

**TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2019**

CUMULATIVE EXAMPLE								
	Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Account Code and Fee Schedule	Total Fee	
		PLTRACK	PLGENPLN	PLANAP	ENGDEV			
1	ZONING APPROVALS							
A	Architecture and Site Applications*							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$8,978.00	\$359.12	N/A	\$897.80	\$4,151.00	PLPERMIT (PARB 2020)	\$14,385.92
	b. New non custom single family detached (HR & RC zones) per unit/model, as part of a Planned Development**	\$6,235.00	\$249.40	N/A	\$623.50	\$4,148.00	PLPERMIT (PARB 2020)	\$11,255.90
	c. New single family or two family units	\$6,187.00	\$247.48	N/A	\$618.70	\$4,149.00	PLPERMIT (PARA 2020)	\$11,202.18
	d. New single family or two family (any other zone) per unit/model new nonresidential or multiple family per building as part of a Planned Development**	\$4,421.00	\$176.84	N/A	\$442.10	\$4,153.00	PLPERMIT (PARA 2020)	\$9,192.94
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$2,243.00	\$89.72	N/A	\$224.30	\$3,186.00	PLPERMIT (PARB 2020)	\$5,743.02
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications or applications that are part of a Planned Development that require Planning Commission approval	\$3,168.00	\$126.72	N/A	\$316.80	\$1,157.00	PLPERMIT (Various)	\$4,768.52
	b. New two family unit	\$9,437.00	\$377.48	N/A	\$943.70	\$4,151.00	PLPERMIT (PARD 2020)	\$14,909.18
	c. New nonresidential (includes conceptual Planned Development elevations)	\$10,832.00	\$433.28	N/A	\$1,083.20	\$4,149.00	PLPERMIT (PACA 2020)	\$16,497.48
	d. New multiple family (includes conceptual Planned Development elevations)	\$9,847.00	\$393.88	N/A	\$984.70	\$4,149.00	PLPERMIT (PARE 2020)	\$15,374.58
	e. All other (i.e.: exceed FAR, major grading, etc.)	\$5,491.00	\$219.64	N/A	\$549.10	\$4,151.00	PLPERMIT (PAOG 2020)	\$10,410.74
B	Conditional Use Permits							
1	Conditional Use Permit (inc. Minor Restaurant in C-2)	\$6,351.00	\$254.04	N/A	\$635.10	\$1,351.00	PLPERMIT (PCCA 2020)	\$8,591.14
2	Conditional Use Permit (when consolidated with another application for new development)	\$1,056.00	\$42.24	N/A	\$105.60	\$774.00	PLPERMIT (PCCB 2020)	\$1,977.84
3	Conditional Use Permit for Restaurants							

	Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Account Code and Fee Schedule	Total Fee	
		PLTRACK	PLGENPLN	PLANAP	ENGDEV			
	Minor Restaurant (DRC Approval - outside of C-2 Zone)	\$3,865.00	\$154.60	N/A	\$386.50	\$1,160.00	PLPERMIT (PCCC 2020)	\$5,566.10
	Major Restaurant (PC Approval)							
	Tier 1	\$6,351.00	\$254.04	N/A	\$635.10	\$1,736.00	PLPERMIT (PCCB 2020)	\$8,976.14
	Tier 2 includes alcohol and/or entertainment (must pay #4 below with this application)	\$7,506.00	\$300.24	N/A	\$750.60	\$1,735.00	PLPERMIT (PCCB 2020)	\$10,291.84
4	Applications that require TC Approval (this fee supplements the above established fees)	\$3,012.00	\$120.48	N/A	\$301.20	\$1,158.00	PLPERMIT (PCCB 2020)	\$4,591.68
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2020)	Varies
C	Variance	\$4,671.00	\$186.84	N/A	\$467.10	\$1,351.00	PLPERMIT (PVV 2020)	\$6,675.94
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	Actual Cost (\$5,000 minimum)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PLPERMIT (PMZR 2020)	\$6,200.00
2	With General Plan or Specific Plan Amendment	Actual Cost (\$7,000 minimum)	\$280 (min)	\$700 (min)	\$700 (min)	N/A	PLPERMIT (PMZR 2020)	\$8,680.00
3	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2020)	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2020)	Varies
2	Without General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2020)	Varies
3	With General Plan or Specific Plan Amendment	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2020)	Varies
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	Actual Cost	YES	YES	YES	N/A	PLPERMIT (PDPD 2020)	Varies
5	Town Council Modification to a Planned Development	Actual Cost (\$5,000 minimum)	\$200 (min)	\$500 (min)	\$500 (min)	N/A	PLPERMIT (PDMD 2020)	\$6,200.00
6	DRC Modification to a Planned Development	Actual Cost (\$3,000 minimum)	\$120 (min)	\$300 (min)	\$300 (min)	N/A	PLPERMIT (PDMD 2020)	\$3,720.00
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	PLTRANS (PMZR 2020)	Varies
F	Minor Residential Development (See Section 1.A.(2) a)	\$2,243.00	\$89.72	N/A	\$224.30	\$3,186.00	PLPERMIT (PMR 2020)	\$5,743.02
G	Agricultural Preserve Withdrawal	\$3,810.00	\$152.40	N/A	\$381.00	N/A	PLPERMIT (PMOA 2020)	\$4,343.40

		Application Fee	4% Permit Tracking Fee PLTRACK	10% General Plan Update PLGENPLN	10% Advance Planning Special Project PLANAP	Engineering Dev Review Services Fee ENGDEV	Account Code and Fee Schedule	Total Fee
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$230.00	\$9.20	N/A	\$23.00	N/A	PLPERMIT (CUC 2020)	\$262.20
2	Change of Occupancy (excluding change of proprietor of a continuing business enterprise)	\$155.00	\$6.20	N/A	\$15.50	N/A	PLPERMIT (CUC 2020)	\$176.70
3	Use/occupancy clearance if Conditional Use Permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
I	Hazardous Materials Storage Facility Application	Actual Cost	N/A	N/A	N/A	N/A	PLPERMIT	Varies
J	Home Occupation Permit	\$155.00	\$6.20	N/A	N/A	N/A	E2 (COR 2020)	\$161.20
K	Sign Application							
1	New Permanent Sign	\$310.00	\$12.40	N/A	\$31.00	N/A	PLPERMIT (CSS 2020)	\$353.40
2	Temporary Nonresidential	\$99.00	\$3.96	N/A	\$9.90	N/A	PLPERMIT (CST 2020)	\$112.86
3	Change of Face Only	\$155.00	\$6.20	N/A	\$15.50	N/A	PLPERMIT (CSC 2020)	\$176.70
4	Sign Program	\$2,075.00	\$83.00	N/A	\$207.50	N/A	PLPERMIT (CSP 2020)	\$2,365.50
L	Accessory Dwelling Unit							
1	New or existing unit	\$1,340.00	\$53.60	N/A	\$134.00	N/A	PLPERMIT (PMS 2020)	\$1,527.60
M	Mobile Home Park Conversion Permit	Actual Cost (\$5,000 deposit)	Varies	Varies	Varies	N/A	PLPERMIT (PMOM 2020)	Varies
N	General Plan/Town Code Amendments	Actual Cost (\$5,000 deposit)	N/A	N/A	N/A	N/A	N/A (PMAT 2020)	Varies
O	Administrative Land Use Permit							
1	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$1,535.00	\$61.40	N/A	\$153.50	N/A	PLPERMIT (PLUP 2020)	\$1,749.90
2	Major telecommunications facility which do not require a Conditional Use Permit	\$3,681.00	\$147.24	N/A	\$368.10	N/A	PLPERMIT (PLUP 2020)	\$4,196.34
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$2,128.00	\$85.12	N/A	\$212.80	\$3,571.00	PLPERMIT (PSLL 2020)	\$5,996.92
B	4 Lots or Less (DRC Approval)	\$8,575.00	\$343.00	\$857.50	\$857.50	\$3,960.00	PLPERMIT (PSPM 2020)	\$14,593.00
C	4 Lots or Less (as part of a Planned Development) (DRC Approval)	\$3,541.00	\$141.64	\$354.10	\$354.10	\$4,153.00	PLPERMIT (PSPM 2020)	\$8,543.84
D	5 Lots or More	\$9,660.00	\$386.40	\$966.00	\$966.00	\$5,115.00	PLPERMIT (PSTM 2020)	\$17,093.40

