



**SALINAS**

RICH IN LAND | RICH IN VALUES

# Permit Center 2025 Annual Report

February 24, 2026

Community Development

Lisa Brinton, Director

# 2025 Permit Center Annual Report Contents



2025 Permit Center Staff Report

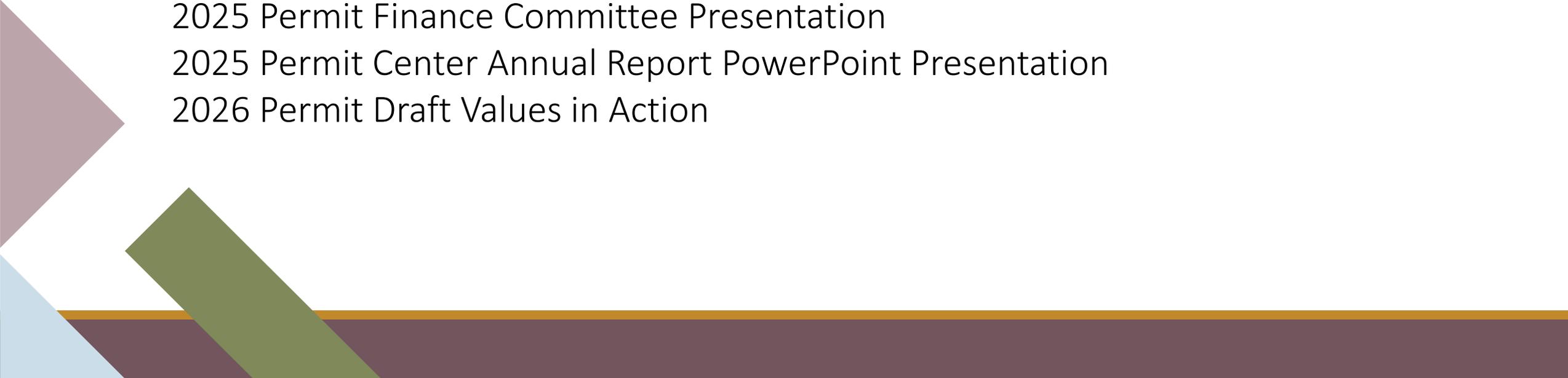
2025 Permit Center Annual Report Dashboard

2025 Permit Center Key Actions Taken

2025 Permit Finance Committee Presentation

2025 Permit Center Annual Report PowerPoint Presentation

2026 Permit Draft Values in Action



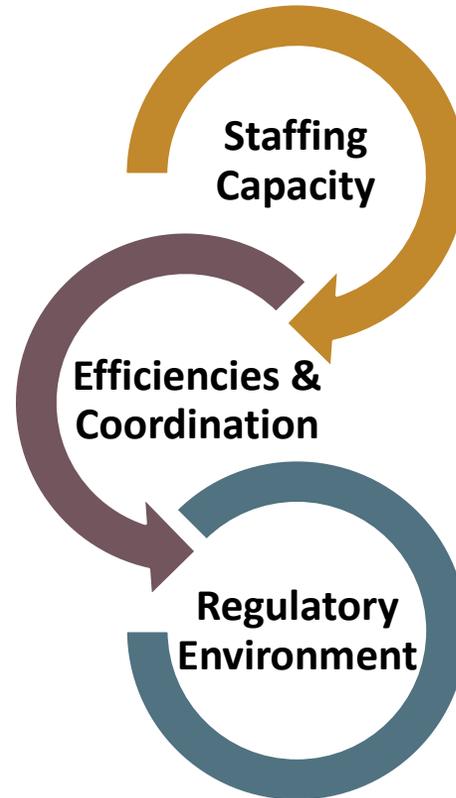
# 2025 Identified Issues and Resource Needs

## Customer Complaints

Length of time

Lack of Clarity

Interpretation of Conflicting Regulations



## Internal Hurdles

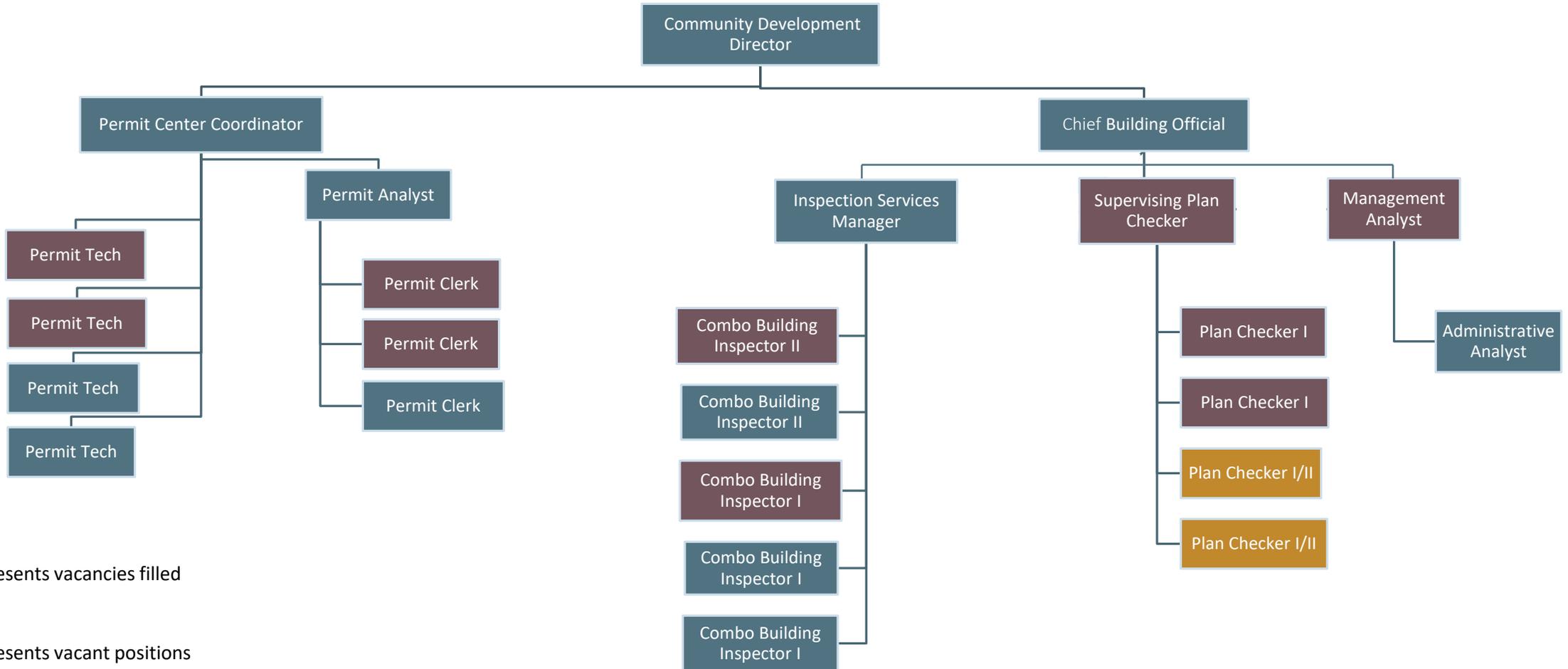
Staff resources are insufficient compared to volume

Division and department coordination is lacking process for final decision-making

Zoning, building, engineering and fire codes have different criteria that can be confusing or even conflicting

