

RESOLUTION NUMBER R-286391

ADOPTED ON OCTOBER 3, 1995

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the Schedule of Fees and Deposits for the Development Services Department, as revised and as set forth in Attachments 1, 2, and 3 hereto, as further described in Manager's Report 95-180, and as further modified by Paragraphs 2 and 3 of this resolution is hereby approved.

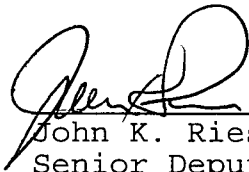
2. That the City Manager's new alternative A which reduces the service level to correspond with the level of the current fees is hereby adopted.

3. That Items B, C, E and F of the City Manager's report are hereby adopted, the remained are rejected.

4. That the City Manager is hereby directed to continue noticing the tenants and the fee schedule for noticing is to remain the same.

APPROVED: JOHN W. WITT, City Attorney

By



John K. Riess  
Senior Deputy City Attorney

JKR:mrh:pev  
08/04/95  
11/01/95 REV. 1  
11/27/95 REV.2  
Or.Dept:Dev.Srv.  
R-96-167  
Form=r.auagr

**Development Services Department  
Development & Environmental Planning  
Fee and Deposit Schedule**

(Shaded numbers reflect change from current fee and deposit schedule)

Index Number	Service and/or Permit	Fee	Deposit
1300/301	Amendments to Approved Permits		Same as Initial Deposit
1300/302	Barrio Logan Planned District		\$2,600
1300/303	Carmel Valley Planned District (NCW)		\$2,600
1300/304	Cass Street Commercial Planned District (CSD)		
	Non-Hearing	\$3,150	
	Hearing	\$4,800	
1300/305	Classification of Use (CLU)	\$800	
1300/306	Coastal Development Permit (CDP)		\$2,650
1300/307	Community Plan Implementation Overlay Zone (CPZ)		
	Type A	\$700	
	Type B	\$4,900	
1300/308	Community/Precise Plan Adoption or Amendment (CP)		\$3,000
1300/309	Companion Unit Conditional Use Permit (CUC)		\$2,500
1300/310	Conditional Use Permit (CUP)		\$2,650
1300/311	Condominium Conversion (CCP)		\$3,600
1300/312	Development Agreements (DA)		\$7,000
1300/313	Environmental Exemption	\$60	
1300/314	Environmental Impact Report (EIR)		\$7,500
1300/315	Environmental Initial Study		\$2,500
1300/316	Extension of Time - Applicable Permits (EOT)		\$2,500
1300/317	Fire Department Review of Discretionary Permits	\$140	
1300/318	Golden Hill Planned District (GHP)		\$2,600

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Development Services Department  
Development & Environmental Planning Fee Schedule

Index Number	Service or Permit	Fee	Deposit
1300/319	Grading Review - Improvement		
	<u>Improvement Estimate:</u>		
	\$5,000 or less	\$750	
	\$5,001 to \$10,000	\$750 plus 5% over \$5,000	
	\$10,001 to \$30,000	\$1,000 plus 5% over \$10,000	
	\$30,001 to \$50,000	\$2,000 plus 2% over \$30,000	
	\$50,001 to \$100,000	\$2,400 plus 2% over \$50,000	
	More than \$100,000	\$3,400 plus 1% over \$100,000	
1300/320	Height Limitation Zone Exception		\$1,450
1300/321	Hillside Review Overlay Zone (HRP)		\$2,250
1300/322	La Jolla Planned District		
	Full Compliance - Mini Application (LJC)		\$1,450
	Variance, Special Use Permit (LJC)		\$2,600
	Demolition (LJC)	\$100	
	Historic Review (LJC)		\$700
1300/323	La Jolla Shores Planned District (LJS)		\$2,600
1300/324	Landscape Ordinance Processing		
	Landscape Initial Application Fee	\$200	
1300/325	Landscape Plan Check Fee		
	<u>Gross Site:</u>		
	30,000 Sq. Ft. or Less - No Prior Special Permits	\$350	
	More than 30,000 Sq. Ft. - No Prior Special Permits	\$650	
	30,000 Sq. Ft. or Less - With Prior Special Permit	\$650	
	More than 30,000 Sq. Ft. - With Prior Special Permit	\$975	
1300/326	Landscape Plan Recheck/Field Reinspection	\$50 per hour	
1300/327	Manufacturing/Industrial Park Zone (MIP)	\$4,800	

