

RESOLUTION NO. 2017-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS SETTING CERTAIN FEES AND CHARGES TO BE COLLECTED FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, the Municipal Code specifies that certain fees and charges shall be set by Resolution of the City Council; and


WHEREAS, these fees and charges should be in amounts sufficient to recover the costs incurred by the City with respect to the functions to be performed by the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby adopts the various fees and charges set forth in the attached FY 2017/18 Fee Schedule for the Community Development Department and these fees shall become effective no sooner than 60 days following final passage and adoption of this Resolution and shall remain in effect until a new Resolution amending the same is adopted by the City Council.

BE IT FURTHER RESOLVED all other fees previously established by other City Council Resolution or Ordinance remain in effect.


I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 11th day of July, 2017 by the following vote:

AYES: LEE ENG, MORDO, PEPPER, PROCHNOW
NOES: NONE
ABSENT: BRUINS
ABSTAIN: NONE



Mary Prochnow, MAYOR

Attest:



Jon Maginot, CMC, CITY CLERK

City of Los Altos
Community Development Department Fee Schedule
2017/18

Community Development – Building	Fee for Service
Building Permit Valuation based on price per square foot of construction. Minimum valuation for new residential and commercial construction is \$158 per square foot.	
Total Valuation \$1 - \$3,000	\$79
\$3,001 - \$25,000	\$79 for the First \$3,000 Plus \$16 for Each Additional \$1,000 or Fraction Thereof, To and Including \$25,000
\$25,001 - \$50,000	\$435 for the First \$25,000 Plus \$12 for Each Additional \$1,000 or Fraction Thereof, To and Including \$50,000
\$50,001 - \$100,000	\$728 for the First \$50,000 Plus \$8 for Each Additional \$1,000 or Fraction Thereof, To and Including \$100,000
\$100,001 - \$500,000	\$1,133 for the First \$100,000 Plus \$7 for Each Additional \$1,000 or Fraction Thereof, To and Including \$500,000
\$500,001 - \$1,000,000	\$3,733 for the First \$500,000 Plus \$6 for Each Additional \$1,000 or Fraction Thereof, To and Including \$1,000,000
\$1,000,001 and Up	\$6,483 for the First \$1,000,000 Plus \$4 for Each Additional \$1,000 or Fraction Thereof
Electrical, Fire Department Inspection, Mechanical or Plumbing Permit Total Valuation \$1 - \$3,000	\$79
\$3,001 - \$25,000	\$79 for the First \$3,000 Plus \$22 for Each Additional \$1,000 or Fraction Thereof, To and Including \$25,000
\$25,001 - \$50,000	\$563 for the First \$25,000 Plus \$16 for Each Additional \$1,000 or Fraction Thereof, To and Including \$50,000

\$50,001 - \$100,000	\$963 for the First \$50,000 Plus \$11 for Each Additional \$1,000 or Fraction Thereof, To and Including \$100,000
\$100,001 and up	1.55% of Valuation
Building Plan Check	65% of Building Permit Fee
Blueprint for a Clean Bay	\$10
Building Code Compliance Review	\$525
Building Moving Permit	Time/Material
California Green Building Fund	\$4.00 Per \$100,000 in Valuation, but not less than \$1.00 Per \$25,000 in Valuation
Construction Tax	
Residential	\$0.41 per Square Foot
Commercial	\$0.68 per Square Foot
Demolition Permit	
Single Family	\$289
Commercial/Multiple Family	\$578
Duplicate Permit Request	\$50
Energy Plan Check	25% of Building Permit
Fire Marshall Plan Check	20% of Building Permit
Miscellaneous Building Permit	\$79
Property Research	
Residential	\$26 per Property
Commercial	\$53 minimum per Property
Re-Inspection Request	\$79
Solar and Photovoltaic Permit	Fees for solar installations shall comply with California Government Code Section 66015, which allow for fees of \$500 plus \$15 per kilowatt for each kilowatt above 15kW for residential rooftop solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51kW and 250kW, plus \$5 for every kilowatt above 250kW, for commercial rooftop solar energy systems.
Street Address Change	\$578
Strong Motion and Seismic Hazard Mapping	
Residential	Minimum Fee is \$0.50 for Any Valuation Up To \$5,000 (x 0.0001 = Fee Amount)
Commercial	Minimum Fee is \$0.50 for Any Valuation Up To \$2,381 (x 0.0001 = Fee Amount)
Technology Surcharge – Permit System Maintenance, Document Archiving Maintenance, Document Backfile Conversion	5% of Building/Electrical/Mechanical/Plumbing Permits
Temporary Certificate of Occupancy	\$368
Community Development – Planning	Fee for Service
Annexation	\$200 Deposit per Parcel, with a \$1,000 Minimum and Fully Allocated Hourly Staff Rates
Appeal	
Within Notification Boundary	\$575
Outside Notification Boundary	\$1,730

