

RESOLUTION NO. 2008-195

Adopted by the Sacramento City Council

March 25, 2008

NEW CITYWIDE FEES AND FEE INCREASES

BACKGROUND:

- A. On February 7, 2006, the City Council adopted the Citywide Fees and Charges policy (Resolution No. 2006-106).
- B. Implementation of the policy requires a necessary mechanism to ensure that the City's fees and charges reflect the City's current costs and that those fees and charges are reviewed on an annual basis by City Council. Staff has conducted the required annual review and recommends certain new fees and fee increases.
- C. Proposed new fees and fee increases are set forth in Exhibits A and B.

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

Section 1. Proposed new fees and fee increases are hereby approved, as set forth in Exhibits A and B.

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Exhibit A - Proposed New Fees and Fee Increases

Exhibit B – Development Services New Fees and Fee Increases

Adopted by the City of Sacramento City Council on March 25, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

EXHIBIT A

CODE ENFORCEMENT

Fee Name: Pedicab Appeal Fee

Current Fee: \$370.00

Proposed Fee: \$400.00

Justification: The last fee increase for CPI identified fees occurred 2/27/07 under reso 2007-120. All code enforcement appeal fees were increased from \$370 to \$400 at that time. However, the pedicab ordinance was adopted and appeal fee was established under reso 2007-153 on 3/13/07. Due to the overlapping timeframe of the reports, the pedicab fee was set at the old rate of \$370. This increase would bring the pedicab appeal fee in line with the other Code Enforcement appeal fees.

CONVENTION, CULTURE & LEISURE

Fee Name: Boat Dock – Day Use Power Fee

Current Fee: None (currently we charge for overnight docking only)

Proposed Fee: \$15

Justification: Re-coup costs for City provided electricity during day-time hours at Old Sacramento public boat dock

Fee Name: Carriage Driver's Permit

Current Fee: \$20/year

Proposed Fee: \$30/year

Justification: Fee has not been increased since at least 1990.

Fee Name: Carriage Operator's Permit

Current Fee: \$20/year

Proposed Fee: \$50/year

Justification: Fee has not been increased since at least 1990.

Fee Name: Carriage Vehicle Fee

Current Fee: \$20/year

Proposed Fee: \$30/year

Justification: Fee has not been increased since at least 1990.

Fee Name: Photocopy, Oversize (Maps & Plans) – Service Fee

Current Fee: \$13.00 per half hour

Proposed Fee: 1 hour minimum charge (\$26)

Justification: Archives staff has to take oversized documents to a reproduction firm to get copies, and it takes a minimum of one hour for staff to get them there, copied, etc.

Fee Name: Digital Reproduction – Scan to CD/DVD

Current Fee: \$50 per image

Proposed Fee: \$25 service fee for every 10 images

Justification: While it seems this fee is being reduced, it is expected that by lowering the cost, there will be a greater use of this service. Staff and trained volunteers will be able to scan instead of sending out unique and irreplaceable material out to vendors, thereby reducing cost, and offering the customer a better service.

Fee Name: DVD/VHS/Cassette Reproduction (Storage medium)

Current Fee: \$3

Proposed Fee: \$25 service fee per order

Justification: There have been several requests for copies of public meetings recorded on VHS – this would be a service fee for copying them.

DEVELOPMENT SERVICES DEPARTMENT

Fee Name: Current Planning

Current Fee: See Exhibit B

Proposed Fee: See Exhibit B

Justification: The proposed fee increases address Current Planning fees. Proposed fee increases primarily impact Commercial Development keeping existing fees for Residential Development left largely intact.

The most recent Current Planning fee increase occurred in September 2004 and involved a few select fees. The last large-scale increase to Current Planning fees took place in June of 1998 and reflected a 48% General Fund subsidy. Current fees collected reflect a budget requiring a significantly larger General Fund subsidy. With the help and advice of a Development Oversight Commission (DOC) sub-committee and industry stakeholders charged with reviewing DSD costs and recommending adjustments of fees, existing Current Planning fees are increased to reflect a fee structure that more closely approximates the fees of neighboring jurisdictions, and considers the value added to a developed property, the scope of services provided, and costs associated with the timely processing of an application.