Development Services Department  
Development & Environmental Planning Fee Schedule

Index Number	Service and/or Permit	Fee	Deposit
1300/328	Mid-City Planned District		
	Minor Deviations, Below Threshold (MCD)		\$1,450
	Over Threshold, Deviations (MCD)		\$2,600
	Demolition (MCD)	\$100	
	Historic Review (MCD)		\$700
1300/329	Mission Bay Park Lease Review		\$2,650
1300/330	Mission Valley Planned District (MVP)		\$2,600
	Exception Permit (MVP)	\$700	
1300/331	Mitigation Monitoring Deposits		
	Small Projects		\$450
	Medium Projects		\$3,200
	Large Projects		\$7,000
1300/332	Mitigation Monitoring Fees		
	Field Check - Small Projects	\$125	
	Field Check - Large Projects	\$250	
	Plan Check - Small Projects	\$450	
	Plan Check - Large Projects	\$800	
1300/333	Mount Hope Planned District (MHP)	\$3,150	
1300/334	Multi-Family Zone FAR Exception		\$850
1300/335	Old Town Planned District		
	Preliminary Review (OSD)	\$500	
	Minor Projects (OSD)		\$700
	Other Projects - New Construction (OSD)		\$2,600
1300/336	Otay Mesa Planned District (OMD)	\$4,150	
1300/337	Pedestrian/Commercial Overlay Zone (PCOZ)		\$2,650
1300/338	Plan Check Fee - Residential		
	1-10 Dwelling Units	\$200	
	Over 11 Dwelling Units	\$450	
	Express - One or More Units	\$90 per hour	

Development Services Department  
Development & Environmental Planning Fee Schedule

Index Number	Service and/or Permit	Fee	Deposit
1300/338	Plan Check Fee - Commercial/Industrial		
	0-15,000 Sq. Ft.	\$200	
	Over 15,001 Sq. Ft.	\$450	
	Express (in addition to base plan check fee)	\$90 per hour	
1300/339	Plan Check Fee - Minor Improvements	\$50	
1300/340	Planned Commercial Development (PCD)		\$2,600
1300/341	Planned Industrial Development PID	\$5,000	
1300/342	Planned Infill Residential Development (PIR)		\$2,600
1300/343	Planned Residential Development (PRD)		\$2,600
1300/344	Planning and Development Services		Up to \$25,000
1300/345	Preliminary Concept Review Residential (PR)		
	1-25 Dwelling Units	\$700	
	26-100 Dwelling Units	\$1,050	
	Over 100 Dwelling Units	\$1,750	
1300/345	Preliminary Concept Review Commercial/Industrial (PR)		
	1,000-30,000 Sq. Ft.	\$700	
	30,001-12,000 Sq. Ft.	\$1,050	
	Over 120,000 Sq. Ft.	\$1,750	
1300/346	Reclamation Plan		\$2,650
1300/347	Recycling Facility Permit		\$1,450
1300/348	Resource Protection Overlay Ordinance (RPO)		\$2,500
1300/349	San Ysidro Planned District		
	Alcohol Beverages Sales Conditional Use Permit		\$1,750
	Below Threshold/Minor Deviations (SYD)		\$1,450
	Over Threshold (SYD)		\$2,600
1300/350	Rezoning		\$2,500
1300/351	Southeast San Diego Planned District (SED)		\$2,600
	Alcohol Beverages Sales Conditional Use Permit (SED)		\$1,750

Development Services Department  
Development & Environmental Planning Fee Schedule

