fee		2.20%
Inspection Fee / Additional Visits		\$506 per inspection or application
Legal Notices		\$857
Reproductions of documents, maps, & plans		Actual cost per page
Hourly Rate		\$268
Technology Fee	Applied to all applications	2% of the overall fee