



PLANNING DIVISION FEES

Sunnyvale Fiscal Year 2023-2024 (Effective August 19, 2023)

SINGLE-FAMILY HOMES AND DUPLEXES

<input type="checkbox"/> Staff Level Design Review	\$498.75
<input type="checkbox"/> Planning Commission Design Review (Public Hearing)	\$749.70
<input type="checkbox"/> Special Development Permit or Use Permit (Public Hearing)	\$609.00
<input type="checkbox"/> Variance (Public Hearing)	\$609.00

STAFF LEVEL REVIEWS

<input type="checkbox"/> Zoning Exception	\$171.15
<input type="checkbox"/> Miscellaneous Plan Permit - Residential <3 units & ADU/DUO	\$249.90
<input type="checkbox"/> Miscellaneous Plan Permit -Residential (3 or more) and non-residential	\$498.75
<input type="checkbox"/> Preliminary Project Review for Public Hearing Project	\$1,249.50
<input type="checkbox"/> Tree Removal Permit	\$375.90
<input type="checkbox"/> Tree Removal Permit (w/Certified Arborist Report)	\$207.90
<input type="checkbox"/> Tree Removal Permit (by PG&E)	No Fee
<input type="checkbox"/> Temporary Sign	No Fee
<input type="checkbox"/> Permanent Sign (not in a Master Sign Program)	\$207.90
<input type="checkbox"/> Master Sign Program	\$1,113.00
<input type="checkbox"/> Minor Modification to Master Sign Program	\$505.05
<input type="checkbox"/> Site Plan Review (Architectural, Landscaping, Parking & Lighting, etc.)	\$505.05 / Review Item
<input type="checkbox"/> Temporary & Unenclosed Use	\$207.90
<input type="checkbox"/> Mobile Vendor Permit (per site)	\$505.05
<input type="checkbox"/> Waiver of Undergrounding	\$2,094.75
<input type="checkbox"/> Extension of time for Minor/Major Permits and Tentative Maps (not Heritage-related items)	\$1,113.00
<input type="checkbox"/> Review of Transportation Demand Management Plan	\$1,113.00
<input type="checkbox"/> Renaming of Private Street	\$1,113.00
<input type="checkbox"/> Short-Term Rental Director Review	\$85.05

TELECOMMUNICATION FACILITIES

<input type="checkbox"/> New/Modify Facility: Staff Level Review	\$609.00
<input type="checkbox"/> New Facility: Zoning Administrator Review	\$2,284.80
<input type="checkbox"/> New Facility: Planning Commission Review	\$4,853.10
<input type="checkbox"/> Ten-Year Renewal of Permit (Staff Level Review)	\$609.00
<input type="checkbox"/> Two-year Certificate of Compliance per Provider (Staff Level Review)	\$480.90

NOTICING FEES

<input type="checkbox"/> Expanded Noticing - 500 ft.	\$425.00
<input type="checkbox"/> Expanded Noticing - 1000 ft.	\$1,336.00
<input type="checkbox"/> Expanded Noticing - 2000 ft.	\$2,736.00
<input type="checkbox"/> Re-noticing Fee	\$198.00

ZONING ADMINISTRATOR REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> Minor Special Development Permit or Use Permit (non-Single Family home)	\$2,284.80
<input type="checkbox"/> Minor Permit Plan Review	\$1,179.00
<input type="checkbox"/> Variance (non-Single Family home)	\$2,284.80
<input type="checkbox"/> Tentative Parcel Map (4 or fewer lots and condominium units)	\$3,710.70

DEVELOPMENT AGREEMENTS (PUBLIC HEARING)

<input type="checkbox"/> New Development Agreement or Major Modification Deposit plus actual costs	\$8,085.00
<input type="checkbox"/> Minor Modification Deposit plus actual costs	\$4,041.45
<input type="checkbox"/> Annual Review	\$2,022.30

PUBLIC WORKS PLANNING APPLICATION REVIEW (PUBLIC HEARING PROJECTS)

Contact the Engineer or Planner on duty for more information on when the following fees apply.

<input type="checkbox"/> Change of Use to POA, School/Child Care, or Restaurant	\$504.00
<input type="checkbox"/> Tentative Parcel Map (4 or fewer lots and condominium units)	\$1,126.00
<input type="checkbox"/> Tentative Map (5 or more lots)	\$3,465.00
<input type="checkbox"/> Major Planning Project	\$6,934.00

Note: A 5% Technology Fee is included in all planning permit application fees.