# 2025 Staffing

## Permit Services Organizational Chart

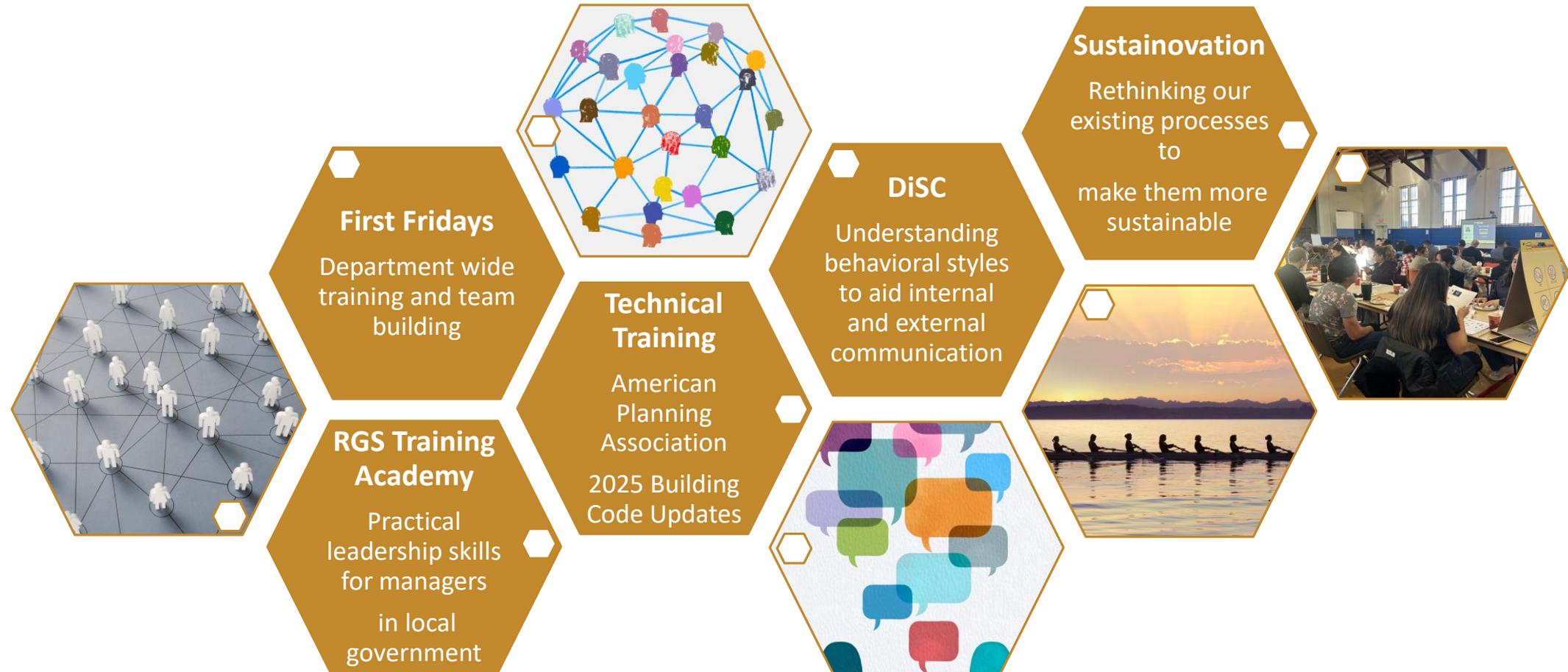


\*Represents vacancies filled

\*Represents vacant positions

# Staff Training

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# ADU Workflow Improvements



## Certification

Currently, all Building plan checkers and inspectors have obtained certification as residential plans examiners.



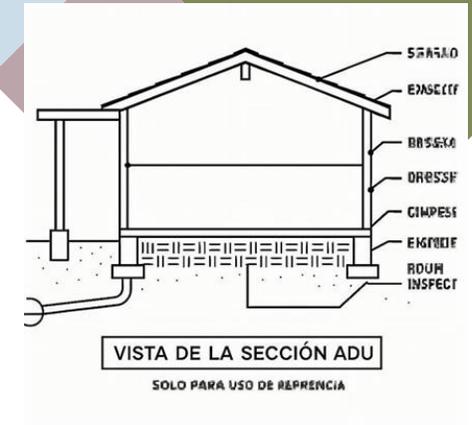
## Training

Building plan checkers are completing training with the goal to Shift ADU plan reviews from consultants to City staff.



## Resources

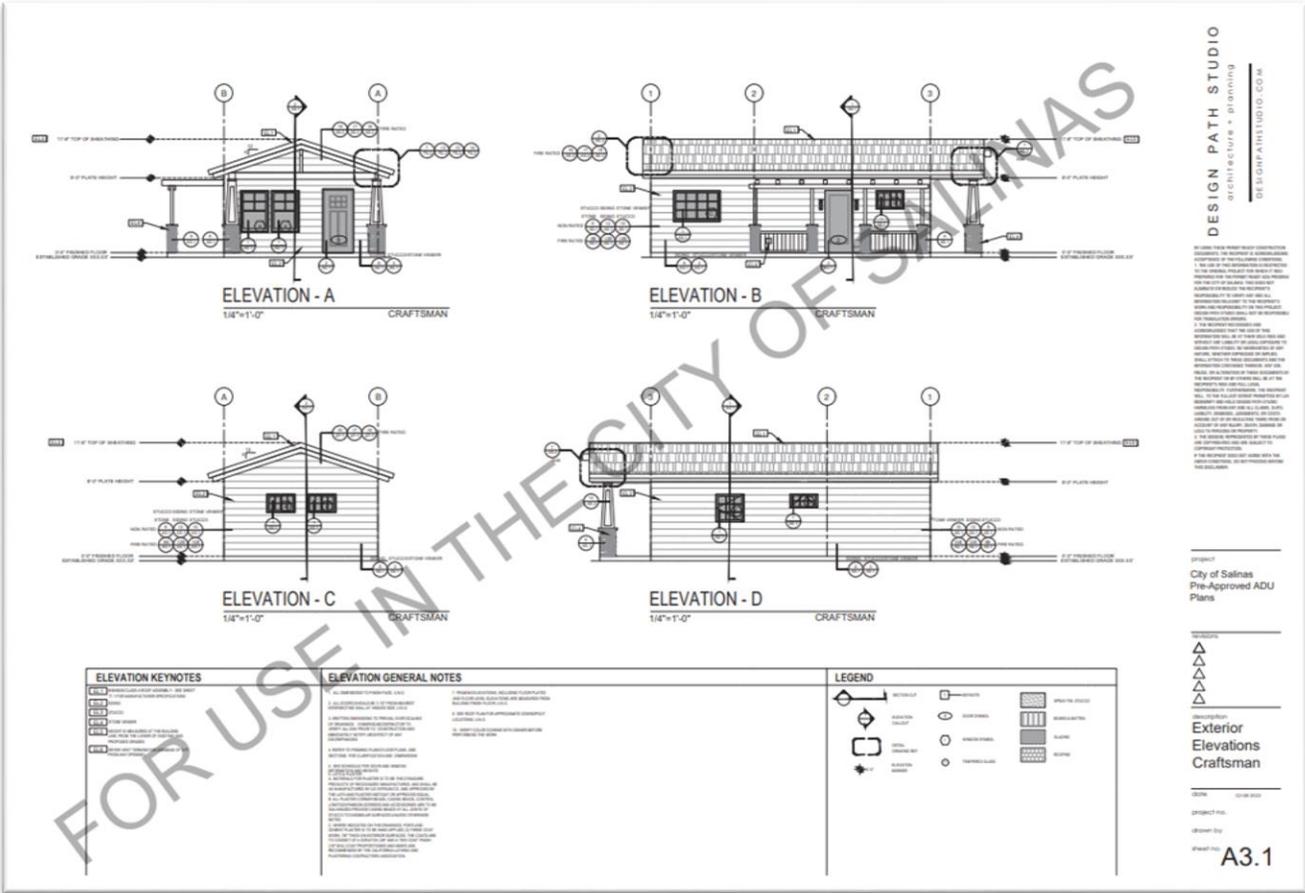
Building inspectors are providing homeowners with Code Check booklets to help them learn important code requirements.



