



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 13, 2026

This handout provides a list of planning-related fees. Please contact the Planning Division at 650-877-8535 or planning@ssfca.gov 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	\$3,296
	Large Project: Residential over 10 units, or New Commercial development	\$6,495
<u>Use Permit</u>	Conditional Use Permit	\$14,693
	Minor Use Permit	\$8,647
	Use Permit Modification	\$8,419
	Temporary Use Permit	\$2,644
<u>Design Review</u>	Single Family Residential – Modification or Addition	\$3,773
	Single Family Residential – New or Additions (2-3 units)	\$12,599
	Multi-Family Residential (4 – 25 units)	\$30,481
	Multi-Family Residential (25+ units)	\$44,593
	Commercial & Industrial (New)	\$53,649
	Commercial & Industrial (Modification)	\$17,430
<u>Sign Permit</u>	Type A	\$ 269
	Type B (includes Design Review Fee)	\$1,617
	Type C & Master Sign Program (includes Design Review Fee)	\$9,391

Application	Detail	Fee Per Application
<u>Private Outdoor Dining Permit</u>	Annual Permit	\$1,376
	Annual Use of Space	\$3,260
<u>Small Cell Wireless Facility Application</u>	Master License Agreement for City-owned poles or structures	\$5,825
	Conditional Use Permit for privately-owned poles or structures	\$5,825
	Administrative Deposit	\$1,135
	Attachment Fee / Annual Rent	\$1,882
Short Term Vacation Rental		\$282
Beekeeping Application		\$275
Development Agreement		\$35,988
Specific Plan		\$67,845
Master Plan		\$67,845
Planned Unit Development		\$26,367
<u>Precise Plan</u>	Precise Plan	\$26,367
	Modification	\$12,384
<u>Transportation Demand Management Program</u>	Initial Filing Fee Tier 1 & 2	\$3,074
	Initial Filing Fee Tier 3 & 4	\$7,307
	Triennial Review	\$3,921
	Annual Monitoring Fee (plus survey cost)	\$3,921
Tentative Parcel Map		\$13,294
Tentative Subdivision Map		\$19,323
Zoning Text / Map Amendment		\$34,622
Rezone Map		\$34,622
General Plan Amendment		\$34,791
Zoning Administrator Decision		\$2,227
Zoning Verification Letter	Per parcel	\$1,077
Variance		\$22,390

Application	Detail	Fee Per Application
Waivers & Modifications	Major (Planning Commission review)	\$7,476
Waivers & Modifications	Minor (Staff review)	\$2,510
Certificate of Alteration		\$4,203
Certificate of Convenience & Necessity		\$1,945
Minor Changes to an approved Permit		\$2,510
Time Extension	Non-Conforming Use	\$3,011

Appeals

Detail	Fee
Appeal of Planning Commission's decision to City Council	\$1,992
Appeal of Chief Planner's decision to Planning Commission	\$995

Environmental Fees

Detail	Fee
Categorical Exemption	\$269
Initial Study, Negative Declaration, Mitigated Negative Declaration	\$42,585
Environmental Consistency Analysis / Other Environmental Analysis	\$20,733
Environmental Impact Report (EIR)	\$56,696
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		\$532 per inspection or application
Legal Notices		\$902
Reproductions of documents, maps, & plans		Actual cost per page
Hourly Rate		\$282
Technology Fee	Applied to all applications	2% of the overall fee