PLANNING DIVISION FEES - EFFECTIVE AUGUST 19, 2023 (CONTINUED)

APPEALS (PUBLIC HEARING)

<input type="checkbox"/> Appeal of Permit Decision	\$249.90
<input type="checkbox"/> Appeal of Heritage Preservation Commission Decision	\$207.90
<input type="checkbox"/> Appeal of Zoning Administrator Decision	\$249.90
<input type="checkbox"/> Appeal of Planning Commission Decision	\$249.90
<input type="checkbox"/> Appeal of Non-Public Hearing PPSP Decision	\$233.10
<input type="checkbox"/> Appeal of Planning Commission PPSP Decision	\$233.10

PLANNING COMMISSION REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> Major Design Review	\$4,853.10
<input type="checkbox"/> Major Special Development Permit or Use Permit	\$6,247.50
<input type="checkbox"/> Major Permit Plan Review	\$2,355.00
<input type="checkbox"/> Tentative Map (5 or more lots): Base Fee	\$6,087.90
<input type="checkbox"/> Plus fee per lot	\$400.00
<input type="checkbox"/> Tentative Map: Modification to Conditions of Approval	\$2,472.75

CITY COUNCIL REVIEWS (PUBLIC HEARING)

<input type="checkbox"/> General/Specific Plan Amendment Initiation/Village Center Outreach Plan	\$1,909.95 + noticing fee
<input type="checkbox"/> General Plan Amendment (after Council Initiation)	\$8,085.00
<input type="checkbox"/> Rezone (Zoning District Change) or Amendment to Zoning Code	\$8,085.00
<input type="checkbox"/> Rezone Combining District (except Heritage Housing or Single-Story)	\$4,045.65
<input type="checkbox"/> Rezone to Heritage Housing or Single-Story Combining District	\$198.00/lot + 1 technology fee for entire application
<input type="checkbox"/> Renaming of Public Street	\$8,085.00
<input type="checkbox"/> Specific Plan (incl. Village Center Plans)	\$8,085.00
<input type="checkbox"/> Mobile Home Park CIR Review	\$8,085.00
<input type="checkbox"/> Review of BMR Alternative Compliance Plan	\$6,247.50

Note: A 5% Technology Fee is included in all planning permit application fees.

ENVIRONMENTAL REVIEW

<input type="checkbox"/> Environmental Assessment (Initial Study)	\$1,060.00
<input type="checkbox"/> Staff Review of Environmental Study prepared by a Consultant	\$1,995.00
<input type="checkbox"/> Staff Review of EIR, TIA or other Special Study (% consultant fee)	10% (min.) \$1,995.00
Other Agency Fees (fees will change on January 1, 2024):	
<input type="checkbox"/> Recordation of Notice of Exemption (Santa Clara County Fee)	\$50.00
<input type="checkbox"/> Recordation of Notice of Determination (Dept. Fish & Game Fee)	
Negative Declaration	\$2,764.00
Environmental Impact Report	\$3,839.25

MITIGATION AND IMPACT FEES

Contact the Planner on duty for more information on when the following fees apply.	
<input type="checkbox"/> Transportation Impact Fee	See Impact Fee brochure
<input type="checkbox"/> Park In-Lieu Fee - Average Fair Market Value of Land	See Impact Fee brochure
<input type="checkbox"/> Sense of Place Fee for Tasman Crossing & Fair Oaks Junction	\$1,737.00/unit
<input type="checkbox"/> Sense of Place Fee for East Sunnyvale (Residential Unit)	\$3,324.00/unit
<input type="checkbox"/> Sense of Place Fee for East Sunnyvale (Nonresidential s.f.)	\$1.20/square ft
<input type="checkbox"/> Housing Mitigation Fee	See Impact Fee brochure
<input type="checkbox"/> Tree Replacement In-Lieu Fee	\$490 for 15 gallon or 24" box \$981 for 36" box \$1,960 for 48" box

PLANNING DIVISION FEES - EFFECTIVE AUGUST 19, 2023 (CONTINUED)

PEERY PARK SPECIFIC PLAN (PPSP)

<input type="checkbox"/> PPSP Conditional Use Permit - Director	\$494.55
<input type="checkbox"/> PPSP Conditional Use Permit - Director w/Notice	\$1,237.95
<input type="checkbox"/> PPSP Conditional Use Permit - Commission (May also include PPSP Plan Review - Major)	\$4,853.10
<input type="checkbox"/> PPSP Plan Review - Minor	\$505.05
<input type="checkbox"/> PPSP Plan Review - Major	\$2,472.75
<input type="checkbox"/> PPSP Plan Review - Commission	\$7,324.80
<input type="checkbox"/> PPSP Plan Review - Council	\$9,232.65
<input type="checkbox"/> Peery Park Sense of Place fee	See Impact Fee brochure
<input type="checkbox"/> Peery Park Water Infrastructure fee	See Impact Fee brochure
<input type="checkbox"/> Peery Park Wastewater Infrastructure fee	\$3.90 per net new s.f.