Fee Name: Technology Fee

Current Fee: 4% of Planning Entitlement Fee and 4% of Building & Plan Review Fees.

Proposed Fee: 8% of Planning Entitlement Fee and 8% of Building & Plan Review Fees.

Justification: A technology fee is related to cost efficiencies gained by technology improvement. To achieve an important goal of the Department is to implement “Tools of Transparency”, DSD has implemented significant modifications and improvements to the department’s web-based permitting system. In October 2006, DSD implemented a comprehensive web-based interactive permit system accessible by the public and staff, as well as a variety of other software applications and technologies. Adding to these improvements, the Building Division’s wireless inspection program was recently implemented, allowing inspectors to approve inspections immediately from the field. Implementing these programs have saved staff time and developed a more efficient way of processing applications, but at the

same time these improvements have required the need for new equipment, on-going program maintenance; and equipment replacement costs. To recapture these costs, staff recommends the Technology Fee for Building and Planning be raised from 4% to 8% of the corresponding permit fees. The original Technology Fee was established for plan check and building permits in 1992; and for planning entitlement applications in 2004.

Fee Name: Hourly Rate: Development Services Department

Current Fee: Varies from \$65/hr - \$135/hr

Proposed Fee: \$140/hr

Justification: This fee is adjusted to more closely represent the actual hourly staff cost. Adopting a uniform hourly rate for the Development Services Department is more consistent with the Department goals of Predictable, Clear and Seamless.

Fee Name: Development Engineering Deposit

Current Fee: Cost Recovery Deposit

Proposed Fee: Cost Recovery Deposit Increase

Justification: The proposed increase in deposits for Development Engineering applications will reduce the General Fund contribution at the beginning of a development project. Current methodology leaves the General Fund to finance the costs of the application until the application is completed. When applications are accepted by Development Engineering, an estimated fee is calculated and a deposit is taken. When the application is completed, the actual cost of processing the application is billed. Increasing the deposit will not increase the fee but will reduce carrying costs that would be incurred by the General Fund.

Note: All Development Services fees are recommended to go into effect 60 days after the approval by City Council. All proposed fee changes were presented and recommended to go forward by the DOC on Monday, March 3, 2008.

TRANSPORTATION

Fee Name: Parking violation - Meter Expired

Current Fee: \$25.00

Proposed Fee: \$30.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - No Parking Certain Hours

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Parking In Alleys

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Parking On Sidewalk

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Passenger Loading Zone (White Zone)

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Posted No Parking

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Red Curb or Bus Zone

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Residential Permit Parking

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking violation - Yellow Zone

Current Fee: \$35.00

Proposed Fee: \$40.00

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

Fee Name: Parking Meter Fees

Current Fee: \$1.00 per hour**

Proposed Fee: \$1.25 per hour**

Justification: Last increase was 2004. Based on a study of seven similar and larger west coast cities, Sacramento's fee is less than the seven-city average.

***Rate may vary depending on location in city. Rate indicated may be average in downtown core areas*

Fee Name: Residential Parking Permit Replacement Fee

Current Fee: \$5.00; not previously in the schedule

Proposed Fee: \$5.00

Justification: Fee covers cost of issuing a replacement permit for lost or damaged permits.

Fee Name: Parking Meter Debit Card or Parking Permit Card Administrative Fee

Current Fee: \$10.00; not previously in the schedule

Proposed Fee: \$10.00 for each card issued or replaced

Justification: Fee covers cost of issuing a new or replacement permit card.

