



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
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April 28, 1987

BUDGET AND FINANCE COMMITTEE
Sacramento, California
SUBJECT: PLANNING DIVISION FEES

Honorable Members in Session:

SUMMARY

The Planning Division fees have not been modified since 1982. Fee changes for some entitlements are recommended to correct existing imbalances, and new fees are recommended to correspond with implemented changes in processing applications.

BACKGROUND INFORMATION

Applicants pay a minimum processing fee when they submit development applications to the Planning Division. If the processing cost exceeds the minimum fee, the applicant must pay for the additional cost prior to the Planning Commission hearing. Minimum fees have been set at a level where only those applications that require above average time to review and process will be assessed additional charges. The minimum fees established for lot line adjustments and tentative maps were set too low initially, and additional charges are being assessed to almost all applications. Although the minimum fees are being increased, this change will not represent an increase in the total collections from most applicants since "additional fees" are currently being collected. This combines the current two payments (minimum and additional) into one revised minimum. The substantial effort it takes to follow up and collect these fees prior to the hearings is causing an unnecessary draw on staff time and creating an inconvenience for applicants. Listed below are the existing minimum fees for the two entitlements and their average processing costs.

<u>ENTITLEMENT</u>	<u>EXISTING MINIMUM PLANNING FEE</u>	<u>AVERAGE PLANNING PROCESSING COST</u>
Lot Line Adjustment	\$ 20.00	\$ 88.00
Tentative Maps	50.00	121.00

To correct these imbalances, minimum planning fees of \$90 for lot line adjustments and \$125 for tentative maps are recommended. No changes are recommended in the current hearing fees which are as follows:

- a. Planning Commission, \$85;
- b. City Council, \$25;
- c. Subdivision Review Committee, \$46.

The new total minimums for City review of these entitlements is charted below:

<u>ENTITLEMENT</u>	<u>MINIMUM</u>	<u>PLANNING COMMISSION</u>	<u>CITY COUNCIL</u>	<u>SUBDIVISION REVIEW COMMITTEE</u>	<u>TOTAL</u>
Lot Line Adjustments	\$ 90	\$ 85	n/a	n/a	\$ 175
Fast Track Tentative Map	\$ 125	n/a	\$ 25	\$ 46	\$ 196
Regular Tentative Map	\$ 125	\$ 85	\$ 25	\$ 46	\$ 281

NEW FEES

Since the adoption of the Planning fees, changes to the Zoning Ordinance have been adopted to simplify staff review and streamline application processing. This report recommends that fees be established for these reviews.

<u>ENTITLEMENT</u>	<u>RECOMMENDED MINIMUM PLANNING FEES</u>
<u>Special Permit</u>	
Planning Director's Special Permit	\$ 100.00
Planning Director's Time Extension	50.00
Planning Commission Modification	135.00
<u>Development Review</u>	
Planning Director's Modification	55.00

The recommended fees are based on projected processing times.

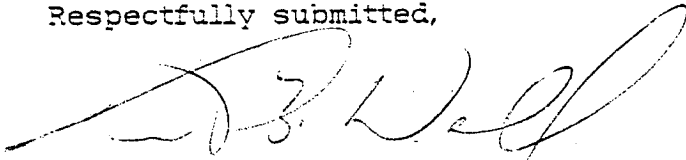
FINANCIAL INFORMATION

The fees recommended in this report will create no change in departmental revenues since we are already collecting the revenue for services rendered.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend that the City Council adopt the attached Resolution modifying the City of Sacramento Fee and Charge Report.

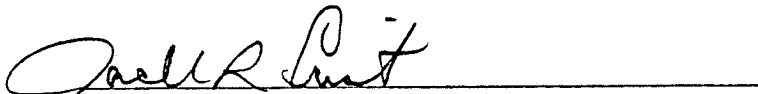
Respectfully submitted,



Robert B. Wall
Acting Director of Planning and Development

JWK:PBW:om

Recommendation Approved:



Jack Crist
Deputy City Manager

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION TO MODIFY THE CITY OF SACRAMENTO FEE AND CHARGE REPORT TO REVISE PLANNING REVIEW FEES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City of Sacramento Fee and Charge Report is hereby amended to change the following fees:

MINIMUM PLANNING FEES

Lot Line Adjustment	\$	90
Regular Tentative Map		125
Fast track Tentative Map		125

That the City of Sacramento Fee and Charge Report is hereby amended to add the following fees:

MINIMUM PLANNING FEES

Special Permit

Planning Directors	\$	100
Planning Director's Time Extension		50
Planning Commission Modification		155

Development Review

Planning Director's Modification		55
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Anne Rudin, Mayor

ATTEST:

Lorraine magana, City Clerk