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Account Code and Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV		
E	5 Lots or More (as part of a Planned Development) (DRC Approval)	\$4,152.00	\$166.08	\$415.20	\$415.20	\$5,118.00	PLPERMIT (PSTM 2020)	\$10,266.48
F	Vesting Tentative Map (VTM)	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PLPERMIT (PSVM 2020)	Varies
G	Lot Merger and Reversion to Acreage (DRC Approval)	\$1,055.00	\$42.20	N/A	\$105.50	\$3,570.00	PLPERMIT (PSLM 2020)	\$4,772.70
H	Condominium	\$7,445.00	\$297.80	\$744.50	\$744.50	N/A	PLPERMIT (PCON 2020)	\$9,231.80
I	Condominium (as part of a Planned Development)	\$3,541.00	\$141.64	\$354.10	\$354.10	N/A	PLPERMIT (PCON 2020)	\$4,390.84
J	Certificate of Compliance (DRC Approval)	\$3,076.00	\$123.04	N/A	\$307.60	\$2,219.00	PLPERMIT (PSCC 2020)	\$5,725.64
K	VTM applications that require Town Council approval and/or DRC applications that require Planning Commission approval. This fee supplements the above established fees.	\$2,824.00	\$112.96	N/A	\$282.40	N/A	PLPERMIT	\$3,219.36
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications (excluding fees based on actual cost)	50% of Current Fee	Varies	Varies	Varies	Varies	PLPERMIT (PEXT 2020)	Varies
B	Modification of Approved Application (excluding fees based on actual cost)	75% of Current Fee	Varies	N/A	Varies	Varies	PLPERMIT (PMOD 2020)	Varies
C	Conceptual Development Advisory Committee Review	\$2,966.00	\$118.64	N/A	\$296.60	N/A	PLPERMIT (PCDAC 2020)	\$3,381.24
1	CDAC Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PLPERMIT (PCDAC 2017)	Varies
D	Push Cart Permit	\$492.00	\$19.68	N/A	\$49.20	N/A	PLPERMIT (PPC 2020)	\$560.88
E	Auto Dealer Events							
1	Small promotional events	\$82.00	\$3.28	N/A	\$8.20	N/A	PLPERMIT	\$93.48
2	Large promotional events	\$401.00	\$16.04	N/A	\$40.10	N/A	PLPERMIT	\$457.14
F	Newsrack Permit	\$390.00	\$15.60	N/A	\$39.00	N/A	PLPERMIT (PNEW 2020)	\$444.60
G	Firearms Dealer Permit (\$766.00 of fee to Police)	Actual Cost (\$2,000 deposit)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	PLPERMIT (BBH 2020)	No Fee
B	Initial Study (Deposit)***	\$5,000.00	N/A	N/A	N/A	\$750.00	PLENVIRN (PEIR 2020)	Varies
C	Draft Initial Study Review Fee (or actual cost if part of a Planned Development, General Plan and/or Town Code Amendment)	\$2,786.00	N/A	N/A	N/A	\$1,931.00	PLPERMIT (PND 2020)	\$4,717.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	PLENVIRN (PEIR 2020)	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Account Code and Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV		
E	Draft EIR Review Fee	\$12,184 Plus 10% EIR Cost	N/A	N/A	N/A	\$1,679.10	PLPERMIT (PEIR 2020)	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
5	OTHER							
A	Pre-application Conference Fee	No Fee	N/A	N/A	N/A	N/A	PLCONF	No Fee
B	Fence Height Exceptions	\$276.00	N/A	N/A	N/A	N/A	PLPERMIT	\$276.00
C	Peer/Technical Review	Actual Cost (\$2,000 deposit)	N/A	N/A	N/A	N/A	Various	Varies
D	Fees for Additional Tech Review and/or DRC Review DRC beyond 3 meetings, Planning Commission hearing beyond 2 meetings, Town Council hearing beyond 1 meeting	Actual Cost	N/A	N/A	N/A	N/A	PLDRC	Varies
E	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	PLSERVICE	Varies
F	Laserfishing Files	Actual Cost	N/A	N/A	N/A	N/A	PLMICRO	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	PLPLNCHK	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	PLTRACK	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	PLGENPLN	Varies
3	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	PLANAP	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	PLPERMIT	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	PLPERMIT	Varies
K	Outdoor Seating	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
L	Valet Parking	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PLPERMIT	Varies
M	Parklet Program	Actual Cost (\$1,000 deposit)	N/A	N/A	N/A	N/A	PLPERMIT	Varies