## Guides

Building Inspectors created a visual guide to help homeowners identify which inspection to request.

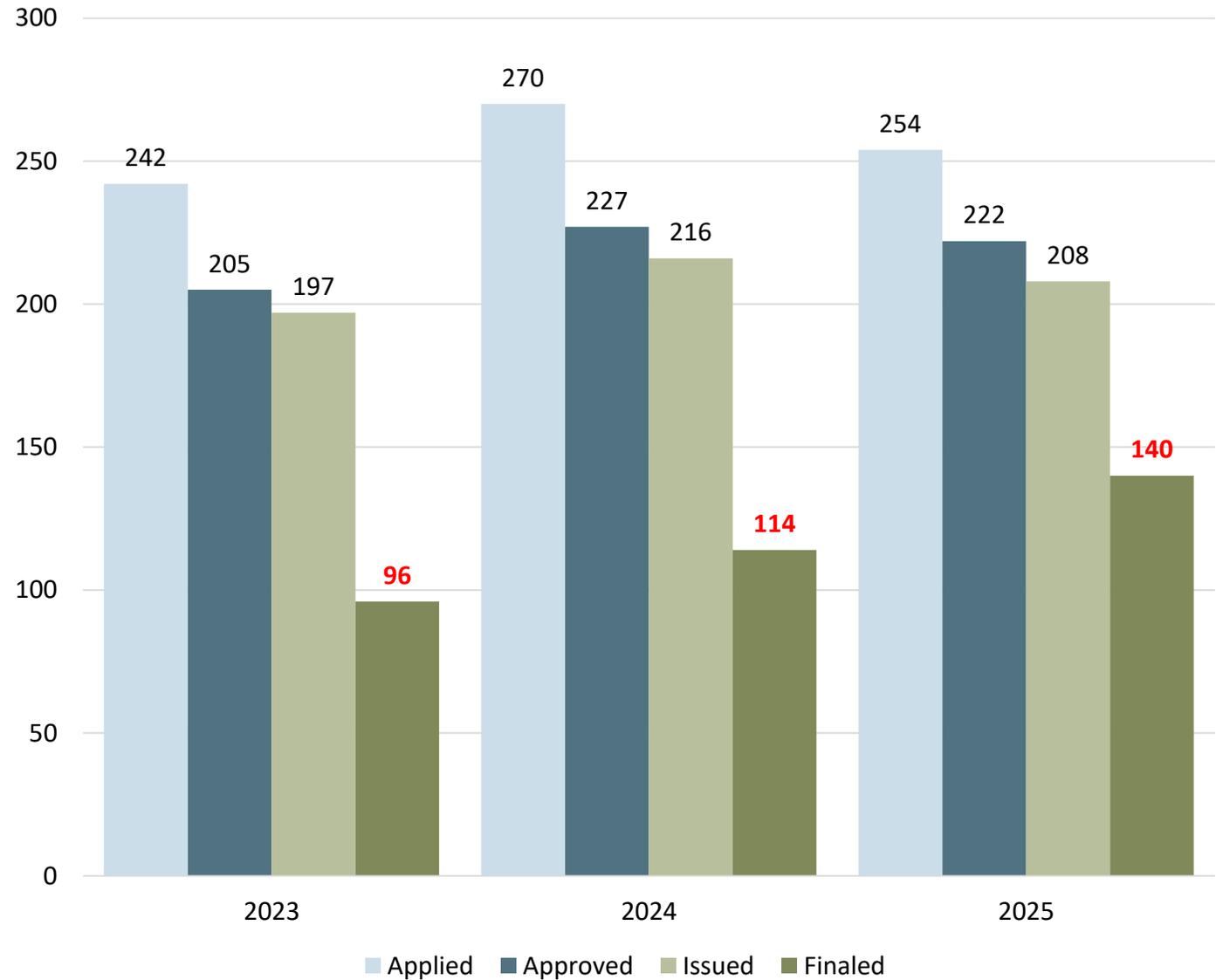
# Pre-Approved ADU Plans

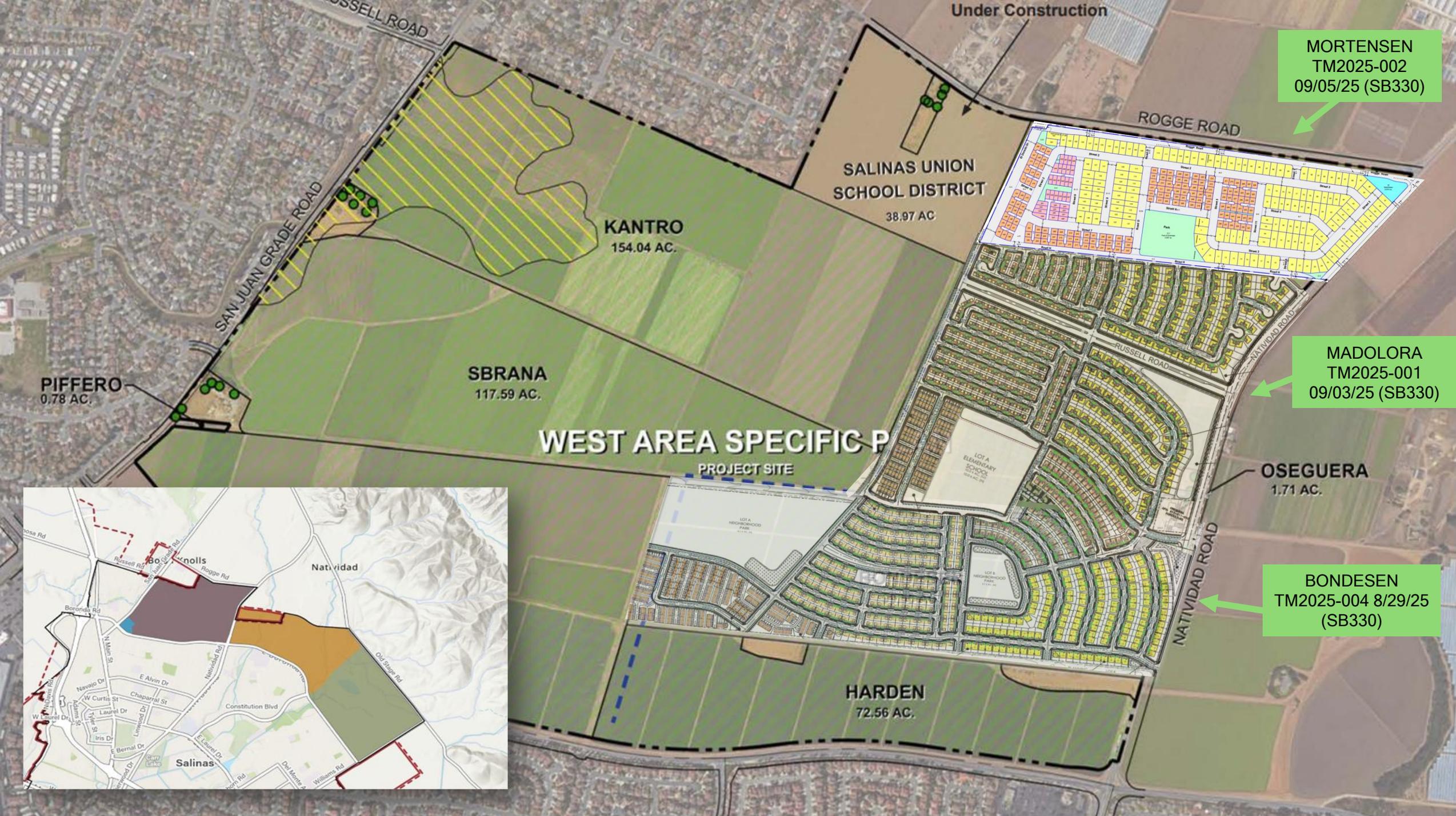


- The average time from permit application to approval for Pre-Approved ADUs is 53 days less than regularly designed ADUS.
- 60 homeowners have used the free plans to apply for a detached ADU.

