

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
 CONDITIONAL USE / PLANNED UNIT DEVELOPMENT / EASTERN NEIGHBORHOODS LARGE PROJECT  
 AUTHORIZATIONS COMPUTATION WORKSHEET  
 (Effective September 1, 2017)

For Conditional Use (Section 303) / Planned Unit Development (Section 304) / Eastern Neighborhoods Larger Project Authorizations (Section 329) Applications. Planning Code Section 350, Article 3.5

The initial fee amount is not to exceed 50% of the project construction cost.

**Note: A \$120.00 surcharge is added to any CUA or PUD fees to compensate the City for Appeals costs to the Board of Supervisors. No discount will be applied to any Board of Supervisors' appeal surcharge.**

(1) No construction cost (excluding extension of hours): **\$2,153 + \$120 (BOS appeal surcharge) = \$2,273**

(2) No construction cost (including extension of hours): **\$1,539 + \$120 (BOS appeal surcharge) = \$1,659**

(3) \$1 through \$9,999: **\$1,539 + \$120 (BOS appeal surcharge) = \$1,659**

(4) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.698%** = \_\_\_\_\_ + **\$1,539 + \$120** = \_\_\_\_\_

(5) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.832%** = \_\_\_\_\_ + **\$8,579 + \$120** = \_\_\_\_\_

(6) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.698%** = \_\_\_\_\_ + **\$42,518 + \$120** = \_\_\_\_\_

(7) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.363%** = \_\_\_\_\_ + **\$78,075 + \$120** = \_\_\_\_\_

(8) \$20,000,000 and more: **\$115,131 + \$120 = \$115,251**

(9) Amend conditions of approval of a previous project: **\$1,143 + \$120 (BOS appeal surcharge) = \$1,263**

(10) Wireless Telecommunications Services (WTS): **\$5,384 + \$120 (BOS appeal surcharge) = \$5,504**

1. Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, Large Project Authorization in the Eastern Neighborhoods Mixed Use Districts, Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of the second and each subsequent initial fees of lesser value shall be reduced to 50% plus time and materials as set forth in Planning Code Section 350. **No discount will be applied to any Board of Supervisors' appeal surcharge.**
2. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. *Refer to P.C. Section 350*

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
 DOWNTOWN C-3 DISTRICT REVIEW & COASTAL ZONE PERMIT COMPUTATION WORKSHEET  
 (Effective September 1, 2017)

For Downtown (C-3) District Review (Section 309) and Coastal Zone Permit (Section 330) Applications. Planning Code Sec. 350, Article 3.5

Note: Additional fee of **\$18.50** for Board of Appeals surcharge must be included with fee computation for Section 309 Review and Coastal Zone Permit Applications. **No discount will be applied to any Board of Appeal surcharge.**

1) \$0 through \$9,999: **\$324.50** (= **\$306** + **\$18.50** Board of Appeals surcharge)

2) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.140%** = ( \_\_\_\_\_ + **\$312**) + **\$18.50** Board of Appeals surcharge = \_\_\_\_\_

(3) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.167%** = ( \_\_\_\_\_ + **\$1,725**) + **\$18.50** Board of Appeals surcharge = \_\_\_\_\_

(4) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.138%** = ( \_\_\_\_\_ + **\$8,531**) + **\$18.50** Board of Appeals surcharge = \_\_\_\_\_

(5) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.073%** = ( \_\_\_\_\_ + **\$15,613**) + **\$18.50** Board of Appeals surcharge = \_\_\_\_\_

(6) \$20,000,000 and more = **\$23,071.50** = **\$23,053** + **\$18.50** Board of Appeals surcharge)

(7) Minor change of condition only: **\$1,161.50** plus T&M (= **\$1,143** + **\$18.50** BoA surcharge)

1. Where an applicant requests two or more approvals involving a Conditional Use, Planned Unit Development, Variance, Downtown (C-3) District Section 309 review, Certificate of Appropriateness, Permit to Alter a Significant or Contributory building both within and outside of Conservation Districts, or a Coastal Zone Permit review, the amount of the second and each subsequent initial fees of lesser value shall be reduced to 50% plus time and materials as set forth in Planning Code Section 350. **No discount will be applied to any Board of Appeals surcharge.**

2. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. Refer to P.C. Section 350

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
**For projects located outside adopted Plan Areas (adopted after July 1, 2005)**  
**FEE COMPUTATION WORKSHEET**  
**(Effective September 1, 2017)**

**Environmental Evaluation -- Per Administrative Code Section 31.22**

(1) \$0 through \$9,999: **\$1,400** (= **\$1,280** + **\$120** Board of Supervisors surcharge) + T&M beyond the initial fee for full cost recovery if needed.