		Application Fee	4% Permit Tracking Fee	10% General Plan Update	10% Advance Planning Special Project	Engineering Dev Review Services Fee	Account Code and Fee Schedule	Total Fee
			PLTRACK	PLGENPLN	PLANAP	ENGDEV		
M	Appeals							
1	Fee to appeal Planning Commission decision to Town Council	\$438 per residential \$1,763 per commercial, multi-family or tentative map	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
2	Fee to remand applications from Town Council to Planning Commission	Actual Cost	N/A	N/A	N/A	N/A		Varies
3	Fee to appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$221 per residential \$882 per commercial	N/A	N/A	N/A	N/A	PLAPPEAL	Varies
4	Tree Appeals	\$90.00	N/A	N/A	N/A	N/A	PLAPPEAL (BBH 2020)	\$90.00
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost - minimum \$500 deposit	N/A	N/A	N/A	N/A	PLTRANS (PCCB 2020)	Varies
N	Research Services Minimum Charge	Actual Cost - minimum \$200 deposit	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2020)	Varies
M	Zoning Research							
1	Basic zoning letter	\$155.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2020)	\$155.00
2	Legal non-conforming verification	\$650.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2020)	\$650.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$276.00	N/A	N/A	N/A	N/A	PLRSRCH (BBH 2020)	\$276.00
N	Annexations							
a	One Lot	\$3,010.00	\$120.40	N/A	N/A	N/A	PLANEX1 (PANB 2020)	\$3,130.40
b	Two Lots	\$1,505.00	\$60.20	N/A	N/A	N/A	PLANEX2 (PANB 2020)	\$1,565.20
c	Three Lots	\$1,005.00	\$40.20	N/A	N/A	N/A	PLANEX3 (PANB 2020)	\$1,045.20
d	Four Lots	\$755.00	\$30.20	N/A	N/A	N/A	PLANEX4 (PANB 2020)	\$785.20
e	Five Lots or more	\$600.00	\$24.00	N/A	N/A	N/A	PLANEX5 (PANB 2020)	\$624.00
1	Special Noticing	Actual Cost (\$500 deposit)	N/A	N/A	N/A	N/A	PLANNEX (PANB 2020)	Varies

* Aside from the fees noted above, no additional Architecture and Site application fees will be assessed for projects that involve an historic structure or site.

** Any changes proposed to model homes, nonresidential, or multiple family buildings, a supplemental fee shall be based on a time and material basis to review the changes.

***The \$5,000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.