# Accessory Dwelling Unit (ADU) Permits by Year

- The 2025 volume of applied, approved, and issued permits hovered between 2023 and 2024 values
- Finaled ADUs increased by 23% from 2024 to 2025 and 44% from 2023 to 2025





**PIFFERO**  
0.78 AC.

**KANTRO**  
154.04 AC.

**SBRANA**  
117.59 AC.

**SALINAS UNION  
SCHOOL DISTRICT**  
38.97 AC

**HARDEN**  
72.56 AC.

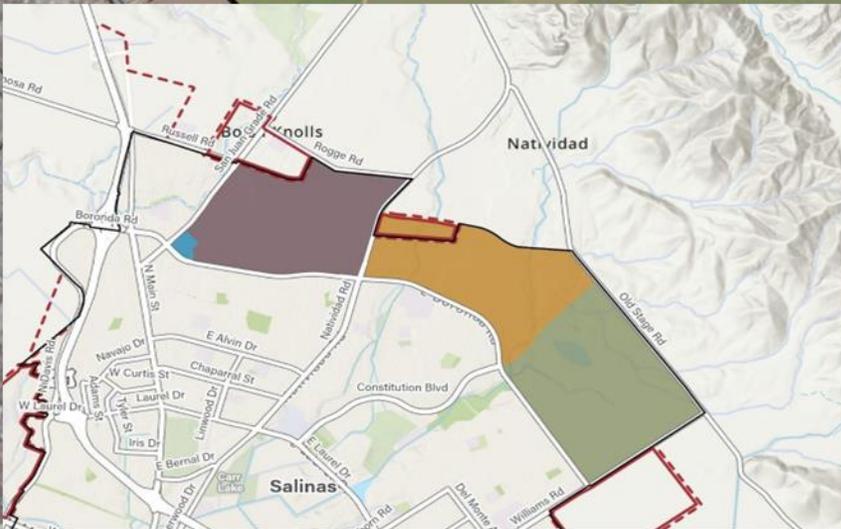
**OSEGUERA**  
1.71 AC.

**MORTENSEN**  
TM2025-002  
09/05/25 (SB330)

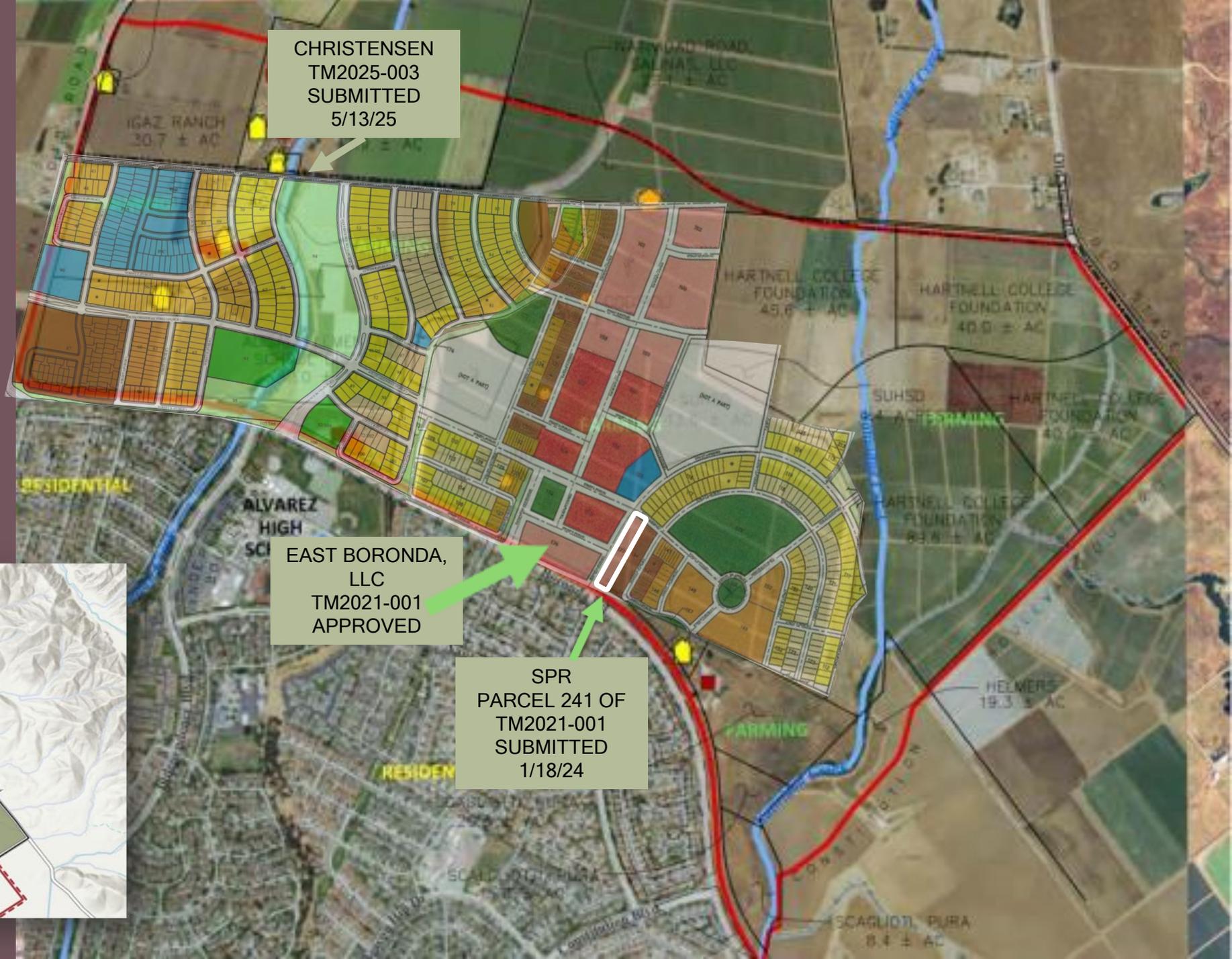
**MADOLORA**  
TM2025-001  
09/03/25 (SB330)