(2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **2.420%** = ( \_\_\_\_\_ + **\$4,980**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 =

X **1.830%** = ( \_\_\_\_\_ + **\$9,671**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **1.537%** = ( \_\_\_\_\_ + **\$24,600**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(5) \$10,000,000 through \$29,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.473%** = ( \_\_\_\_\_ + **\$165,532**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(6) \$30,000,000 through \$49,999,999:

Cost: \_\_\_\_\_ - \$30,000,000 =

X **0.178%** = ( \_\_\_\_\_ + **\$262,013**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(7) \$50,000,000 through \$99,999,999:

Cost: \_\_\_\_\_ - \$50,000,000 =

X **0.043%** = ( \_\_\_\_\_ + **\$298,258**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(8) \$100,000,000 and more

Cost: \_\_\_\_\_ - \$100,000,000 =

X **0.017%** = ( \_\_\_\_\_ + **\$319,758**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351** as an initial fee, plus time and materials as set forth in Administrative Code *Section 31.22*

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL IMPACT REPORT**  
For projects located outside adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective September 1, 2017)

**Environmental Impact Report -- Per Administrative Code Section 31.22**

(1) \$0 through \$199,999: **\$28,431**

(2) \$200,000 through \$999,999:  
Cost: \_\_\_\_\_ - \$200,000 =  
X **0.699%** = ( \_\_\_\_\_ + **\$28,431**) = \_\_\_\_\_

(3) \$1,000,000 through \$9,999,999:  
Cost: \_\_\_\_\_ - \$1,000,000 =  
X **0.473%** = ( \_\_\_\_\_ + **\$34,283**) = \_\_\_\_\_

(4) \$10,000,000 through 29,999,999:  
Cost: \_\_\_\_\_ - \$10,000,000 =  
X **0.193%** = ( \_\_\_\_\_ + **\$77,701**) = \_\_\_\_\_

(5) \$30,000,000 through \$49,999,999:  
Cost: \_\_\_\_\_ - \$30,000,000 =  
X **0.052%** = ( \_\_\_\_\_ + **\$117,264**) = \_\_\_\_\_

(6) \$50,000,000 through \$99,999,999:  
Cost: \_\_\_\_\_ - \$50,000,000 =  
X **0.052%** = ( \_\_\_\_\_ + **\$128,046**) = \_\_\_\_\_

(7) \$100,000,000 and more  
Cost: \_\_\_\_\_ - \$100,000,000 =  
X **0.017%** = ( \_\_\_\_\_ + **\$155,232**) = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. All EIR supplement applications are appealable to the Board of Supervisors; therefore **\$120** BOS appeal surcharge will be added on to its initial intake fee calculation.
4. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351**, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL EVALUATION**  
 For projects located within adopted Plan Areas (adopted after July 1, 2005)  
 FEE COMPUTATION WORKSHEET  
 (Effective September 1, 2017)

**Environmental Evaluation -- Per Administrative Code Section 31.23.1**

(1) \$0 through \$9,999: **\$1,714** (= **\$1,594** + **\$120** Board of Supervisors surcharge) + T&M beyond the initial fee for full cost recovery if needed.

(2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **3.014%** = ( \_\_\_\_\_ + **\$6,624**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 =

X **2.278%** = ( \_\_\_\_\_ + **\$12,461**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **1.910%** = ( \_\_\_\_\_ + **\$31,036**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(5) \$10,000,000 through \$29,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.588%** = ( \_\_\_\_\_ + **\$206,372**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(6) \$30,000,000 through \$49,999,999:

Cost: \_\_\_\_\_ - \$30,000,000 =

X **0.221%** = ( \_\_\_\_\_ + **\$326,438**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(7) \$50,000,000 through \$99,999,999:

Cost: \_\_\_\_\_ - \$50,000,000 =

X **0.052%** = ( \_\_\_\_\_ + **\$371,663**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

(8) \$100,000,000 and more

Cost: \_\_\_\_\_ - \$100,000,000 =

X **0.021%** = ( \_\_\_\_\_ + **\$398,584**) + **\$120** Board of Supervisors surcharge = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: **\$1,351**, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPARTMENT**  
**ENVIRONMENTAL IMPACT REPORT**  
For projects located within adopted Plan Areas (adopted after July 1, 2005)  
**FEE COMPUTATION WORKSHEET**  
(Effective September 1, 2017)

**Environmental Impact Report -- Per Administrative Code Section 31.23.1**

(1) \$zero through \$199,999: \$35,382

(2) \$200,000 through \$999,999:  
Cost: \_\_\_\_\_ - \$200,000 =  
X 0.870% = ( \_\_\_\_\_ + \$35,382) = \_\_\_\_\_

(3) \$1,000,000 through \$9,999,999:  
Cost: \_\_\_\_\_ - \$1,000,000 =  
X 0.588% = ( \_\_\_\_\_ + \$42,668) = \_\_\_\_\_

(4) \$10,000,000 through 29,999,999:  
Cost: \_\_\_\_\_ - \$10,000,000 =  
X 0.242% = ( \_\_\_\_\_ + \$96,697) = \_\_\_\_\_