Application Extension Single-Family	\$285
Commercial/Multiple Family	\$575
Application Modification Single-Family	\$575
Commercial/Multiple Family	\$1,730
Certificate of Compliance	\$1,730 + Time/Material
Conditional Use Permit Business Use Only Planning/Transportation Commission	\$1,730
Business Use Only Planning/Transportation Commission City Council	\$2,885
New Construction (>500 sq. ft.) Planning/Transportation Commission City Council	\$5,190
Conditional Use Permit – Wireless Facility City Council or Planning and Transportation Commission or Zoning Administrator	\$5,190
Conditional Use Permit – Wireless Facility Renewal or Modification – Staff Level	\$865
Use Permit Modification	\$865
Design Review Second Living Unit Single Family Administrative (>500 Sq. Ft.) Design Review Commission	\$575 \$865 \$1,730
Commercial/Multiple Family Administrative (≤500 Sq. Ft.) Commercial/Multiple Family Planning/Transportation Commission City Council (>500 Sq. Ft.)	\$865 \$5,190
Design Review Single Family – Administrative (<500 sq. ft.)	\$285
Design Review – Accessory Structure – Design Review Commission	\$865
Development Agreement Fee	Time/Material (\$5,000 deposit)
Environmental Impact Report	\$5,190 + Time/Material
Electric Vehicle Charging	\$.32 Per kWh
Environmental Initial Study	\$1,730 + Time/Material
General Plan/Map Amendment	\$5,190
Lot Line Adjustment	\$1,730 + Time/Material
Park In-Lieu Fee Single Family Residential Unit Multiple Family Residential Unit	\$56,500 \$35,500
Planned Unit Development	\$5,190
Preliminary Project Review	\$285
Planning and Transportation Commission Study Session	\$575
Public Sidewalk Display Permit	\$52
Reversion to Acreage	\$1,730 + Time/Material
Sign Design Review	

Modification of Existing Sign and Sign Per a Sign Program	\$140.00
New Sign not part of a Sign Program	\$285
Master Sign Program	\$575
Single Story Overlay Rezoning	\$4,725
Tentative Subdivision Map Review	\$5,190
Tentative Subdivision Map Extension/Modification	\$1,730
Traffic Impact Fee	
Single Family Residential Unit	\$6,152
Multiple Family Residential Unit	\$3,777
Senior Residential Unit	\$1,584
Commercial	\$11,269 Per 1,000 sq. ft.
Office	\$9,076 Per 1,000 sq. ft.
Tree Removal	\$52
Vacating Easement/Right-of-way	Time/Material
Variance Review	
Accessory Structure	\$575
Single Family Main Structure	\$1,730
Commercial/Multiple Family Main Structure	\$5,190
Variance Review – Commercial/Multiple Family Main Structure – Planning and Transportation Commission Only	\$1,730
Zoning Ordinance/Map Amendment	\$5,190
Zoning Use Compliance	\$105
Zoning Verification Letter	\$285
Public Notification Single-Family Design Review	\$25
All Other Public Notifications	\$1 per mailed postcard