

CITY of SAN FRANCISCO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	789,600
Annual Single-Family Units Permitted (1996-98, Avg.):	198
Annual Multi-Family Units Permitted (1996-98, Avg.):	1,647
Total Annual Residential Units Permitted (1996-98, Avg.):	1,845

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y -at Bd. of Supervisor discretion
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y -at Bd. of Supervisor discretion
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	-some planning & pub works fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-unknown

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? No - but still able to price this model

ii. Expected Location of Model in this Jurisdiction: Southern San Francisco
3rd Street @ Carroll

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, full infrastructure, curb, gutter, sidewalk, street lights, 1 tree / 20 lf, storm drainage, catch basins, public R.O.W excavation bonding
-Internal Site Improvements:	-no dedication of streets req'd; dedication of infrastructure & easements; full street and infrastructure dev't; curb, gutter, sidewalk, street lights, 1 tree / 20 lf, storm drainage, catch basins, fire hydrants
-Common Amenities / Open Space:	-25% of lot to remain open; 36 sf of usable exterior space; exposure to light
-Affordable Housing:	-10% set aside of comparable size units for low-income residents mandatory on all projects having 10 or more units; no affordable housing in-lieu fees are currently being accepted by the Board of Supervisors at the present
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; Developer Agreement
-Typical Reporting:	-geotechnical, seismic, hydrology, archaeological, wetlands, biological, traffic, noise, air quality

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	74.79
Private Garage Valuation Price per Sq. Ft.	32.49
Total Valuation per Unit	199,971
Total Valuation per 25 Unit Subdivision Model	4,999,275

vi. Planning Fees¹

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	T&M + 4.5% surcharge (estimate)	4,000
Zone Change Application Fee	3135 flat + T&M + 4.5% surcharge (estimate)	5,000
Conditional Use Permit (PUD) Fee	Basic Commission Hearing Fee Schedule based on constr. val'n ³	28,750
Discretionary Review Fee	flat	131
Subdivision Application Fee - Planning	schedule based on no of units (20-49)	1,790
Final Map Fee - Pub Wks	schedule based on no of units (20-49)	4,800
Environmental Review Initial Study/Neg Dec	Environmental Evaluation Fee Schedule based on val'n ⁴	5,524
Subtotal Planning Fees		49,995

vii. Plan Check, Permit & Inspection Fees¹

Type / Fee Calculation	Per Unit	Fee Amount
Planning Dept Building Plan Check Fee	schedule based on val'n	1114.89
Building Permit Inspection Fee	flat	26.65
Building Plan Check Fee	schedule based on val'n	933.29
Building Use Surcharge	4.5% of above 3 fees	93.37
Building Permit	schedule + 4.5%	1839.20
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20
Planning Dept Grading Plan Check Fee	schedule based on grading val'n	473
Grading Expediter Fee @ filing	flat	26
Grading - Bldg Permit Inspection Fee @ filing	flat	21
Grading Plan Review Fee @ filing	schedule based on grading val'n	287
Grading - Bldg Use Surcharge @ filing	4.5% of above 4 fees	36

Grading - Bldg Permit Inspc'n Fee @ issuance	schedule based on grading val'n		421
Grading - Bldg Use Surcharge @ issuance	4.5% of fee above		19
Electrical Permit Fee (Categ. 1 >21 openings)	flat + 4.5% surcharge	236.17	5,904
Plumbing Permit Issuance Fee	flat	16.55	414
Mechanical Permit Issuance Fee	flat	16.55	414
Water Permit Issuance Fee	flat	16.55	414
Gas Permit Issuance Fee	flat	16.55	414
Sewer Issuance and Replacement Fee	flat	16.55	414
Combo Utility Inspection Fee (3 inspections)	68.50/inspection	205.50	5,138
Combo Utility Surcharge	4.5% of above 6 fees	12.97	324
Street Space Permit Fee	.1% of constr. val'n + 10/lf frontage + 4.5% surcharge (888.22/unit)		22,206
Curb Cut Fee	60 flat per curb cut	60	1,500
Special Engineering Inspection Fee	150 flat per application	150	3,750
Street Improvement Processing Fee	160 flat per project		160
Street Improvement Inspection Fee	7.5% of imprvmt val'n (typ) ²		37,500
Street Improvement Recording Fee	flat		14
Street Dedication Fee	same as map processing fees above		6,590
Street Improvement Plan Check Fee	none		0
Subtotal Plan Check, Permit & Inspection Fees			187,122

viii. Infrastructure, Impact & District Fees⁵	Type / Fee Calculation	Per Unit	Fee Amount
San Francisco Unified School District Fee	1.72 / sf	4,300	107,500
City - Side Sewer Fee	250 flat /50 lf	250	6,250
City - Sewer Connection Fee ⁷	none		-
City - Water Fire Service Hydrant Fee	flat per 4" hydrant		12,169
City - Water Connection Fee	flat per 5/8" meter	2675.79	66,895
City - Water Main Common Trenching Fee	2000 / 2 units sharing a common trench (13 trenches)		26,000
Subtotal Infrastructure, Impact & District Fees			218,814