HERITAGE PRESERVATION REVIEWS

<input type="checkbox"/> Resource Allocation/Alteration Permit (RAP) (Public Hearing)	\$291.90
<input type="checkbox"/> Landmark Alteration Permit (LAP) (Public Hearing)	\$709.80
<input type="checkbox"/> Landmark Alteration Permit: Minor Review or Change (Public Hearing)	\$303.45
<input type="checkbox"/> Extension of Time to RAP or LAP (Staff Level)	\$303.45
<input type="checkbox"/> Mills Act Contract Request (Public Hearing)	\$3,887.10

EL CAMINO REAL SPECIFIC PLAN (ECRSP)

<input type="checkbox"/> Residential Transportation Impact Fee	\$44.50/net new unit
<input type="checkbox"/> Office Transportation Impact Fee	\$165.00 per 1,000 s.f. (net new)
<input type="checkbox"/> Retail/Commercial Transportation Impact Fee	\$390.00 per 1,000 s.f. (net new)
<input type="checkbox"/> Hotel Transportation Impact Fee	\$67.50 per room (net new)

OTHER FEES

<input type="checkbox"/> Planner Attendance at After Hour Meetings (2 hour minimum)	\$111.50/ hr. (\$223.00 min.)
<input type="checkbox"/> Art Permit (Arts Commission)	\$5,331.90
<input type="checkbox"/> Art in Private Development In-Lieu Fee	1.1% of construction valuation
<input type="checkbox"/> Data Research or Zoning Letter (half-hour minimum)	\$136/hr. (\$68.00 minimum)
<input type="checkbox"/> Permit Recordation Fee (Santa Clara County Fee)	\$25.00 1 st page \$3.00/add'l page \$5.00 Conformed Copy
Building Homes and Jobs Act Fee* (Govt. Code 27388.1)	\$75.00 per submission
Restrictive Covenant Program Fee* (Govt. Code 27388.2)	\$2.00 per submission
<p>*Exemptions:</p> <ol style="list-style-type: none"> 1. Transfer of a real property that is a residential dwelling to an owner-occupier 2. Transfer subject to the imposition of a documentary transfer tax 	

LAWRENCE STATION AREA PLAN (LSAP)

<input type="checkbox"/> LSAP Residential Wastewater Fee	\$864.00 per residential unit
<input type="checkbox"/> LSAP Sense of Place Fee (Residential)	\$2,436.00/unit
<input type="checkbox"/> LSAP Sense of Place Fee (Non-Residential)	\$2.50/s.f.
<input type="checkbox"/> LSAP Transportation Impact Fee	\$1,627.00/unit
Applies after total of 2,323 residential units have been built or approved within the LSAP District	

Note: A 5% Technology Fee is included in all planning permit application fees.

One-Stop Permit Center at City Hall, 456 W. Olive Ave.,
408-730-7444
Building and Planning Division hours are 8 a.m. to 12:30 p.m. and
1 p.m. to 5 p.m.
Sunnyvale.ca.gov

PLANNING DIVISION FEES - EFFECTIVE AUGUST 19, 2023 (CONTINUED)

MOFFETT PARK SPECIFIC PLAN (MPSP)

*Fees below applicable until September 22, 2023

<input type="checkbox"/> Moffett Park Min. SDP/Design Review (Staff Level or Zoning Admin. Review)*	\$3,123.75
<input type="checkbox"/> Minor MP Plan Review*	\$1,179.00
<input type="checkbox"/> Moffett Park Major SDP/Design Review (Planning Commission Review)*	\$4,853.10
<input type="checkbox"/> Major MP Plan Review*	\$2,355.00

Fees below effective September 22, 2023

<input type="checkbox"/> Moffett Park Miscellaneous Plan Permit	\$1,621.20
<input type="checkbox"/> Moffett Park Miscellaneous Plan Permit Design Review - Staff Level	\$1,621.20
<input type="checkbox"/> Moffett Park Minor SDP	\$2,856.00
<input type="checkbox"/> Moffett Park Minor SDP Plan Review	\$2,355.00
<input type="checkbox"/> Moffett Park Major SDP	\$6,954.15
<input type="checkbox"/> Moffett Park Major SDP Plan Review	\$6,695.00
<input type="checkbox"/> Moffett Park Site Master Plan**	\$4,270.35 per lot acre
<input type="checkbox"/> Moffett Park Development Agreement Deposit	\$16,170.00
<input type="checkbox"/> Moffett Park Development Agreement Actual Cost	Deposit + Actual Cost Including All Salary, Benefits and Materials
<input type="checkbox"/> Moffett Park Transportation Impact Fee	
<input type="checkbox"/> Residential**	\$1,859.00 per 1,000 net new sq. ft.
<input type="checkbox"/> Office	\$7,119.57 per 1,000 net new sq. ft.
<input type="checkbox"/> R+D	\$3,876.22 per 1,000 net new sq. ft.
<input type="checkbox"/> Hotel	\$2,333.64 per 1,000 net new sq. ft. of guest rooms
<input type="checkbox"/> Retail/Commercial	Fee Waived

<input type="checkbox"/> Moffett Park Utility Infrastructure Costs - Water	
<input type="checkbox"/> Residential**	\$1.49 per sq. ft
<input type="checkbox"/> Office/R+D	\$1.21 per sq. ft
<input type="checkbox"/> Moffett Park Utility Infrastructure Costs - Sewer	
<input type="checkbox"/> Residential**	\$1.48 per sq. ft
<input type="checkbox"/> Office/R+D	\$1.21 per sq. ft
**Residential Fee based on habitable square feet	

Note: A 5% Technology Fee is included in all planning permit application fees.