**BONDEESEN**  
TM2025-004 8/29/25  
(SB330)

**WEST AREA SPECIFIC P**  
PROJECT SITE



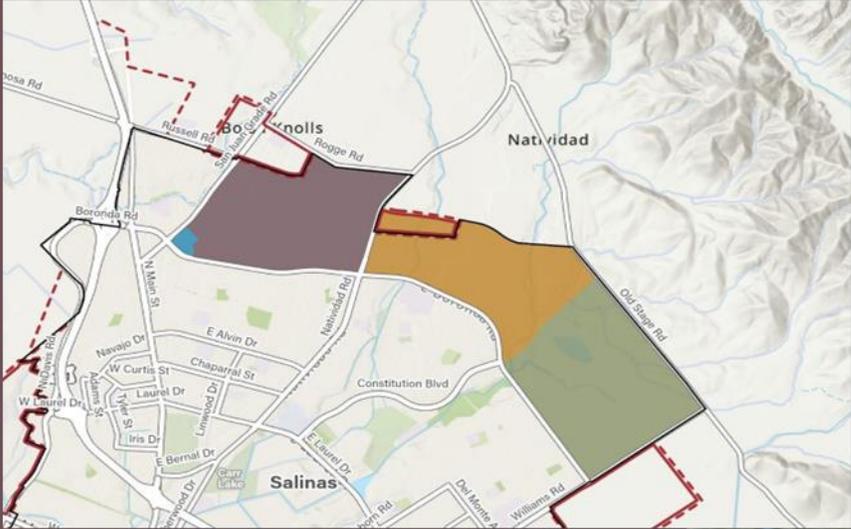
# Central Area Specific Plan



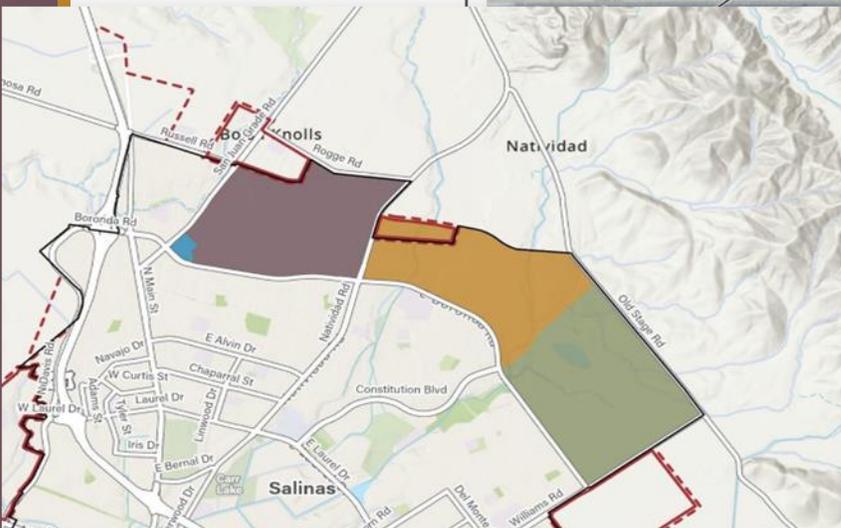
CHRISTENSEN  
TM2025-003  
SUBMITTED  
5/13/25

EAST BORONDA,  
LLC  
TM2021-001  
APPROVED

SPR  
PARCEL 241 OF  
TM2021-001  
SUBMITTED  
1/18/24



# ILLUSTRATIVE SITE PLAN BARDIN RANCH CITY OF SALINAS, CALIFORNIA JULY 2024



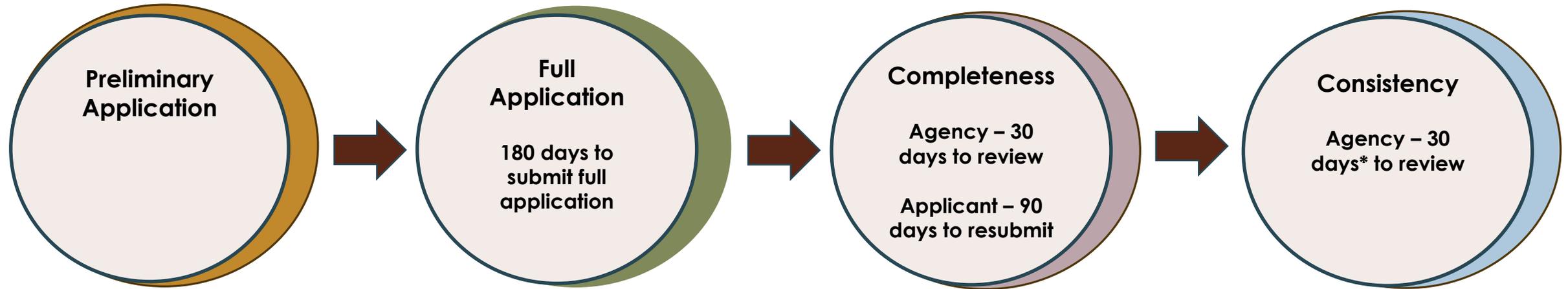
LAND USE SUMMARY				
VILLAGE/LOT NO.	ACRES (G)	ACRES (N)	BUILDING S.F.	UNIT COUNT
VILLAGE 1	22.4	14.7	387,172	131
VILLAGE 2	21.4	14.7	387,172	147
VILLAGE 3	10.7	7.7	364,476	90
VILLAGE 4	6.1	3.8	208,041	79
VILLAGE 5	13.4	8.4	163,333	184
VILLAGE 6	20.6	15.0	322,887	105
VILLAGE 7	20.9	15.1	341,411	116
LOT A: STORMWATER QUALITY	8.6	7.1	-	-
LOT B: PARK/STORMWATER QUALITY	14.1	15.3	-	-
LOT C: PARK	2.7	2.7	-	-
LANDSCAPE LOTS	-	0.4	-	-
PRIVATE DIVES	-	2.1	-	-
INTERIOR ROADS	-	35.9	-	-
MAJOR ROADWAYS	3.9	3.9	-	-
LOTS INF. ROAD DEDICATIONS	4.9	4.9	-	-
REMAINDER	123.7	123.7	-	-
<b>TOTAL</b>	<b>275.4 ± AC.</b>	<b>275.4 ± AC.</b>	<b>2,169,660 S.F.</b>	<b>852 DU</b>

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3875 HOPKINS ROAD STE 345 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557

# FGA Subdivision Status

Name	Area	Units	Completeness Review	Consistency Review	Tentative Map Approval	Final Map Approval	Site Plan Review	Building Permit Application Review
Christensen	CASP	670 Dwelling Units						
Bardin Ranch	EASP	859 Dwelling Units						
Bondensen	WASP	638 Dwelling Units						
Madolora	WASP	648 Dwelling Units						
Mortensen	WASP	391 Dwelling Units						
East Boronda Phase One	CASP	415 Dwelling Units						
East Boronda Phase One	CASP	3 Apartment Buildings (50 Delling Units Total)						
East Boronda Phase One	CASP	12 Model Homes					N/A	