(5) \$30,000,000 through \$49,999,999:  
Cost: \_\_\_\_\_ - \$30,000,000 =  
X 0.065% = ( \_\_\_\_\_ + \$145,961) = \_\_\_\_\_

(6) \$50,000,000 through \$99,999,999:  
Cost: \_\_\_\_\_ - \$50,000,000 =  
X 0.065% = ( \_\_\_\_\_ + \$159,489) = \_\_\_\_\_

(7) \$100,000,000 and more  
Cost: \_\_\_\_\_ - \$100,000,000 =  
X 0.021% = ( \_\_\_\_\_ + \$193,309) = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.
3. Monitoring Conditions of Approval and Mitigation Monitoring: \$1,351, as an initial fee, plus time and materials as set forth in Administrative Code Section 31.22

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPT.**  
**CLASS 32 - CATEGORICAL EXEMPTION CERTIFICATE**  
**FEE COMPUTATION WORKSHEET**  
 (Effective September 1, 2017)

For CLASS 32 Categorical Exemption Certificate (CEQA Review) Applications. See Administrative Code 31.22

Note: A \$120.00 surcharge is added to any Class 32 Cat. Ex. fees to compensate the City for Appeals costs to the Board of Supervisors.

1) \$0 through \$9,999: \$12,279 + \$120 (BOS appeal surcharge) = \$12,399

2) \$10,000 through \$199,999:

Cost: \_\_\_\_\_ - \$10,000 = \_\_\_\_\_  
 X 0.214% = \_\_\_\_\_ + \$12,279 + \$120 = \_\_\_\_\_

3) \$200,000 through \$999,999:

Cost: \_\_\_\_\_ - \$200,000 = \_\_\_\_\_  
 X 0.203% = \_\_\_\_\_ + \$12,686 + \$120 = \_\_\_\_\_

4) \$1,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 = \_\_\_\_\_  
 X 0.061% = \_\_\_\_\_ + \$14,310 + \$120 = \_\_\_\_\_

5) \$10,000,000 and above:

Cost: \_\_\_\_\_ - \$10,000,000 = \_\_\_\_\_  
 X 0.453% = \_\_\_\_\_ + \$19,901 + \$120 = \_\_\_\_\_

**Note:**

1. An applicant proposing major revisions to a project application that has been inactive for more than six months and is assigned shall submit a new application.
2. An applicant proposing significant revisions to a project which has not been assigned and for which an application is on file with the Planning Department shall be charged time and materials to cover the full costs in excess of the initial fee paid.

Last updated: July 27, 2017

**SAN FRANCISCO PLANNING DEPT.**  
**BASIC COMMISSION HEARING FEE SCHEDULE**  
**AFFORDABLE HOUSING BONUS PROGRAMS COMPUTATION WORKSHEET**  
 (Effective September 1, 2017)

For AHBP - All Affordable Housing Bonus Programs (Planning Code Section 206 and 328) application fees  
 The initial fee amount is not to exceed 50% of the project construction cost.

Note: A **\$120.00** surcharge is added to any AHBP fees to compensate the City for Appeals costs to the Board of Supervisors. **No discount will be applied to any Board of Supervisors' appeal fee.**

(1) No construction cost (excluding extension of hours): **\$1,077 + \$120 (BOS appeal surcharge) = \$1,197**

(2) No construction cost (including extension of hours): **\$770 + \$120 (BOS appeal surcharge) = \$890**

(3) \$1 through \$9,999: **\$770 + \$120 (BOS appeal surcharge) = \$890**

(4) \$10,000 through \$999,999:

Cost: \_\_\_\_\_ - \$10,000 =

X **0.349%** = \_\_\_\_\_ + **\$770 + \$120** = \_\_\_\_\_

(5) \$1,000,000 through \$4,999,999:

Cost: \_\_\_\_\_ - \$1,000,000 =

X **0.416%** = \_\_\_\_\_ + **\$4,290 + \$120** = \_\_\_\_\_

(6) \$5,000,000 through \$9,999,999:

Cost: \_\_\_\_\_ - \$5,000,000 =

X **0.349%** = \_\_\_\_\_ + **\$21,259 + \$120** = \_\_\_\_\_

(7) \$10,000,000 through \$19,999,999:

Cost: \_\_\_\_\_ - \$10,000,000 =

X **0.182%** = \_\_\_\_\_ + **\$39,037 + \$120** = \_\_\_\_\_

(8) \$20,000,000 and more: **\$57,566 + \$120 = \$57,686**

(9) Amend conditions of approval of a previous project: **\$571 + \$120 (BOS appeal surcharge) = \$691**

1. The applicant will be billed for time and materials expended beyond the initial fee to recover the Department's costs for providing services. *Refer to Planning Code Section 350*

**NOTES:** The Affordable Housing Bonus Programs included HOME-SF Program, 100% Affordable Housing Bonus Program, Analyzed State Density Bonus Program, and Individually Requested State Density Bonus Program.

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