



Dashboard Permit Center Update 2025

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 Annual Report PowerPoint Presentation

2025 Permit Center Key Actions Taken

2025 Finance Committee Presentation

2026 Draft Values in Action Plan



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Summary of 2025 Permit Center Activity

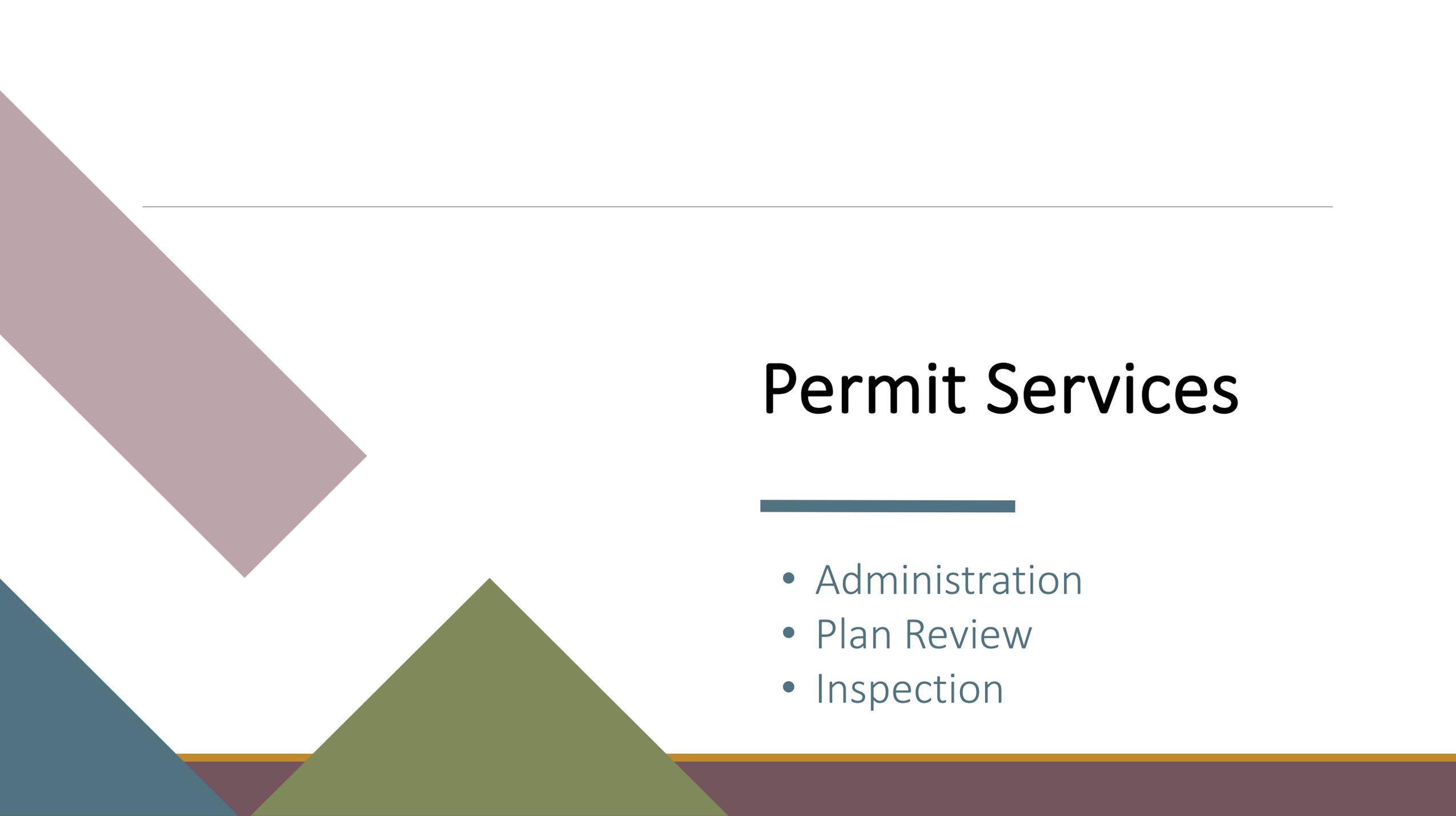
Over the past year, the Permit Center continued to operate at a high and stable level, sustaining the elevated workload first seen in 2024. Overall activity in 2025 remained largely consistent, with a four percent (4%) decrease in permit applications, a four percent (4%) increase in plan reviews, and a 12.5% increase in inspections compared to the prior year. Call volumes remained steady. In-person front counter transactions declined by 30%, despite the restoration of expanded public hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, reflecting the community's continued shift toward online permit services.