**Planning Fees Listing
Adopted Rates**

	Current Fee	General	Adopted Residential	Commercial
Planning Director				
Special Permits				
Special Permit - Major Modification	500	1,400		
Special Permit - Minor Modification	459	500		
Planning Director's Plan Review				
Planning Director's Plan Review	3,500	3,750		
Planning Director's Plan Review - Major Mod	954	1,400		
Planning Director's Plan Review - Minor Mod	459	500		
Design Review				
DR is required if plan review for multi-family is located in DR district (separate design review application is not required)	322	500		
DR Mod: DR is required if plan review for multi-family is located in a DR district. (Separate DR application is not required)	143	350		
Urban Special Permit or mod (Railyard Only)		25,000		
Planning Commission Fees				
Plan Amendments				
General Plan Amendment	11,400	20,000		
Community Plan Amendment	8,600	10,000		
Plan Amendment (0-2 acre res'l project)	2,143	1,500		
Rezoning/Prezoning				
Rezone/Prezone	9,536		8,000	20,000
Rezone (0-2 acre res'l project)	2,143	1,000		
Tentative Maps/Lot Line Adjustment				
Tentative Map 1-4 parcels	3,576	500/lot		
Tentative Map 5-50 parcels	6,500	"		
Tentative Map 51-100 parcels	7,500	25000+20/lot over 50		
Add'l Fee for each 100 parcels	417	delete		
Subdivision Modification	596	500		
Post Subdivision Modification	2,384	1,500		
Lot Line Adjustment	596	550		
Special Permits				
Planning Commission	5,500		4,000	9,000
Development w/in a PUD	5,300		4,000	9,000
Condominium Conversion	9,298	9,298		
Infill Development	2,400		zero	2,500
Major Project	8,344		5,000	12,500
Temporary Parking Lot	1,788		3,500	3,500
Time Extension	2,384		1,500	2,500
Special Project Major Mod	5,500		4,000	9,000

	Current Fee	General	Adopted Residential	Commercial
Variances				
Planning Commission	3,000		1,500	5,000
Variance Time Extension	3,000		1,500	5,000
Development Plan Review				
Review	5,300	7,500		
Plan Review Time Extension	2,384	3,500		
Plan Review Major Modification	2,384	3,500		
Planned Unit Development				
PUD Establishment	4,410		4,500	6,200
PUD Guideline Amendment	3,218		3,300	4,500
PUD Schematic Plan Amendment	2,861		2,900	4,000
Miscellaneous Entitlements				
Development Agreement	9,178	20,000		
Street/Alley Abandonment	2,146	3,000		
Street Name Change	2,146	2,100		
Inclusionary Housing Plan	475	1,000		
Pre-App Staff Preliminary review	1,907		500 w/out rpt	2600 w/rpt
Early Policy Review of Major Projects	2,861	4,000		
Plan Consistency Review	2,146			
Staff Hourly Review	113	140		
Development Engineering				
Final Map/Parcel Map 1 - 4	1250 + 50/lot			
Final Map/Parcel Map 5 and more	2250 + 10/lot			
Certificate of Compliance				
Lot Splits	1,000			
Lot Mergers	1,555			
Lot Adjustments 2 to 3 lots	1,805			
Lot Adjustments 4 lots	2,055			
Zoning				
Subdivision Maps				
Tentative Map 1 - 4 Parcels	2,500	2,500		
Subdivision Modification	480	500		
Post Subdivision Modification	480	500		
Lot Line Adjustment	596	600		