# SB330 Timeline – Tentative Map Application



**Applicant submitted preliminary application on 12/10/24**

**Applicant submitted full application on 5/14/25**

**Incompleteness letter sent by City 6/13/25**

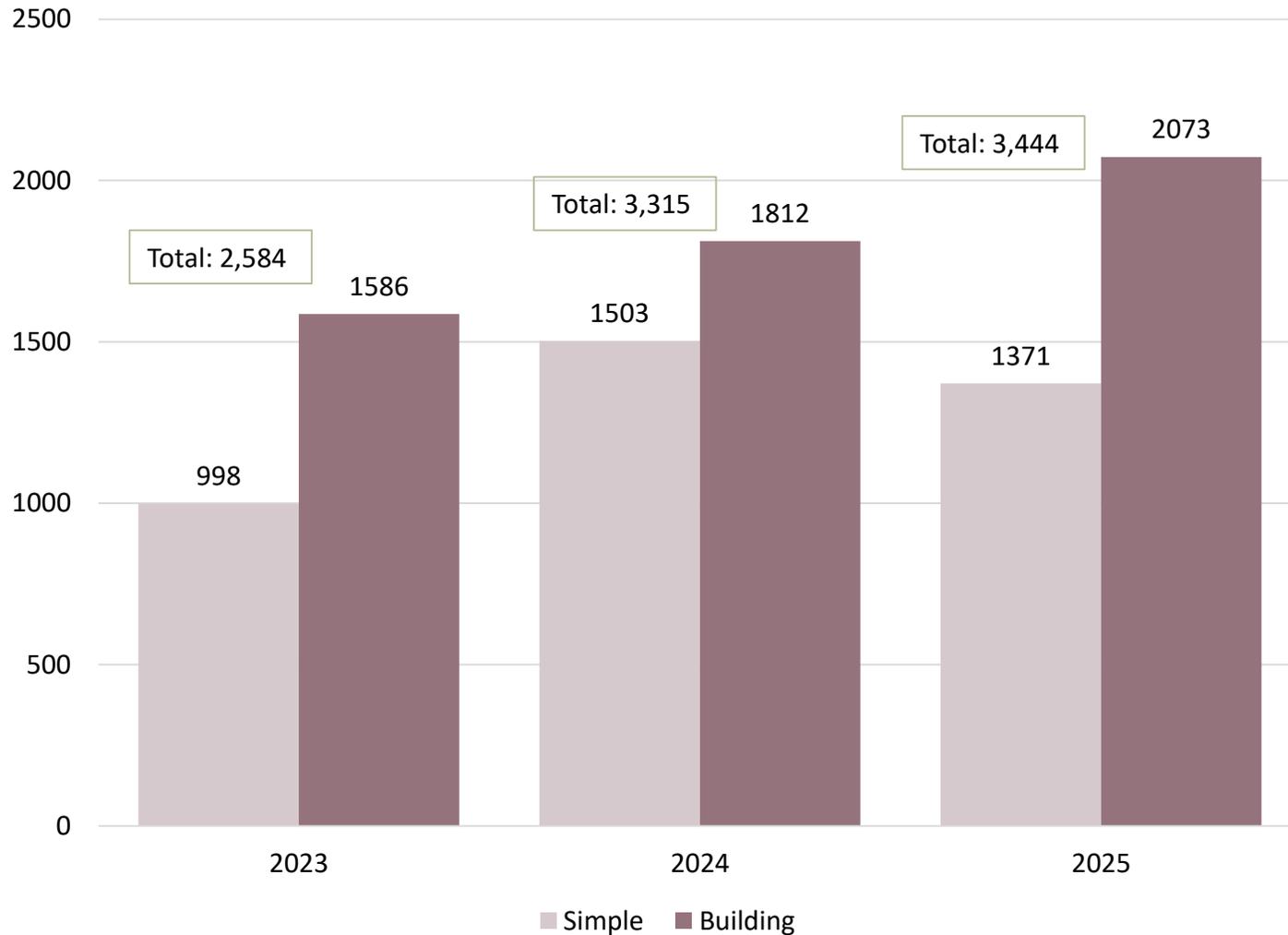
**Applicant Resubmitted 9/3/25**

**Incompleteness letter sent by City 10/2/25**

**Applicant resubmitted on 11/20/25**

**Completeness letter sent by City on 12/19/25**



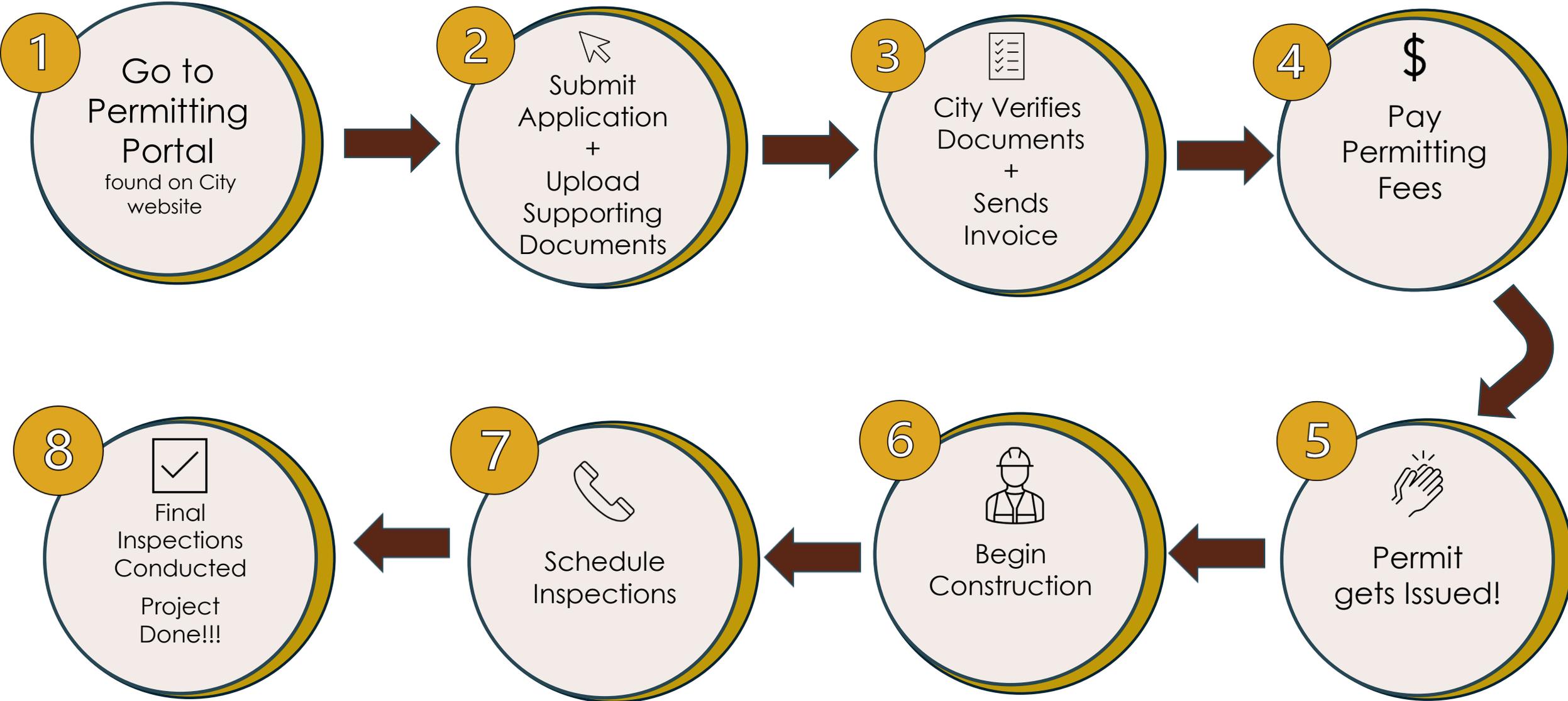


# Total Permits Applied by Year

- Building\* permits increased 31% from 2023 and 14% from 2024
- Simple\* permits decreased 9% from 2024 to 2025

\*Building permits require at least one plan review. Simple permits are fast-tracked (1–3 days)

