

Planning Department

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[FY24-25 Approved and effective July 1, 2024]

Special Events:	
a) Minor	\$268
b) Regular	\$1,044
c) Major	\$6,520
Conceptual Review - Planning Staff Only - per meeting	\$400
Pre-Application Review:	
Single Family Districts	\$3,121
All Others Multi-Family / Non-Residential	\$9,946
Tentative Maps:	
Parcel Map	\$14,778
Tract Map	\$21,431
Minor Site Development:	
Over-the-Counter Review	\$267
Staff Review / Zoning Administrator	
a) Staff Review - Zoning Administrator	\$3,508
b) Staff Review Hill Side - Zoning Administrator	\$4,877
Requiring Planning Commission / City Council	\$10,244*^
Site Development:	
New Development Requiring Planning Commission / City Council	\$19,621*^
Zoning Administrator	\$15,173*^
SB35 Housing Project	\$11,446*^
Minor Conditional Use Permit:	
Staff Review - Zoning Administrator	\$1,484
Requiring Planning Commission / City Council	\$3,351*^
Telecommunications	\$1,045
Conditional Use Permit:	
Single Family Districts	\$721*^
Temporary Use Permit	\$930*^
All Other CUPs Multi-Family / Non-Residential	\$16,667*^
Signs:	
Temporary (Including Banners)	\$126
Permanent (Including Wall Signs)	\$364
Freestanding signs over 6ft in height	\$616*^
Variance:	
Single Family Districts	\$1,097*^
Signs	\$1,077*^
Multi-Family / Non-Residential	\$3,377*^

Short-Term Rental Permit	
Short-Term Rental Permit - Initial	\$539
Short-Term Rental Permit - Renewal	\$539
Deposit-Based Fees:	
Amendments, General Plan, Zoning, or Specific Plan (Map or Text)	\$20,000*^
Development Agreements	\$20,000*^
Environmental Review/CEQA clearance	\$35,000*^
Planned Unit Development	\$20,000*^
Billboards	\$2,500*^
^Initial Deposit to Offset Costs of Legal Review, Peer Review, Other Agency Review, etc.	\$5,000
Miscellaneous: Fees:	
Amendments/Modifications to an Existing Permit	
a) Permit Adjustment	25% of permit fee
b) Permit Amendment	50% of permit fee
Appeal To Planning Commission/City Council	\$2,135
Time Extensions	\$881
Public Noticing Fee	\$615
Copies - per page	\$0.10
Planning Research - per hour	\$267
Zoning Conformance Letter	\$252
Home Occupation Permit / Business License Review	\$63
Tree Removal	\$256
Building Plan Check Support	\$267
Building Inspection Support	\$267
Certificate of Occupancy Review	\$134
Permit Compliance Review	\$533
Letter of Determination / Interpretation	\$1,066
Pass-Through for Legal Fees	Pass-Through
Vendor Payment Processing Fees	Pass-Through
Technology Fee - % of Permit	3.80%

* A Public Noticing Fee will apply to this permit application

^ Legal Fees will be billed separately through an established PJ

Deposit Account (PJs): This deposit will be collected in addition to any other deposits or fixed fees. Any unused deposit amounts will be returned to the applicant. Deposit Accounts provide full cost recovery to the City. The cost of staff time is based on fully burdened hourly rates, including overhead. No flat fees will be added. Overhead includes clerical, facilities, equipment, and other service costs.

- Staff will determine the initial deposit based on the project's scope and the typical cost to process that application.
- When two or more applications are filed and processed concurrently, the required fee amount will be the largest of the applications, plus 25% of each additional permit.
- The 3.8% technology charge applies to all deposits & fees except CEQA.
- A 2.4% credit card fee applies to all fees paid with a credit card.

For payments made using vendor portal services, the applicant shall be responsible for processing fees charged by the vendor, as applicable.



FY 2024-25 Development and Storm Impact Fee Schedule

TRANSIT AREA SPECIFIC PLAN (TASP) DEVELOPMENT IMPACT FEE^a

Activity Description	FY 23/24 Fee	FY 24/25 Fee	Unit
1 Residential	\$ 50,056.00	\$ 51,850.84	per unit
2 Commercial	\$ 32.75	\$ 33.92	per square foot
3 Office	\$ 56.28	\$ 58.30	per square foot
4 Hotel	\$ -	\$ -	per room
5 Other Uses			To Be Determined

^a Fee applies Citywide except TASP Fees for Calaveras Boulevard Widening

CALAVERAS BOULEVARD WIDENING TRAFFIC IMPACT FEE

Activity Description	FY 23/24 Fee	FY 24/25 Fee	Unit
1 Residential 5 or More Units	\$ 278.00	\$ 287.97	per unit
2 Retail Development of 1,000 or more Square Feet	\$ 1,184.00	\$ 1,226.45	per square foot
3 Office Development of 1,000 or more Square Feet	\$ 588.00	\$ 609.08	per square foot
4 Other Uses			To Be Determined

STORM DRAIN IMPACT FEE

Activity Description	FY 23/24 Fee	FY 24/25 Fee	Unit
1 Connection Fee per Runoff Acre	\$ -	\$ -	per acre
Milpitas Metro Specific Plan Area (MMSP)	\$ 48,768.00	\$ 50,517.00	per acre
Gateway-Main Street Specific Plan Area (GSP)	\$ 240,000.00	\$ 248,606.00	per acre
Remaining Urban Service Area			
2 Connection Fee per 100 sf of Runoff Surface	\$ -	\$ -	per 100 sf
Milpitas Metro Specific Plan Area (MMSP)	\$ 112.00	\$ 116.00	per 100 sf
Gateway-Main Street Specific Plan Area (GSP)	\$ 551.00	\$ 571.00	per 100 sf
Remaining Urban Service Area			

Escalation Factor	Year to Year	Construction Cost Index	Variance #	Variance %
Engineering News Record	Dec-22	14,977.94		
City Cost Index	Dec-23	15,515.00	537.06	3.59%
San Francisco				
December to December				