Index Number	Service and/or Permit	Fee	Deposit
1300/351	Southeast San Diego Planned District (SED)		\$2,600
	Alcohol Beverages Sales Conditional Use Permit (SED)		\$1,750
	Southeast San Diego Historic Permit	\$350	
1300/352	Sensitive Coastal Resource (SCR)		\$2,650
1300/353	Specific Plan Adoption or Amendment (CP)		\$3,000
1300/354	Substantial Conformity Review	\$500	
1300/355	Tentative Map/Parcel Maps (TM)		\$3,600
1300/356	Vesting Tentative Maps/Parcel Maps (VTM)		\$5,000
1300/357	West Lewis Street Planned District (WLM)		
	Non-Hearing	\$3,150	
	Hearing	\$4,800	

NOTES:

ADDITIONAL CHARGE: An additional charge equal to one-half the fee or one-half the cost incurred by the City in processing the application, shall be charged against the fee/deposit of the application when the application is filed after the project has commenced and said use is in violation of the zoning regulations of the Municipal Code (Ordinance O-12960 N.S., 5-2-83).

RETURNED CHECKS: There will be a \$20 processing charge for all returned checks.

**Development Services Department  
Zoning & Sign Services  
Fee Schedule**

(Shaded numbers reflect change from current fee and deposit schedule)

Index No.	Service or Permit	Fee
1300/101	Amendment (Variance, CUP's and all other permits)	
	Non-noticed hearing	\$1,000
	Noticed	\$725
1300/102	Child Care Center Permit	\$150
1300/103	Comprehensive Sign Plan	\$2,500 deposit
1300/104	Comprehensive Sign Plan Environmental Review	\$2,500 deposit
1300/105	Conditional Use Permit	\$1,000
1300/106	Document Copy Fees	
	Per page	\$0.15
	Per mailing	\$6.00
1300/107	Extension of Time	
	Non-noticed hearing	\$725
	Noticed	\$1,000
1300/108	Fence Variance	\$275
1300/109	Formal Request for Zoning Status or Sign Information	
	Category 1	\$85
	Category 2	\$150
	Category 3	\$300
1300/110	Garage Conversion Parking Check/Model Home Garage Conversion Agreement	\$175
1300/111	Home Occupation Permit Application	\$150
1300/112	Large Family Day Care	N/A
1300/113	Letter of Amendment (Variances, CUP's and all other permits)	
	Amendment/Substantial Conformance Review	\$300

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Development Services Department  
Zoning & Sign Services Fee Schedule

Index Number	Permit or Service	Fee
1300/115	Noise Permits	
	Not requiring a public hearing	\$40
	Requiring a public hearing	\$265
1300/116	Pushcarts	\$425
1300/117	Reconstruction Permit	\$725
1300/118	Satellite Antenna Permit	\$250
1300/119	Sidewalk Cafe Permit	\$425
1300/120	Sign Permits - Permanent Signs	
	Directional - one	\$200
	Directional - more than one	\$200 + \$60 for each add'l sign
	Freeway	\$250
	Freeway - submitted with a Master Plan	\$225
	Ground/Roof/Projecting	\$200
	Master plan check	\$60
	Recheck fee (minimum 1/2 hour)	\$50 per hour
	Reinspection fee	\$75
	Replacement - permit sticker	\$35
	Rework of any existing ground sign	\$60
	Sign Application fee (will apply toward permit fees at time of issuance)	\$60
	Special inspection	\$50 per hour
	Wall, electric	\$115
	Wall/awning, non-electric	\$100
	Penalty fee	twice the permit fee



Index Number	Permit or Service	Fee
1300/121	Sign Permits - Temporary Signs	
	Application fee (will apply toward permit fees at time of issuance)	\$20
	50 square feet or less	\$40
	More than 50 square feet	\$60
	Wind signs	\$75
	Penalty fee	Twice the permit fee
1300/122	Subdivision Directional Sign Permits	\$1,000
	Amendment	\$300
	Extension of time (without hearing)	\$725
	Extension of time (with hearing)	\$1,000
1300/123	Temporary Construction Storage Yards	\$725
1300/124	Temporary Real Estate Office	\$725
1300/125	Variances	
	Limited relief (non noticed)	\$1,000
	General relief (noticed)	\$725
1300/126	Zoning Use Certificate	\$25
1300/127	Zoning Use Certificate - Adult Entertainment	\$1,500



# Building Valuation Schedule

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101  
Call (619) 236-6405 for appointments and (619) 236-6270 for information.