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	455,931
Total Fees per Unit (total from above / 25 units)	18,237

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** Yes
 - ii. Expected Location of Model in this Jurisdiction:** Outer Richmond District - West San Francisco
34th Avenue @ Balboa
 - iii. Expected Environmental Assessment Determination:** Exemption
 - iv. Typical Jurisdictional Requirements for this Model:**
-
- | | |
|--------------------|---|
| -Site Improvements | -match neighborhood infrastructure standard |
| -Typical Reporting | -geotechnical, seismic |
-
- v. Model Valuation Information:**
- | | |
|---|---------|
| Single-Family Dwelling Unit Valuation Price per Sq. Ft. | 74.79 |
| Private Garage Valuation Price per Sq. Ft. | 32.49 |
| Total Valuation per Model | 199,971 |

vi. Planning Fees¹	Type / Fee Calculation	Per Unit	Fee Amount
Environmental Review Exemption Certificate	flat		157
Environmental Review Exemption Letter	flat		68
Subtotal Planning Fees			225

vii. Plan Check, Permit & Inspection Fees¹	Type / Fee Calculation	Per Unit	Fee Amount
Planning Dept Building Plan Check Fee	schedule based on val'n	1114.89	1,115
Building Permit Inspection Fee	flat	26.65	27
Building Plan Check Fee	schedule based on val'n	933.29	933
Building Use Surcharge	4.5% of above 3 fees	93.37	93
Building Permit	schedule + 4.5%	1839.20	1,839
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20	20
Planning Dept Grading Plan Check Fee	schedule based on grading val'n		300
Grading Expediter Fee @ filing	flat		26
Grading - Bldg Permit Inspection Fee @ filing	flat		21
Grading Plan Review Fee @ filing	schedule based on grading val'n		84
Grading - Bldg Use Surcharge @ filing	4.5% of above 4 fees		19
Grading - Bldg Permit Inspc'n Fee @ issuance	schedule based on grading val'n		108
Grading - Bldg Use Surcharge @ issuance	4.5% of fee above		5
Electrical Permit Fee (Categ. 1 >21 openings)	flat + 4.5% surcharge	236.17	236
Plumbing Permit Issuance Fee	flat	16.55	17
Mechanical Permit Issuance Fee	flat	16.55	17
Water Permit Issuance Fee	flat	16.55	17
Gas Permit Issuance Fee	flat	16.55	17
Sewer Issuance and Replacement Fee	flat	16.55	17
Combo Utility Inspection Fee (3 inspections)	68.50/inspection	205.50	206
Combo Utility Surcharge	4.5% of above 6 fees	12.97	13
Street Space Permit Fee	.1% of constr. val'n + 10/lf frontage + 4.5% surcharge (835.97/unit)		836
Curb Cut Fee	60 flat per curb cut	60	60
Subtotal Plan Check, Permit & Inspection Fees			6,025

viii. Infrastructure, Impact & District Fees⁵	Type / Fee Calculation	Per Unit	Fee Amount
San Francisco Unified School District Fee	1.72 / sf	4,300	4,300
City - Side Sewer Fee	250 flat / 50 lf	250	250
City - Sewer Connection Fee ⁷	none		-
City - Water Connection Fee	flat per 5/8" meter	2675.79	2,676
City - Water Main Common Trenching Fee	2000 per trench		2,000
Subtotal Infrastructure, Impact & District Fees			9,226

ix. Totals			
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			15,476

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	South of Market - Central San Francisco Minna @ Folsom
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, full infrastructure, curb, gutter, sidewalk, street lights, 1 tree / 20 lf, storm drainage, catch basins, public R.O.W excavation bonding
-Internal Site Improvements:	-no dedication of streets req'd; dedication of infrastructure & easements; full street and infrastructure dev't; curb, gutter, sidewalk, street lights, 1 tree / 20 lf, storm drainage, catch basins, fire hydrants, utility undergrounding
-Common Amenities / Open Space:	-25% of lot to remain open; 36 sf of usable exterior space; exposure to light
-Affordable Housing:	-10% set aside of comparable size units for low-income residents mandatory on all projects having 10 or more units; no affordable housing in-lieu fees are currently being accepted by the Board of Supervisors at the present
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist.; Developer Agreement; on-site manager req'd; 3 year Maintenance Agreement
-Typical Reporting:	-geotechnical, seismic, hydrology, archaeological, wetlands, biological, traffic, noise, air quality