Residential development remained the primary driver of activity, accounting for 80% of all building permit applications and 66% of inspections. Accessory Dwelling Unit (ADU) activity in 2025 aligned with recent historical trends, decreasing six percent (6%) from 2024 while increasing five percent (5%) compared to 2023. ADUs represented 39% of all inspections, and residential ADU plan reviews remained stable year over year at 629 reviews.

Commercial activity increased in 2025, with the Permit Center accepting nearly 100 tenant improvement permit applications. These projects included major investments by national businesses such as Archer Aviation, Dave & Buster's, and Walmart, alongside continued reinvestment by local establishments including Sweet Reba's, the El Rey Theater, and Brewjee Coffee Co. The City also sustained a significant volume of permitting and inspection activity related to the Amazon project. By strategically utilizing consultant support, this workload was absorbed without measurable impacts to permit processing, plan review, or inspection timelines.

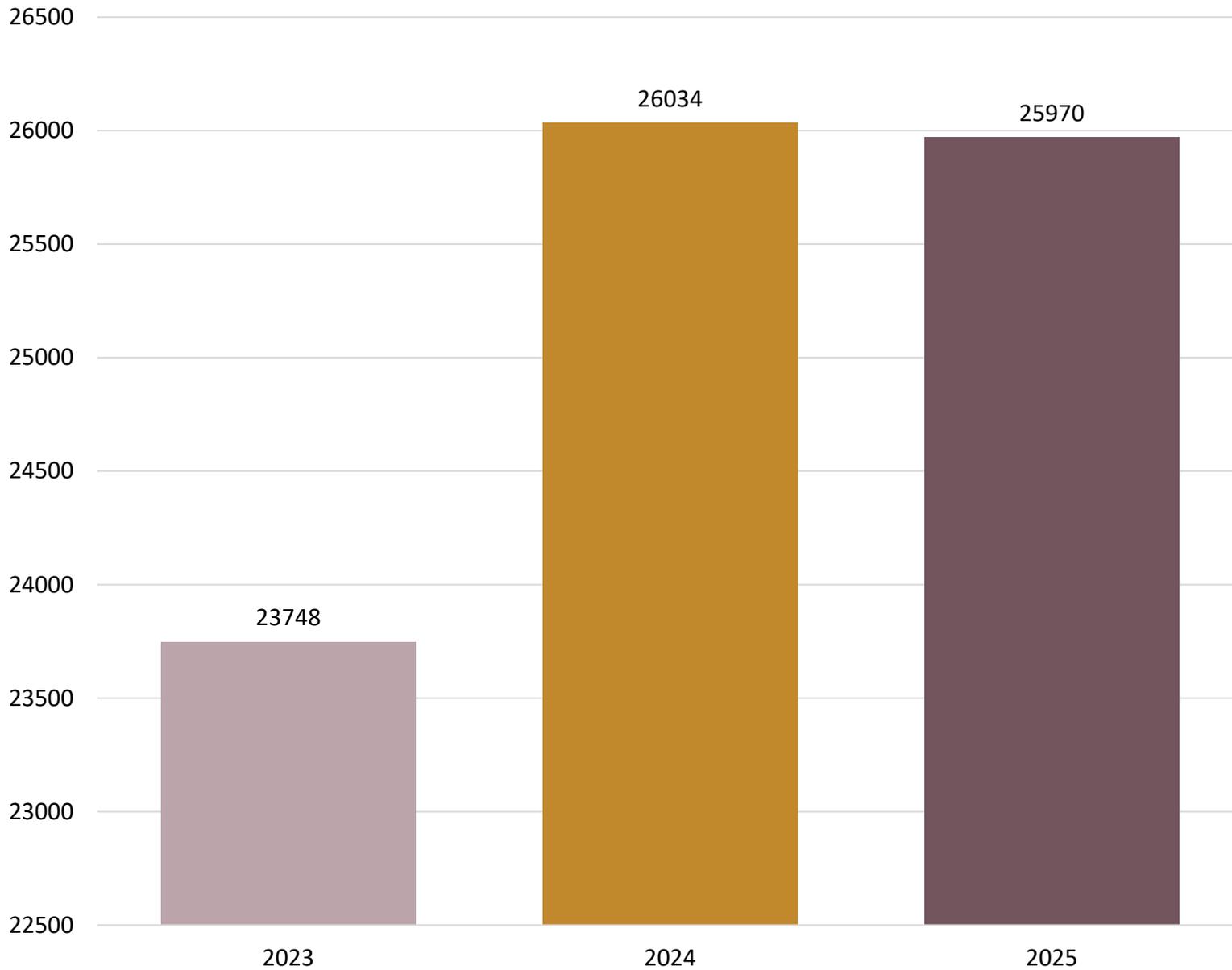
Taken together, these trends reflect a Permit Center that continues to adapt to evolving service demands, expand digital access, and support both residential development and economic investment, while maintaining consistent, reliable service for the community.