INFORMATION  
BULLETIN

101

September 1995

## How to figure valuation and fees

Permit fees are based on an estimated valuation of new construction and/or improvements covered by a permit. This Information Bulletin provides the amounts needed to determine that valuation. Fees are calculated separately; see Information Bulletin 102.

For example, if you are building a

3,000-square-foot wood frame dwelling, the permit fees would be based on an estimated valuation of \$74 per square foot, or \$222,000. Refer to the \$222,000 line on the Fee Schedule (Information Bulletin 102) for the permit fees.

If you are applying for permits for a spa and deck, the spa valuation is

\$5,400. The deck covers 100 square feet for a valuation of \$1,075 (at \$10.75 per square foot). With a total valuation of \$6,475, refer to the \$7,000 line on the Fee Schedule for the permit fees.

These valuations are effective September 5, 1995

Occupancy and Type	Valuation Per Square Foot	Occupancy and Type	Valuation Per Square Foot	Occupancy and Type	Valuation Per Square Foot				
<b>Apartment Houses</b>									
* Type I or II-F.R.	87.00	<b>Hotels &amp; Motels</b>							
Type V or III (Masonry)	71.00	* Type I or II-F.R.	82.00	<b>Restaurants</b>					
Type V Wood Frame	64.00	Type III 1-Hour	71.00	Type III 1-Hour	75.00				
Type I Basement Garage	30.00	Type III-N	68.00	Type III-N	71.00				
<b>Banks</b>									
* Type I or II-F.R.	120.00	Type V 1-Hour	62.00	Type V 1-Hour	66.00				
Type II 1-Hour	86.00	Type V-N	59.00	Type V-N	63.00				
Type II-N	82.00	<b>Schools</b>							
Type III 1-Hour	98.00	Type I or II-F.R.	46.00	Type I or II-F.R.	90.00				
Type III-N	93.00	Type II 1-Hour	31.00	Type II 1-Hour	64.00				
Type V 1-Hour	86.00	Type II (Stock)	29.00	Type III 1-Hour	65.00				
Type V-N	82.00	Type III 1-Hour	34.00	Type III-N	61.00				
<b>Car Washes</b>									
Type III 1-Hour	54.00	Type III-N	33.00	Type V 1-Hour	59.00				
Type III-N	51.00	Tilt-up	23.00	Type V-N	56.00				
Type V 1-Hour	47.00	Type V 1-Hour	31.00	<b>Service Stations</b>					
Type V-N	44.00	Type V-N	29.00	Type II-N	53.00				
<b>Churches</b>									
Type I or II-F.R.	79.00	<b>Medical Offices</b>							
Type II 1-Hour	59.00	* Type I or II-F.R.	96.00	Type III 1-Hour	54.00				
Type II-N	56.00	Type II 1-Hour	72.00	Type II 1-Hour	41.00				
Type III 1-Hour	64.00	Type II-N	68.00	Type II-N	40.00				
Type III-N	61.00	Type III 1-Hour	78.00	Type III 1-Hour	50.00				
Type V 1-Hour	58.00	Type III-N	75.00	Type III-N	47.00				
Type V-N	55.00	Type V 1-Hour	73.00	Type V 1-Hour	40.00				
<b>Convalescent Hospitals</b>									
* Type I or II-F.R.	112.00	Type V-N	69.00	Type V-N	37.00				
Type II 1-Hour	94.00	<b>Offices</b>							
Type III 1-Hour	80.00	* Type I or II-F.R.	84.00	<b>Theatres</b>					
Type V 1-Hour	72.00	Type II 1-Hour	56.00	Type I or II-F.R.	88.00				
<b>Dwellings ***</b>									
Type V Adobe	94.00	Type II-N	53.00	Type III 1-Hour	64.00				
Type V Masonry	78.00	Type III 1-Hour	61.00	Type III-N	61.00				
Type V Wood Frame	74.00	Type III-N	59.00	Type V 1-Hour	57.00				
Basements (semi-finished)	19.00	Type V 1-Hour	57.00	Type V-N	55.00				
Additions - Wood Frame	74.00	Type V-N	54.00	<b>Warehouses **</b>					
Solariums	74.00	<b>Private Garages</b>							
<b>Fire Stations</b>									
Type I or II-F.R.	92.00	Wood Frame	19.00	<b>Notes:</b>					
Type II 1-Hour	60.00	Masonry	22.00	* Add 0.5 percent to the total cost for each story over three.					
Type II-N	57.00	Open Carports	13.00	** Deduct 11 percent for mini-warehouses.					
Type III 1-Hour	66.00	<b>Public Buildings</b>							
Type III-N	63.00	* Type I or II-F.R.	100.00	*** When submitting 10 or more master planned units for either plan checking or permitting, the valuation will be reduced by 45% before calculating plan check fees and by 18% before calculating combination permit fees, respectively.					
Type V 1-Hour	59.00	Type II 1-Hour	75.00						
Type V-N	56.00	Type II-N	72.00						
<b>Fitness Centers</b>									
Same values as Office Buildings									
<b>Hospitals</b>									
* Type I or II-F.R.	132.00	Type III 1-Hour	84.00						
Type III 1-Hour	109.00	Type III-N	80.00						
Type V 1-Hour	102.00	Type V 1-Hour	74.00						
		Type V-N	71.00						
		<b>Public Garages</b>							
		* Type I or II-F.R.	40.00						
		* Type I or II Open Parking	31.00						
		Type II-N	23.00						
		Type III 1-Hour	28.00						
		Type III-N	27.00						
		Type V 1-Hour	23.00						