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	53.91
Private Garage Valuation Price per Sq. Ft.	47.28
Total Valuation per Unit	63,366
Total Valuation per 45 Unit Multi-Family Development Model	2,851,470

vi. Planning Fees¹

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	T&M + 4.5% surcharge (estimate)	4,000
Zone Change Application Fee	3135 flat + T&M + 4.5% surcharge (estimate)	5,000
Conditional Use Permit (PUD) Fee	Basic Commission Hearing Fee Schedule based on constr. val'n ³	16,406
Discretionary Review Fee	flat	131
Environmental Review Initial Study	Environmental Evaluation Fee Schedule based on val'n ⁴	9,470
Subtotal Planning Fees		35,007

vii. Plan Check, Permit & Inspection Fees¹

Type / Fee Calculation	Per Unit	Fee Amount
Planning Dept Building Plan Check Fee	schedule based on val'n of buildings	12,150
Building Permit Inspection Fee	26.65 flat per building	160
Building Plan Check Fee	schedule based on val'n of buildings	10,537
Building Use Surcharge	4.5% of above 3 fees	1,028
Building Permit	schedule + 4.5% per building	21,671
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n 6.34	285
Planning Dept Grading Plan Check Fee	schedule based on grading val'n	441
Grading Expediter Fee @ filing	flat	26
Grading - Bldg Permit Inspection Fee @ filing	flat	21
Grading Plan Review Fee @ filing	schedule based on grading val'n	247
Grading - Bldg Use Surcharge @ filing	4.5% of above 4 fees	33
Grading - Bldg Permit Inspc'n Fee @ issuance	schedule based on grading val'n	360
Grading - Bldg Use Surcharge @ issuance	4.5% of fee above	16
Electrical Permit Fee (Categ. 1 >21 openings)	flat + 4.5% surcharge 236.17 per building	1,417
Plumbing Permit Issuance Fee	flat per building 16.55	99
Mechanical Permit Issuance Fee	flat per building 16.55	99
Water Permit Issuance Fee	flat per building 16.55	99
Gas Permit Issuance Fee	flat per building 16.55	99
Sewer Issuance and Replacement Fee	flat per building 16.55	99
Combo Utility Inspection Fee (3 inspections)	68.50/inspection 205.50 per building	1,233
Combo Utility Surcharge	4.5% of above 6 fees 12.97 per building	78
Street Space Permit Fee	.1% of constr. val'n + 10/lf frontage + 4.5% surcharge	11,852

Curb Cut Fee	60 flat per curb cut	120
Special Engineering Inspection Fee	150 flat per application	150
Street Improvement Processing Fee	160 flat per project	160
Street Improvement Inspection Fee	7.5% of imprvmt val'n (estimate) ²	37,500
Street Improvement Recording Fee	flat	14
Street Improvement Plan Check Fee	none	0
Subtotal Plan Check, Permit & Inspection Fees		99,995

viii. Infrastructure, Impact & District Fees⁵	Type / Fee Calculation	Per Unit	Fee Amount
San Francisco Unified School District Fee	1.72 / sf	1,720	77,400
City - Side Sewer Fee	250 flat /50 lf	250	6,250
City - Water Fire Service Hydrant Fee	flat per 4" hydrant		12,169
City - Sewer Connection Fee ⁷	none		-
City - Water Connection Fee	flat per 5/8" meter	2675.79	2,676
City - Water Main Common Trenching Fee	2000 / common trench		2,000
Subtotal Infrastructure, Impact & District Fees			100,495

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	235,497
Total Fees per Unit (total from above / 45 units)	5,233

Notes: ¹The various departments within San Francisco add a 4.5% surcharge to most fees to compensate for increasing costs since the last fee update. This fee has been added where indicated in the fees below.

²The Public Works Street Improvement Inspection Fee varies between 5% and 10% of the total improvement construction valuation. The 7.5% used herein is based on the typical fee charged within this possible fee range.

³The fee for discretionary reviews by the Planning Commission is calculated by a formula on a separate fee schedule that incorporates the construction valuation of the project. The formula for Basic Commission Hearings for projects in this specific valuation range is calculated as follows:

$$[(\text{Valuation} - \$1\text{M}) \times .55\% + \$5,516 \text{ flat}] \times 1.045 \text{ surcharge}$$

⁴Environmental Evaluations are calculated by a formula based on a fee schedule that incorporates the construction valuation of the project. The formula for projects in this specific valuation range is calculated as follows:

$$[(\text{Valuation} - \$1\text{M}) \times .26\% + \$4,248 \text{ flat}] \times 1.045 \text{ surcharge}$$

⁵The city of San Francisco charges impact fees for parks, daycare facilities, and transportation only against certain types of office, commercial and hotel uses. Fees applied to these uses go into specified accounts to be used by the agencies responsible for providing these services. Residential projects throughout the city are generally not charged for these services.

⁶The city of San Francisco charges a zone change fee only on districtwide zone changes. The current planning staff person responsible for zone changes and associated fees indicated that zone change decisions often take over a year to process with hundreds of hours of staff time. No spot zone changes are allowed in the city of San Francisco.

⁷The city of San Francisco does not charge residential developments for sewer connections to the unit. The only fee that is charged is a nominal, side sewer fee which provides a lateral from the trunk main to the trap, typically located at the sidewalk.