

CITY OF SOUTH SAN FRANCISCO, PLANNING DIVISION

FEE SCHEDULE (EFFECTIVE JULY 24, 2023)

NOTE: MOST PROJECTS REQUIRE MULTIPLE FEES.
PLEASE CONTACT THE PLANNING DIVISION AT (650) 877-8535 TO DETERMINE TOTAL APPLICATION FEES.

APPLICATION / ENTITLEMENT REQUESTS

Design Review	Single Family Residential Modification/Addition	Per Application \$3,500
	Single Family Residential / New or Additions to 2-3 units	Per Application \$11,688
	Multi-Family Residential 4-25 Units	Per Application \$28,278
	Multi-Family Residential 25+ Units	Per Application \$41,368
	Commercial & Industrial (New)	\$49,770
	Commercial & Industrial – (Modification)	\$16,170
Certificate of Alteration		Each \$3,899
Use Permit	Conditional Use Permit	\$13,631
	Minor Use Permit	\$8,022
	Temporary Use Permit	\$2,453
Precise Plan	Precise Plan	\$24,461
	Modification	\$11,489
Private Outdoor Dining Permit		
	Annual Permit	\$1,277
	Annual Use of Space	\$3,024
Signs		
	Type A	\$250
	Type B (includes Design Review Fee)	\$1,500
	Type C & Master Sign Program (includes Design Review Fee)	\$8,712
Tentative Parcel Map		\$12,333
Tentative Subdivision Map		\$17,926
Time Extension	Non-Conforming Use/All Others	Per Extension \$2,793
Variance		Per Variance \$20,771
Waivers & Modifications	Minor (Staff Review)	\$2,328
	Major (Planning Commission Review)	\$6,936
Small Cell Wireless		
	MLA For City-owned poles or structures	\$5,404
	CUP For privately-owned poles or structures	\$5,404
	Administrative Deposit	Per pole \$1,053
	Attachment Fee/Annual Rent	Per pole \$1,746
Zoning Administrator Decision		\$2,066
Minor Changes to approved Permit		\$2,328
Development Agreement		\$33,386
Specific Plan		\$62,940
Master Plan		\$62,940
Planned Unit Development		\$24,461
Zoning Text / Map Amendment		\$32,119
General Plan Amendment		\$32,276

Transportation Demand Management Program

Initial Filing Fee Tier 1 & 2	\$2,852
Initial Filing Fee Tier 3 & 4	\$6,779
Annual Monitoring Fee	\$3,637

Appeals

Appeal of the Planning Commission's Decision to the City Council	\$1,848
Appeal of the Chief Planner's Decision to the Planning Commission	\$923

Environmental Fees

Categorical Exemption	\$250
Initial Study, Negative Declaration, Mitigated Negative Declaration, Environmental Consistency Analysis & Other Contract Planning Studies	\$39,506
Environmental Impact Report (EIR)	\$52,597
Environmental Document Prepared by 3 rd Party	Actual Cost

Environmental Filing Fees

San Mateo County Environmental Documentary Handling Fee	\$50.00	
Fish & Game fee (fees Subject to change) TO BE PAID / FILED/RECORDED BY THE APPLICANT WITH SAN MATEO COUNTY	Negative Declaration & Mitigated Negative Declaration	\$2,916.75
	Environmental Impact Report	\$4,051.25
	Environmental Document pursuant to a Certified Regulatory Program (CRP)	\$1,377.25

Miscellaneous

Legal Notices	\$837	
Certificate of Convenience & Necessity	\$1,805	
Documents, Maps & Plans- Reproduction of Documents & Maps	Actual Cost per page	
Duplication of Planning Commission Mtg	Per CD \$21	
Pre-Application Submittal (Small project)	Residential up to 10 units / Comm. Façade or Addition	\$3,058
Pre-Application Submittal (Large Project)	Residential over 10 units / New Commercial Development	\$6,025
Inspection Fee / Additional Visits	Per Inspection/Application	\$494
Hourly Rate		\$262
Credit Card Convenience Fees		2.20%
Short Term Rental Application		\$262
Zoning Verification Letter		\$999
Technology Fee		2% of the overall fee

Fees may be exhausted by application processing & will require additional applicant deposits.