

RESOLUTION NO. 5346

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
ESTABLISHING PROCESSING FEES FOR THE COMMUNITY DEVELOPMENT
DEPARTMENT

WHEREAS, Chapter 3.16 of the Redlands Municipal Code authorizes the City Council of the City of Redlands ("this City Council") to levy fees and charges for costs reasonably borne in providing City services; and

WHEREAS, this City Council contracted with the firm of David M. Griffith & Associates to perform a study and produce a "Report on the Costs, Fees and Revenues" of various City departments along with a "Full Cost Allocation Plan" to support the assignment of City overhead to various services, programs and activities of the City (collectively the "Reports"); and

WHEREAS, this City Council has found and determined that the fees and charges recommended by the Reports, and the fees and charges established by this Resolution, do not exceed the estimated reasonable costs of providing the services for which the fees and charges are imposed; and

WHEREAS, this City Council further has found and determined that the fees and charges established by this Resolution are reasonable, fair and equitable in nature and proportionately representative of the costs incurred by the City in providing the services; and

WHEREAS, this City Council has made available for review by the public, at least ten (10) days prior to the public hearing and meeting at which this Resolution is presented, copies of the Reports with data indicating the amount of estimated costs required to provide the services for which the fees and charges are imposed, and the revenue sources anticipated to provide the services, including general fund revenues;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. The fees for providing Community Development Department services, as set forth in Exhibit "A" attached hereto, is hereby adopted.

Section 2. Executive Order 33-92, dated April 15, 1992, and Executive Order 40-94, dated May 19, 1994, pertaining to the Community Development Department fees, are hereby rescinded.

ADOPTED, SIGNED AND APPROVED this 4th day of February, 1997.


Mayor of the City of Redlands

Attest:


City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City council at a regular meeting thereof held on the 4th day of February, 1997, by the following vote:

AYES: Councilmembers Gilbreath, Cunningham, Gil, Banda; Mayor Larson
NOES: None
ABSENT: None
ABSTAIN: None

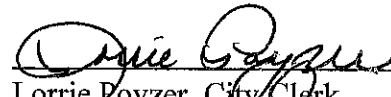

Lorrie Poyzer, City Clerk

Exhibit "A"
Resolution No. 5346

Community Development Department

<u>Service</u>	<u>Fee</u>
<u>EVCSPP Planned Development Permit</u>	
Planned Development -Concept Plan	\$9,630.00
Planned Development - Development Plan	9,630.00
Planned Development-Concept Plan & Development Plan	11,430.00
Concept Plan Amendment	1,800.00
Development Plan Amendment	1,800.00
<u>Specific Plan Review</u>	
Specific Plan	13,000.00
Specific Plan Amendment	1,800.00
<u>Conditional Use Review</u>	
CUP Involving New Construction	4,450.00
CUP Involving No New Construction	1,900.00
Revised CUP - Construction	2,770.00
Revised CUP - No Construction	1,375.00
Conditional Use Permit - Time Extension	65.00
Conditional Use Permit - Day Care Homes (13 or more clients) ...	1,250.00
<u>Variance Review</u>	
Variance - Single Family Residential	1,000.00
Variance - Commercial, Multi-family	1,775.00
Variance - Parking Modification	800.00
Variance - Fence Committee	360.00
<u>Commission Review and Approval Process (CRA)</u>	
CRA - Major (over 1 acre)	3,850.00
CRA - Minor Application (1 acre or less)	2,395.00
CRA - Revised Major	2,050.00
CRA - Revised Minor	1,100.00
CRA - Time Extension	65.00
Minor Commission Review	800.00

Tentative Subdivision Map Review

Parcel Map	2,750.00
Revised Parcel Map	2,100.00
Tentative Tract	4,600.00
Revised Tentative Tract Map	2,750.00
Reversion to Acreage/Merger	1,525.00
Subdivision Time Extension	235.00
Certificate of Compliance	525.00
Lot Line Adjustment	525.00

Environmental Impact Review

Environmental Impact Report	Hourly charge or pursuant to contract ¹
Environmental Project Assessment	500.00
Negative Declaration	2,750.00
Mitigation Monitoring Review & Implementation	Actual Cost + Deposit based on estimated staff costs

Residential Development Allocation (RDA)

RDA	4,350.00
RDA - Alteration of Approved Project	2,620.00
RDA - Transfer of Development Allocation	320.00

Home Occupation Permit

Staff Review	80.00
Public Hearing	480.00
Annual Renewal	15.00

Sign Review

One Sign	390.00
Sign Program	1,240.00
Sign Program Amendment	745.00
Flag Test	350.00
Sign Review by Staff	35.00

Building Moving Review

Main Structure	Hourly charge with \$1,000 deposit
Garages and Secondary Structures	Hourly charge with \$1,000 deposit

¹If by contract, the contract cost plus twenty percent (20%) City Administrative charge.

Building Demolition Review (Designated Structures over 50 years old)

Single Family Zones	975.00
Multi-family, Industrial & Commercial	990.00
Accessory Building	300.00

Building Demolition Review (Non-Designated Structures over 50 years old)

Single Family Zones	500.00
Multi-family, Industrial & Commercial	500.00
Accessory Building	250.00

Annexation

Annexation (includes service plan)	7,775.00
Service Plan for Annexation	2,000.00
Pre-Annexation Agreement	Hourly Charge w/\$3,000 deposit

Other Miscellaneous

Development Agreement	Hourly Charge w/\$10,000 deposit
Street Vacation	2,745.00
Temporary Occupancy	180.00
Zone Change	3,300.00
Commission Determination	1,900.00
Ordinance Text Amendment	1,900.00
General Plan Amendment	5,200.00
Agricultural Preserve Removal	2,050.00
Williamson Act Contract Removal	Hourly Charge w/\$500 deposit
Addendum Item to Planning Commission	740.00
News Rack Impound Fee	100.00
Planning Services Not Specified ...	Hourly Charge (deposit based on est. staff costs)
Verification Letter - Research	140.00
Verification Letter - Basic	50.00
Appeal (not to exceed original fee, if fee was required)	2,145.00
Continued Item by Applicant (additional public hearing)	185.00
Concurrent Tentative Tract and Conditional Use Permit applications may qualify for a 20% reduction in the Conditional Use Permit fees if it is determined that staff review time is saved as a result of con- current applications. (applies to Public Works and Planning fees)	

Building and Safety Division

Plan check microfilm	10.00 + \$2.00 per page
State mandated General Plan review	\$.10/sq. ft.
(on new construction or greater than 50% increase in floor area)	
Building plan checking	Repeated plan checks 50% of cost

Paving, permit and inspection	
1,000 sq. ft. or less	25.00
1,001 - 5,000 sq. ft.	30.00
4,001 - 20,000 sq. ft.	40.00
20,001 - 100,000 sq. ft.	50.00
100,001 sq. ft. and over	75.00
Certificate of occupancy inspection	
Non-residential	85.00
Single family dwelling	30.00
Multifamily (2-10 units) or Commercial (under 1 acre)	60.00
Multifamily (11+ units) or Commercial (1 acre+)	180.00
Swimming pools	208.00
Hot tubs or spas	93.00
Roof recover	
Tile	2.95/sq. ft.
Composition shingle	2.36/sq. ft.
Signs	30.00/sq. ft.