



PLANNING DIVISION

315 Maple Avenue, South San Francisco, CA 94080

Phone: (650) 877-8535 Email: planning@ssf.net

Website: www.ssf.net/planning

Fee Schedule

Fee Schedule effective July 29, 2025

This handout provides a list of planning-related fees. Please contact the Planning Division at 650-877-8535 or planning@ssf.net to determine the total fee amount for your application.

Most projects will require the payment of multiple fees. Fees may be exhausted during the application review process; if so, the City may require an applicant to pay additional fees.

Projects

Application	Detail	Fee Per Application
<u>Pre-Application</u>	Small Project: Residential up to 10 units, Commercial façade, or Addition	\$3,216
	Large Project: Residential over 10 units, or New Commercial development	\$6,336
<u>Use Permit</u>	Conditional Use Permit	\$14,334
	Minor Use Permit	\$8,435
	Use Permit Modification	\$8,214
	Temporary Use Permit	\$2,579
<u>Design Review</u>	Single Family Residential – Modification or Addition	\$3,680
	Single Family Residential – New or Additions (2-3 units)	\$12,291
	Multi-Family Residential (4 – 25 units)	\$29,737
	Multi-Family Residential (25+ units)	\$43,504
	Commercial & Industrial (New)	\$52,340
	Commercial & Industrial (Modification)	\$17,004
<u>Sign Permit</u>	Type A	\$ 262
	Type B (includes Design Review Fee)	\$1,577
	Type C & Master Sign Program (includes Design Review Fee)	\$9,161

Application	Detail	Fee Per Application
<u>Private Outdoor Dining Permit</u>	Annual Permit	\$1,342
	Annual Use of Space	\$3,180
<u>Small Cell Wireless Facility Application</u>	Master License Agreement for City-owned poles or structures	\$5,682
	Conditional Use Permit for privately-owned poles or structures	\$5,682
	Administrative Deposit	\$1,107
	Attachment Fee / Annual Rent	\$1,836
Short Term Vacation Rental		\$275
Beekeeping Application		\$268
Development Agreement		\$35,110
Specific Plan		\$66,190
Master Plan		\$66,190
Planned Unit Development		\$25,723
<u>Precise Plan</u>	Precise Plan	\$25,723
	Modification	\$12,082
<u>Transportation Demand Management Program</u>	Initial Filing Fee Tier 1 & 2	\$2,998
	Initial Filing Fee Tier 3 & 4	\$7,128
	Triennial Review	\$3,825
	Annual Monitoring Fee (plus survey cost)	\$3,825
Tentative Parcel Map		\$12,969
Tentative Subdivision Map		\$18,851
Zoning Text / Map Amendment		\$33,777
Rezone Map		\$33,777
General Plan Amendment		\$33,942
Zoning Administrator Decision		\$2,172
Zoning Verification Letter	Per parcel	\$1,050
Variance		\$21,843

Application	Detail	Fee Per Application
Waivers & Modifications	Major (Planning Commission review)	\$7,293
Waivers & Modifications	Minor (Staff review)	\$2,448
Certificate of Alteration		\$4,100
Certificate of Convenience & Necessity		\$1,897
Minor Changes to an approved Permit		\$2,448
Time Extension	Non-Conforming Use	\$2,937

Appeals

Detail	Fee
Appeal of Planning Commission's decision to City Council	\$1,943
Appeal of Chief Planner's decision to Planning Commission	\$970

Environmental Fees

Detail	Fee
Categorical Exemption	\$262
Initial Study, Negative Declaration, Mitigated Negative Declaration	\$41,546
Environmental Consistency Analysis / Other Environmental Analysis	\$20,227
Environmental Impact Report (EIR)	\$55,313
Environmental Document prepared by 3 rd Party	Actual Cost
San Mateo County Environmental Documentary Handling Fee	\$50

Applicant will be required to file CEQA documents with the San Mateo County Clerk and pay associated filing fees. For San Mateo County's current CEQA filing fees, visit the County's website:

<https://smcacre.gov/county-clerk-recorder/environmental-impact-report-fees>

Miscellaneous

Application	Detail	Fee
Credit Card convenience fee		2.20%
Inspection Fee / Additional Visits		\$519 per inspection or application
Legal Notices		\$879
Reproductions of documents, maps, & plans		Actual cost per page
Hourly Rate		\$275
Technology Fee	Applied to all applications	2% of the overall fee