### Miscellaneous Valuations

Structure or Item	Valuation	Structure or Item	Valuation
<b>Agricultural Building</b> .....	\$14.50/sq. ft.	<b>Plastering</b>	
<b>Aluminum Siding</b> .....	\$4.25/sq. ft.	Inside .....	\$2.00/sq. ft.
<b>Antennas</b>		Outside .....	\$2.00/sq. ft.
Radio		<b>Retaining Wall</b>	
over 30 ft. high .....	\$2,650.00 each	Concrete or Masonry .....	\$13.25/sq. ft.
Dish, 10 ft. dia.		<b>Re-roofing</b>	
w/decoder .....	\$3,200.00 each	1 square = 100 square feet	
<b>Awning or Canopy</b>		Built-up .....	\$101.00 per square
(Supported by building)		Composition	
Aluminum .....	\$15.50/sq. ft.	Shingles .....	\$94.00 per square
Canvas .....	\$6.50/sq. ft.	Fiberglass	
<b>Balcony</b> .....	\$10.75/sq. ft.	Shingles .....	\$94.00 per square
<b>Decks (wood)</b> .....	\$10.75/sq. ft.	Asbestos Cement	
<b>Fence or Freestanding Wall</b>		Shingles .....	\$222.00 per square
Wood or Chain Link .....	\$1.50/sq. ft.	Wood Shingles	
Wire .....	\$1.50/sq. ft.	(Class C min) .....	\$222.00 per square
Masonry .....	\$6.50/sq. ft.	Wood Shakes	
Wrought Iron .....	\$4.25/sq. ft.	(Class C min) .....	\$222.00 per square
<b>Greenhouse</b> .....	\$4.25/sq. ft.	Aluminum	
<b>Manufactured Housing</b>		Shingles .....	\$336.00 per square
25% of value of		Clay Tile .....	\$281.00 per square
"site built" house .....	\$18.50/sq. ft.	Concrete Tile .....	\$238.00 per square
<b>Mobile Home</b> .....	\$18.50/sq. ft.	<b>Roof Structure Replacement</b>	
<b>Patio</b>		.....	\$10.75/sq. ft.
Wood Frame		<b>Saunas (Steam)</b> .....	\$6,600.00 each
with Cover .....	\$6.50/sq. ft.	<b>Spa or Hot Tub</b>	
Metal Frame		("Jacuzzi") .....	\$5400.00 each
with Cover .....	\$8.50/sq. ft.	<b>Stairs</b> .....	\$10.75/sq. ft.
Wood Frame		<b>Stone and Brick Veneer</b> ...	\$6.50/sq. ft.
Cover & Walls .....	\$9.50/sq. ft.	<b>Swimming Pool</b>	
Metal Frame		Per sq. ft. surface area	
Cover & Walls .....	\$10.75/sq. ft.	Vinyl-lined .....	\$25.25/sq. ft.
Screen or Plastic Walls .....	\$2.50/sq. ft.	Gunite .....	\$27.50/sq. ft.
		Fiberglass .....	\$30.00/sq. ft.
		<b>Tenant Improvements</b> .....	\$22.00/sq. ft.