# Simple Permit Process



# Building Permit Process

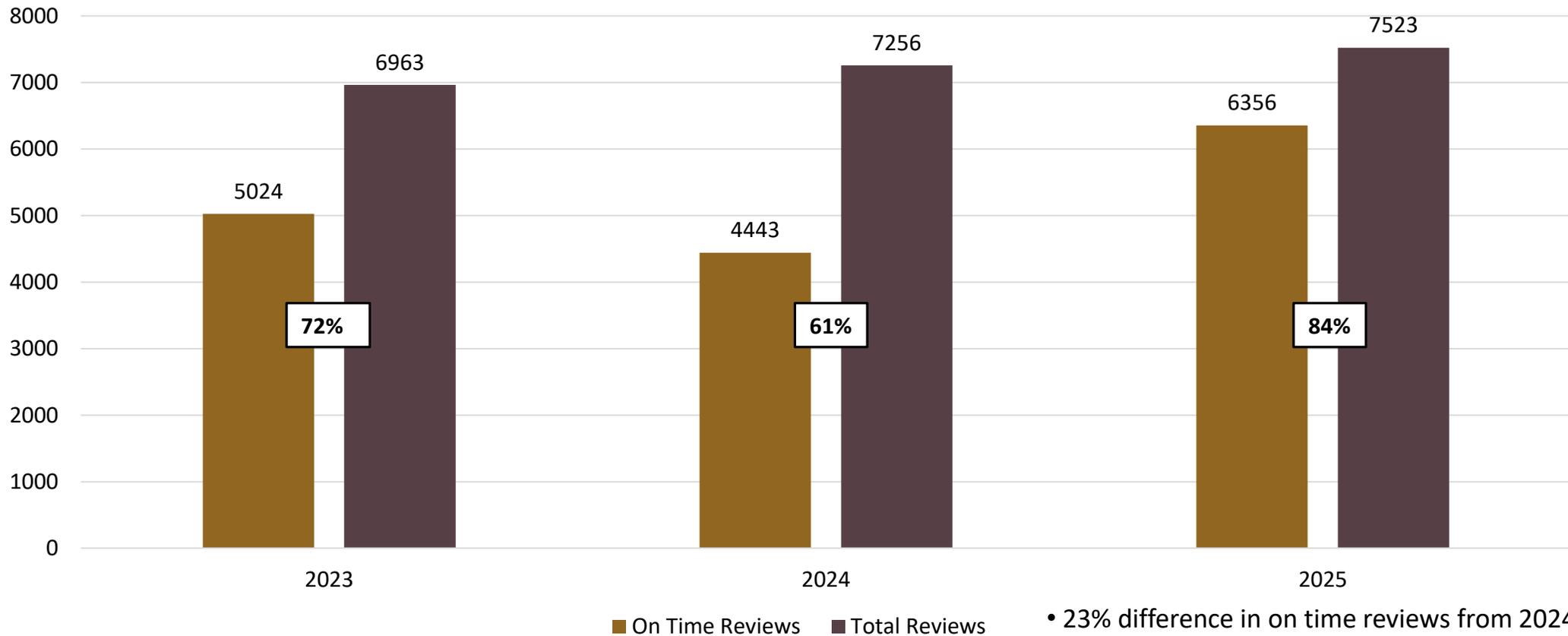


Project Type	1 <sup>st</sup> Review	2 <sup>nd</sup> Review	3 <sup>rd</sup> Review	4 <sup>th</sup> Review	5 <sup>th</sup> Review
New Commercial, Major TI w/Structural or Stormwater	15 Working Days	10 Working Days	5 Working Days	3 Working Days	3 Working Day
New SFD, Non- Structural and Minor TI's	10 Working Days	5 Working Days	3 Working Days	3 Working Day	3 Working Day
Minor Non-structural Remodel w/o Engineering or Planning; B, M or S Occupancy	5 Working Days	3 Working Days	3 Working Days		
Miscellaneous Permits	3 Working Days	3 Working Day	3 Working Day		

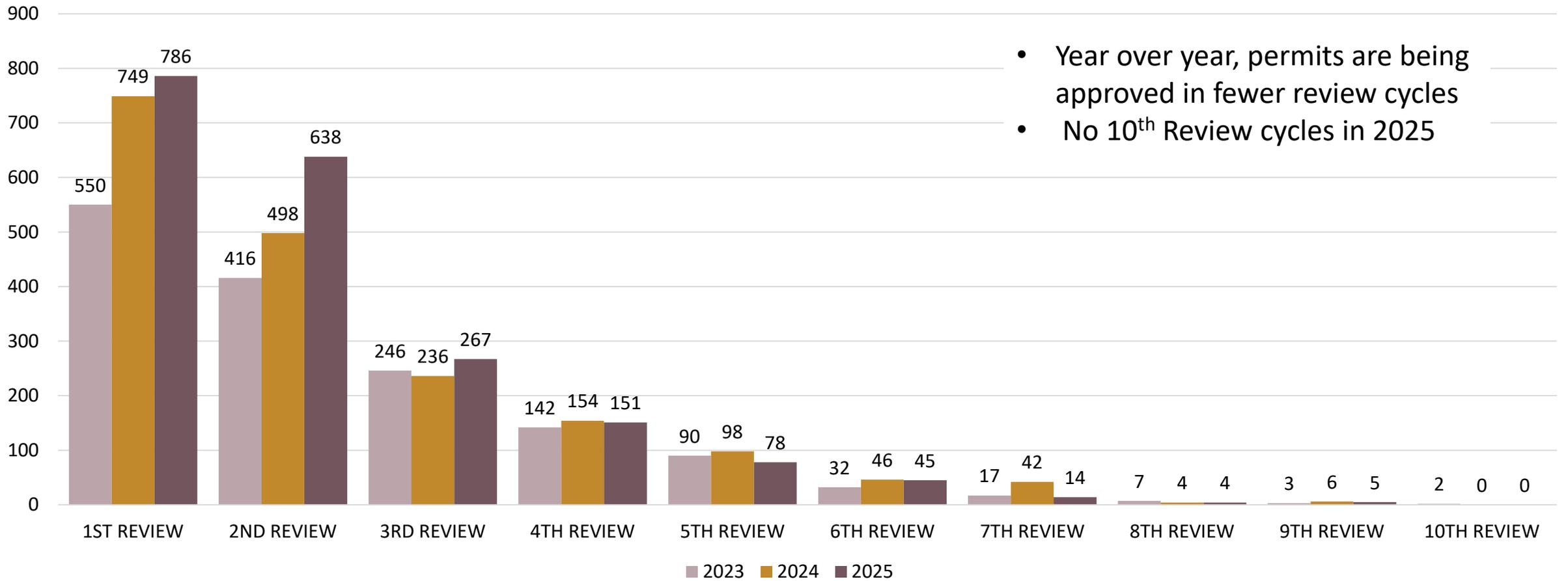
# Salinas Plan Review Timelines

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# Building Plan Reviews Completed on Time



- 23% difference in on time reviews from 2024 to 2025
- Volume of reviews had a minor increase from 2024 to 2025



- Year over year, permits are being approved in fewer review cycles
- No 10<sup>th</sup> Review cycles in 2025

