



PLANNING DIVISION

315 Maple Avenue, South San Francisco, CA 94080

Phone: (650) 877-8535 Email: planning@ssfca.gov

Website: www.ssfca.gov/planning

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 / Entitlements

Application	Detail	Fee Per Application
Pre-Application	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
Use Permit	Conditional Use Permit	\$14,693
	Minor Use Permit	\$8,647
	Use Permit Modification	\$8,419
	Temporary Use Permit	\$2,644
Design Review	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
Sign Permit	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
Private Outdoor Dining Permit	Annual Permit	\$1,376
	Annual Use of Space	\$3,260
Small Cell Wireless Facility	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 Rental Permit		\$282
Beekeeping Permit		\$275
General Plan Amendment		\$34,791
Zoning Text / Map Amendment		\$34,622
Development Agreement		\$35,988
Specific Plan		\$67,845
Master Plan		\$67,845
Planned Unit Development		\$26,367
Precise Plan	Precise Plan	\$26,367
	Modification	\$12,384
Transportation Demand Management Program	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 Administrator Decision		\$2,227
Zoning Verification Letter	Per parcel	\$1,077
Variance		\$22,390
Waivers & Modifications	Major (Planning Commission review)	\$7,476
Waivers & Modifications	Minor (Staff review)	\$2,510
Certificate of Alteration – Historic Resource		\$4,203

Application	Detail	Fee Per Application
Certificate of Convenience & Necessity – Vehicle for Hire		\$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 Document 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
Reproduction of documents, maps, & plans		Actual cost per page
Planning Division Hourly Rate		\$282
Technology Fee	Applied to all applications	2% of the overall fee
City Attorney Cost Recovery Fee	Accrued legal fees over user fee(s) paid, per application	Actual cost