### Shell Buildings

A shell building is defined as a building for which HVAC, lighting, suspended ceilings, plumbing and electrical systems, partition layouts and interior finish are not shown on the plans and for which separate tenant improvement plans will be submitted for plan check at a later date showing these items. Warehouses and industrial buildings shall not be considered shell buildings.

The valuation for shell buildings shall be taken as 80 percent of the valuation for the completed building.

Tenant improvements to shell buildings are \$22.00 per square foot, if there has been no change in proposed use from the shell to the tenant space.

Future Occupancy and Type	Valuation Per Square Foot
<b>Banks</b>	
* Type I or II-F.R. ....	96.00
Type II 1-Hour .....	68.80
Type II-N .....	65.60
Type III 1-Hour .....	78.40
Type III-N .....	74.40
Type V 1-Hour .....	68.80
Type V-N .....	65.60
<b>Medical Offices</b>	
* Type I or II-F.R. ....	76.80
Type II 1-Hour .....	57.60
Type II-N .....	54.40
Type III 1-Hour .....	62.40
Type III-N .....	60.00
Type V 1-Hour .....	58.40
Type V-N .....	55.20
<b>Offices</b>	
* Type I or II-F.R. ....	67.20
Type II 1-Hour .....	44.80
Type II-N .....	42.40
Type III 1-Hour .....	48.80
Type III-N .....	47.20
Type V 1-Hour .....	45.60
Type V-N .....	43.20
<b>Restaurants</b>	
Type III 1-Hour .....	60.00
Type III-N .....	56.80
Type V 1-Hour .....	52.80
Type V-N .....	50.40
<b>Stores</b>	
* Type I or II-F.R. ....	53.60
Type II 1-Hour .....	32.80
Type II-N .....	32.00
Type III 1-Hour .....	40.00
Type III-N .....	37.60
Type V 1-Hour .....	32.00
Type V-N .....	29.60

\* Add 0.5 percent to the total cost for each story over three.

### General Additions and Modifiers

<b>Fire Sprinkler System</b> .....	\$1.65 per square foot of area sprinkled
<b>Air Conditioning</b>	
Commercial .....	\$3.45 per square foot of floor area
Residential .....	\$2.85 per square foot of floor area
<b>Fireplace</b>	
Concrete or masonry .....	\$2,650 for each fireplace
Prefabricated metal .....	\$1,800 for each fireplace
<b>Pile Foundations</b>	
Cast-in-place concrete piles .....	Increase valuation by \$16.25 per lineal foot of pile
Steel piles .....	Increase valuation by \$39.00 per lineal foot of pile

### Alterations to Existing Structures

*With No additional Floor Area or Roof Cover*

<b>Interior Partition</b> .....	\$36.75 per lineal foot
<b>Install Windows or Sliding Glass Doors</b> .....	\$11.50 per square foot of opening
<b>Close Exterior Wall Opening</b> .....	\$10.75 per square foot of opening

To determine the valuation of work not affecting existing floor area, such as enclosing an open porch, sunshade, patio or conversion of a garage, use the difference in the valuation per square foot between the existing and the new occupancy.