

## **RESOLUTION NO. 2013-0111**

Adopted by the Sacramento City Council

April 9, 2013

### **ESTABLISHING PERMIT FEES FOR SITE PLAN AND DESIGN REVIEW SET FORTH IN CHAPTER 17.808, ARTICLE I, OF THE SACRAMENTO CITY CODE**

#### **BACKGROUND**

- A. Title 17 of Sacramento City Code, the Zoning Code, has been updated and renamed the Planning and Development Code.
- B. The Planning and Development Code has a site plan and design review process.
- C. The proposed fees for site plan and design review conducted under Article I of Chapter 17.808 of the Planning and Development Code are forth in Exhibit A
- D. The amount of the proposed fees is no more than necessary to cover the City's reasonable costs to accept, process and review, and take action on applications for the permits and otherwise administer and enforce Article I of Chapter 17.808. In addition, the manner in which those costs are allocated to the permittees bears a reasonable relationship to each permittee's burdens on, or benefits received from, the City.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City of Sacramento Fee and Charge Report, Community Development Department, is hereby amended as set forth in Exhibit A, to establish the amount of the fees authorized by section 17.800.020 for site plan and design review conducted under Article I of Chapter 17.808 of the Sacramento City Code.
- Section 2. Exhibit A is part of this resolution.
- Section 3. This resolution shall take effect on September 30, 2013.

Adopted by the City of Sacramento City Council on April 9, 2013 the following vote:

Ayes: Councilmembers Cohn, Fong, Hansen, McCarty, Schenirer, Warren and Mayor Johnson

Noes: Councilmember Ashby

Abstain: None

Absent: Councilmember Pannell



Vice Mayor Angelique Ashby

Attest:



Shirley Concolino, City Clerk

## Exhibit A

**Fee Name:** Site Plan and Design Review Permit (Sacramento City Code Chapter 17.808 Article I)

**Current Fees:**

Permit Type	Current Fee
<b>Design Review Fees</b>	
Additions & Rehabilitations, Non-Residential Exterior work valued over \$100,000 (staff level)	\$800
Additions & Rehabilitations, Projects with \$10,000 to under \$50,000 of work to be reviewed (staff level)	\$300
Additions & Rehabilitations, Projects with \$50,000 to under \$100,000 of work to be reviewed (staff level)	\$500
Additions & Rehabilitations, Projects with less than \$10,000 of work to be reviewed (staff level)	\$140
Additions & Rehabilitations, Projects with over \$100,000 of work to be reviewed (Director or Commission level)	\$1,500
Additions & Rehabilitations, Residential & Non-Residential Projects with exterior work valued up to \$100,000 (staff level)	\$140
Additions & Rehabilitations, Residential Projects with exterior work valued over \$100,000 (staff level)	\$325
Alternative Design Ordinances, 1 & 2 Family Units requiring Director level review	\$1,400
Alternative Design Ordinances, 1 & 2 Family Units with extensive staff level or modification required	\$280
Alternative Design Ordinances, 1 & 2 Family Units with minimal or moderate staff level or modification required	\$140
Building moves with less than \$100,000 of improvements	\$410
Building moves with more than \$100,000 of improvements	\$1,451
Entitlement Review (Engineering)	\$500
Design Review Modification, Planning Director	\$350
Design Review, Planning Director	\$500
New Construction, 1 & 2 Family Units	\$325
New Construction, 1 & 2 Family Units with minimal staff level	\$140
New Construction, 1 & 2 Family Units with moderate staff level	\$140
New Construction, 1 & 2 Family Units with extensive staff level	\$280
New Construction, Accessory Structure	\$270
New Construction, Commercial (Commission level) more than 4 stories, more than 60' height, and more than 40,000 sq. ft. (75K CBD)	\$5,000

New Construction, Commercial (Director level) 4 stories or less, less than 60' in height, and less than 40,000 sq. ft. (75K CBD)	\$2,500
New Construction, Multi-Family (3 or more)	\$400
New Construction, Multi-Family (Director level)	\$1,850
New Construction, Commercial/Non-Residential Developments	\$800
Parking lots with less than \$100,000 of improvements	\$270
Parking lots with over \$100,000 of improvements	\$1,311
<b>Development Plan Review</b>	
Plan Review - Major, Planning Director	\$1,400
Plan Review - Minor, Planning Director	\$500
Plan Review, Planning Director	\$3,750
Plan Review	\$7,500
Plan Review Time Extension or Modification	\$3,500
<b>Landmark &amp; Historic District Review</b>	
Building move of a landmark structure or structure into or out of a historic district (Commission review)	\$2,500
Demolition of landmark structure or contributing structure in a historic district (Commission review)	\$3,500
Entitlement Review (Engineering)	\$500
New Construction on Vacant Lot (Commercial)	\$3,500
New Construction on Vacant Lot (Residential)	\$1,000
New Construction, 1 & 2 Family Units	\$325
New Construction, Accessory Structures	\$322
New Construction, Commercial Development	\$3,500
New Construction, Multi-Family	\$1,800
Rehabilitations/Additions, Projects with less than \$10,000 of work to be reviewed	\$140
Rehabilitations/Additions, Projects with \$10,000 to under \$50,000 of work to be reviewed	\$280
Rehabilitations/Additions, Projects with \$50,000 to under \$100,000 of work to be reviewed	\$800
Rehabilitations/Additions, Projects with over \$100,000 of work to be reviewed	\$1,800
<b>Plan Review</b>	
Planning Director's Plan Review	\$3,750
Planning Director's Plan Review - Major Modification	\$1,400
Planning Director's Plan Review - Minor Modification	\$500
Zoning Administrator's Plan Review - Residential	\$1,400
Zoning Administrator's Plan Review - Commercial	\$2,000
Planning and Design Commission Development Plan Review	\$7,500

**Proposed Fees:** Fees to replace current fees listed above.

<b>Building Size: Square feet</b>	<b>Fee</b>
<b>STAFF LEVEL (Base Fees)</b>	
Over-Counter Review & Minor additions/alterations	\$140/hour, \$70 minimum
Site plan only, no bldg. <1 acre	\$350
Site plan only, no bldg. 1 acre or greater	\$1,400
0-2,500 SFR	\$350
2,501+ SFR	\$700
0-5,000 (non-SFR)	\$1,680
5,001-9,999	\$1,680 + 0.08 for each additional sq ft
10,000	\$2,100
10,001-19,999	+0.08 for each additional sq ft
20,000	\$2,940
20,001-99,999	+0.04 for each additional sq ft
100,000	\$6,160
100,001+	\$6,160 + 0.02 for each additional sq ft
<b>HEARING LEVEL (Additional Fee)</b>	
<i>Add to base fee. If there is another entitlement requiring a hearing do not add the hearing fee.</i>	Director: \$1,400
	Commission: \$2,240

**Justification:** The fees recover 100% of estimated costs for a site plan and design review permit process that includes review of the permit application by staff and permit administration, all at the department's hourly rate of \$140.

**Proposition 26:** These fees are not "taxes" under section 1, subdivision (e), in article XIIC of the California Constitution, as they are within the exception set out in subdivision (e)(3) of that section. The fees recoup not more than 100% of the Department's actual cost of issuing the permits and inspecting the sites. No fee waivers are provided, and the Department's costs are allocated equally to the persons who apply for permits and permit renewals.