# Permits Approved by Review Cycle

# Building Permit Applied to Issued

**Real Permit Example:**  
749 square foot ADU



Time with City – 18 Days



Time with Applicant – 23 Days

Total Days: 41



8 DAYS

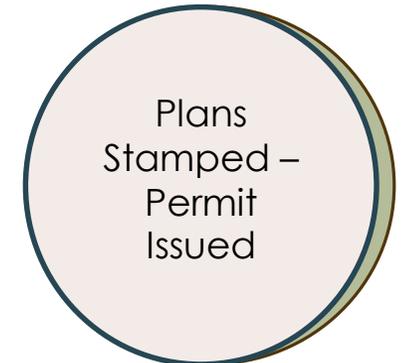
11 DAYS

6 DAYS

6 DAYS

9 DAYS

1 DAY



# Building Permit Applied to Issued

**Real Permit Example:**  
Commercial Tenant Improvement

Time with City - 34 Days

Time with Applicant - 192 Days

Total Days: 226

Complete application submitted by applicant

Sent to applicant for corrections from Building and Fire

Sent to Applicant for corrections from Building

Sent to Applicant for corrections from Building

Application approved. Sent to applicant to pay permitting fees

5 DAYS

13 DAYS

62 DAYS

9 DAYS

113 DAYS

8 DAYS

9 DAYS

2 DAYS

3 DAYS

2 DAYS

Reviewed by Building, Fire, and Planning

2nd round Reviewed by Building and Fire

3rd round reviewed by Building

4th round reviewed by Building

Plans Stamped - Permit Issued



# Projected General Plan Update Timeline 2026

Jan-March

First Public Review Draft comment period

Workshop event – 3/7

Prepare public review draft EIR

Prepare updated EDE

Release first public review draft CAP

April-June

Revise General Plan based on comments

Release Second Public Review Draft General Plan with CAP and EIR for 45-day comment period

July-September

Study sessions/briefings on EIR, CAP, and revised General Plan and approval process

Revise documents following comment period

October-December

Publish revised General Plan, CAP, and EIR

Start approval process

- Monterey County Airport LU Commission
- Planning Commission
- Traffic and Transportation Commission
- City Council certification and adoption



## Zoning Code Update

Multi-phase approach

Phase 1:  Fall 2025 Summer 2026

- Housing law compliance - outlined in Housing Element
  - Objective design and approval standards
  - ADUs and SB-9
- Other priority items and legal compliance – driveways, cannabis, cottage food

Phase 2:  Fall 2025 Spring 2027

- Consistency with General Plan Update once adopted
  - Amending current code to implement new land uses

Fall 2025

Fall 2027

Phase 3:

- Complete zoning overhaul striving for ease of use and streamlining

# 2025 Division Highlights

Current  
Planning

Front Counter  
Customers: 1,564

Approved Planning  
Applications: 535

Fire  
Prevention

Front Counter  
Customers: 142

Permits Issued: 364

Plans Checked: 703

Completed  
Inspections: 2,451

Fireworks Citations: 96

Development  
Engineering

Front Counter  
Customers: 1,046

Permits Issued: 941

Plans Checked: 2,634

Completed  
Inspections: 5,794

Code  
Enforcement

Building Permits  
Reviewed for  
Compliance:

Opened cases: 1,721

Completed  
Inspections: 2,840

Closed cases: 1,557

Small Business  
Support

Customer Assistance  
Interactions: 323

# 2025 Permit Services Activity

## Administration

Calls Received:  
Held steady from 2024

Counter Transactions:  
30% decrease from 2024

City Reports:  
Held steady for 2024

Permit Applications:  
4% decrease from 2024

## Building Plan Review

Plan Reviews:  
4% increase from 2024

On time Plan Reviews:  
23% increase from 2024

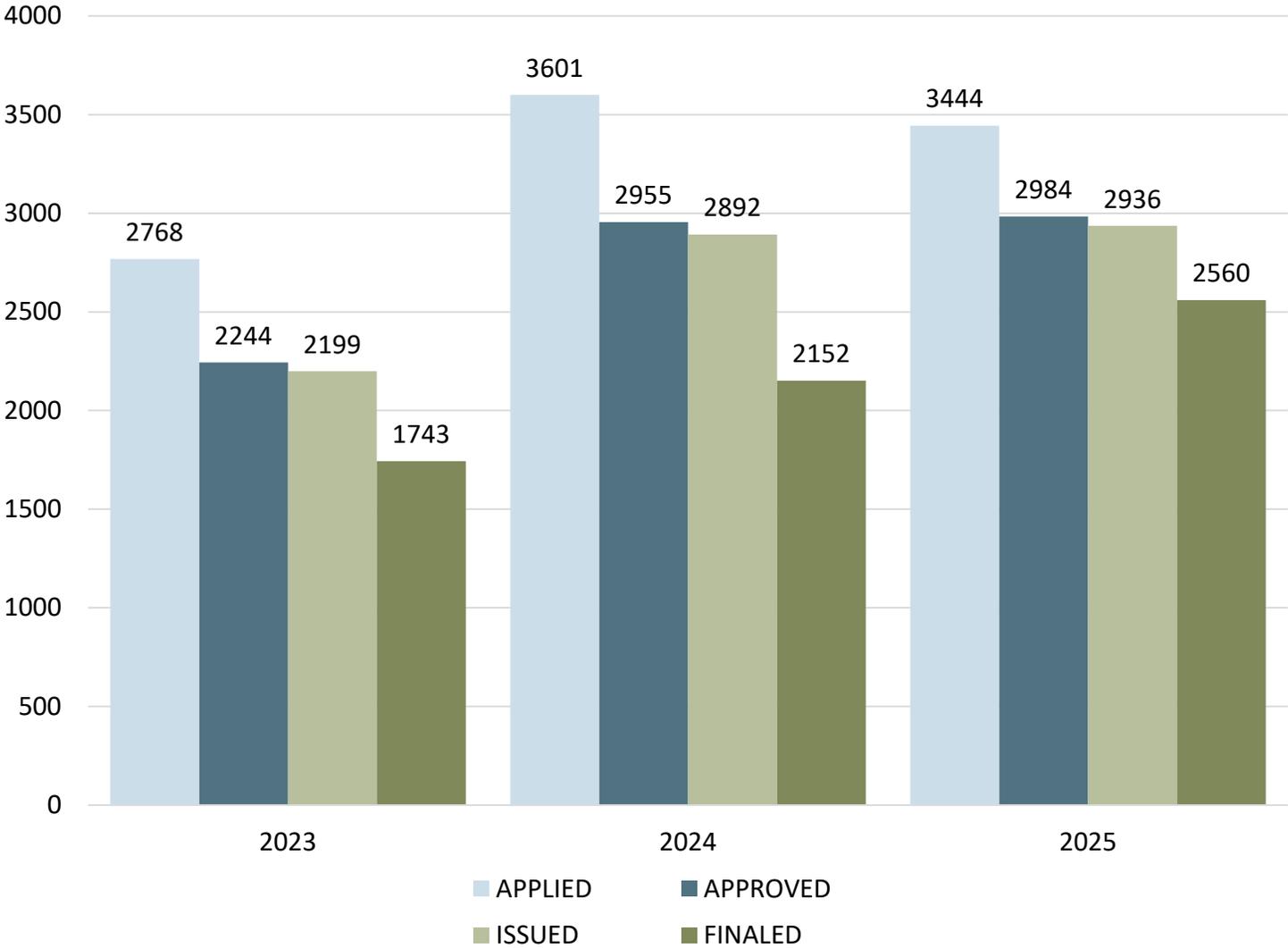
Permits Approved:  
2% increase from 2024

## Building Inspections

Completed Inspections:  
Field: 18,944  
Virtual: 1,158

13% increase from 2024

# Construction Permits by Year



- **Finaled permits increased by 19% from 2024 to 2025**
- **Volume of 2025 applied and issued permits hovered between 2023 and 2024 values**
- **Approved permits had a small 1% increase**

1100 Northridge Mall



20 W Gabilan St.



# Permits Issued

904 N Sanborn Rd



# Final Buildings and Facilities

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683 Fremont St



900 Northridge Mall



# Finalized Buildings and Facilities



713 La Guardia St



919 Iverson St



930 S Main St



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# Questions?

*For more information, contact Permit Services  
(831) 758-7251*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>