	Current Fee	General	Adopted Residential	Commercial
Special Permits				
Fence/Wall	596	600		
Driveway	596	600		
Non-conforming Building	596	600		
Sidewalk Café	596	750		
Office Percentage	2,750	2,750		
Second Residential Unit	2,750	2,750		
Parking Waiver or Reduction	2,750	2,750		
Duplex	2,750	2,750		
Bed & Breakfast Inn	2,750	4,000		
Transportation Corridor Use	2,750	2,750		
Other Special Permits	2,750	2,750		
Deep Lot	3,000	3,000		
Antennas (Cell)	3,000	7,500		
Variances				
Setback	1,250	1,250		
height	1,250	1,250		
Driveway	1,250	1,250		
Garage	1,250	1,250		
Lot Coverage	1,650	3,000		
Fence/Wall	1,650	1,650		
Other Variances	1,650	1,650		
Plan Review				
Plan Review	1,371		1,400	2,000
Exception to Home Occupation Permit Regulations				
Exception to Home Occ'n Permit Reg'ns	834	1,200		
Modifications				
Special Permit or Plan Review Minor Mod	459		500	700
Special Permit or Plan Review Major Mod	954		1,000	2,000
Time Extensions				
Tentative Map Time Extension	1,200	2,000		
Extension of ZA Entitlements to ZA	459	750		
Extension of CPC Entitlement to ZA	954	1,500		
Miscellaneous Entitlements				
Revocable Permit (without other entitlement)	274	500		
Staff Hourly Fee	113	140		
Appeals				
Applicant Appeal	596	1,000		
Third Party Appeal	298	500		
Design Review				
Designated Design Review Districts				
New Construction				
1 & 2 Family Units (staff Review)	270	325		
Multi-Family (director review)	1,311	1,850		
Commercial Development (director or board review)	1,311	4units & < = 2500		

	Current Fee	General	Adopted Residential	Commercial
		>4units = 5000		
Exterior Rehabilitations/Additions				
Projects w/<\$10,000 of work to be reviewed (staff review)	120	140		
Projects w/\$10,000 to under \$50,000 of work to be reviewed (staff review)	235	300		
Projects w/\$50,000 to under \$100,000 of work to be reviewed (staff review)	350	500		
Projects w/\$100,000 and over of work to be reviewed (director or commission review)	1,311	1,500		
Expanded North Area Design Review District				
New Construction				
1 & 2 Family Units (With minimal staff review or modification required)	60	140		
1 & 2 Family Units (With some staff review or modification required)	120	140		
1 & 2 Family Units (With extensive staff review or modification required)	235	280		
Multi-Family Units (3 or more)	252	400		
Non-Residential Developments	560	800		
Exterior Additions, Modifications and Rehabilitations				
Residential and Non-Residential Projects (Exterior work valued up to \$50,000)	72	140		
Residential and Non-Residential Projects (Exterior work valued from \$50,000 to \$144,000)	143	140		
Residential Projects (Exterior work valued over \$100,000)	280	325		
Non-Residential Projects (Exterior work valued over \$100,000)	417	800		
City wide Single Family & Two Family Design Review (Not located in a designated design review district)				
New Construction				
1 & 2 Family Units (With minimal staff review or modification required)	60	140		
1 & 2 Family Units (With some staff review or modification required)	120	140		
1 & 2 Family Units (With extensive staff review or modification required)	235	280		
Exterior Rehabilitations	N/A			
Staff Research - Staff hourly rate	113	140		
Preservation Fees				
New Construction				
1 & 2 Family Units (staff review)	322	325		
Muti-Family (director review)	1,311	1,800		
Commercial Develop't (director or commission review)	1,311	3,500		
New Construction on Vacant Lot	1,311		1,000	3,500

	Current Fee	General	Adopted Residential	Commercial
Rehabilitations and Additions				
Projects with , \$10,000 of work to be reviewed (staff review)	143	140		
Projects with \$10,000 - < \$50,000 of work to be reviewed (staff review)	280	280		
Projects with \$50,000 - < \$100,0000 of work to be reviewed (staff review)	417	800		
Projects with \$100,000 and more of work to be reviewed (director or commission review)	1,311	1,800		
Miscellaneous				
Demolition of listed structure or structure in a historic area (commission review)Registered listed " Potentially eligible	1,311	3,500 500		
Building move of a listed structure or structure in a historic area (commissson review) " Potentially eligible	1,311	2,500 500		
Parking lots with over \$100,000 of improvements (staff review)	322	1,500		
Parking lots with over \$100,000 of improvements (commission review)	1,311	3,500		
Staff Research - Staff hourly rate	113	140		
Environmental				
Standard				
Exemption	113	140		
Negative Declaration	1,669	1,600		
Environmental Impact Report	Full Cost			
Staff Research - Staff hourly rate	113	140		