The following dashboard charts provide a visual representation of these key trends and performance metrics, offering a clear, at-a-glance view of permit activity, service delivery, and workload across the Permit Center. Together, the data and visuals highlight patterns, progress, and areas of focus, supporting informed decision-making by City leadership while maintaining transparency and accessibility for the community.



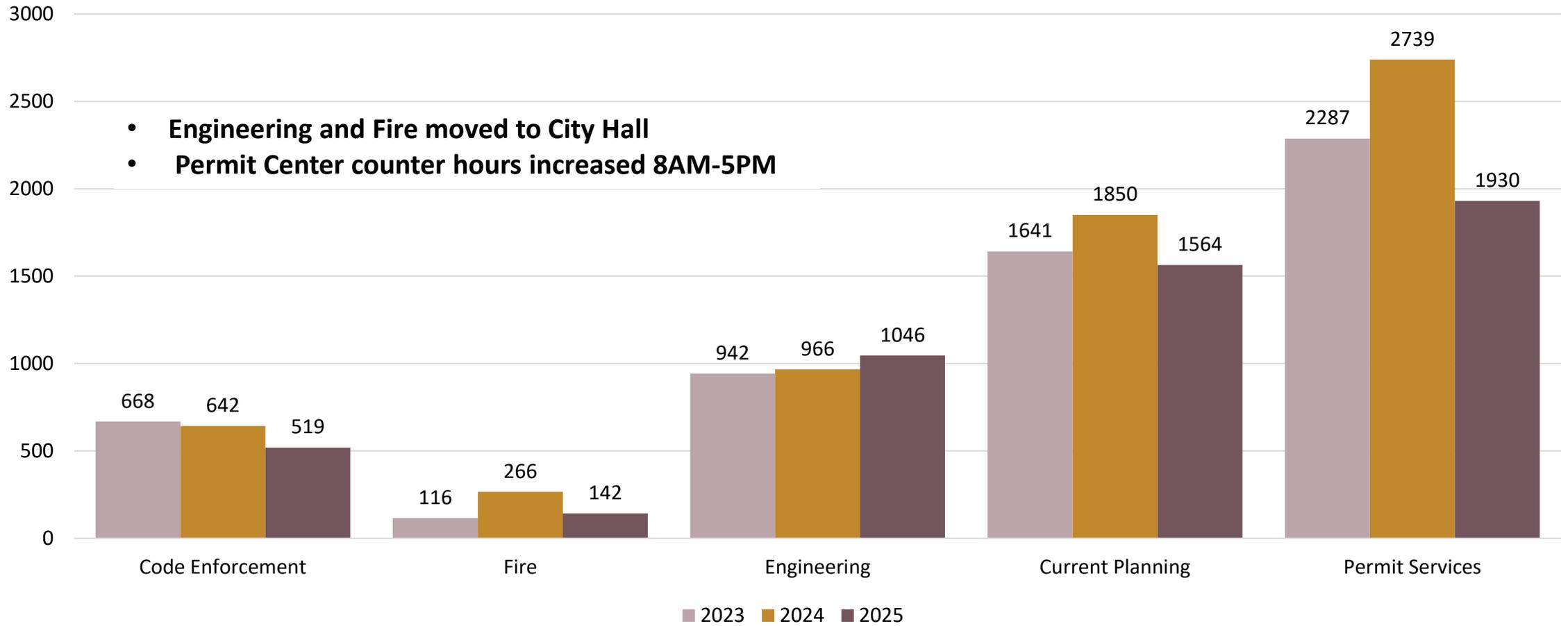
Permit Services

- Administration
- Plan Review
- Inspection

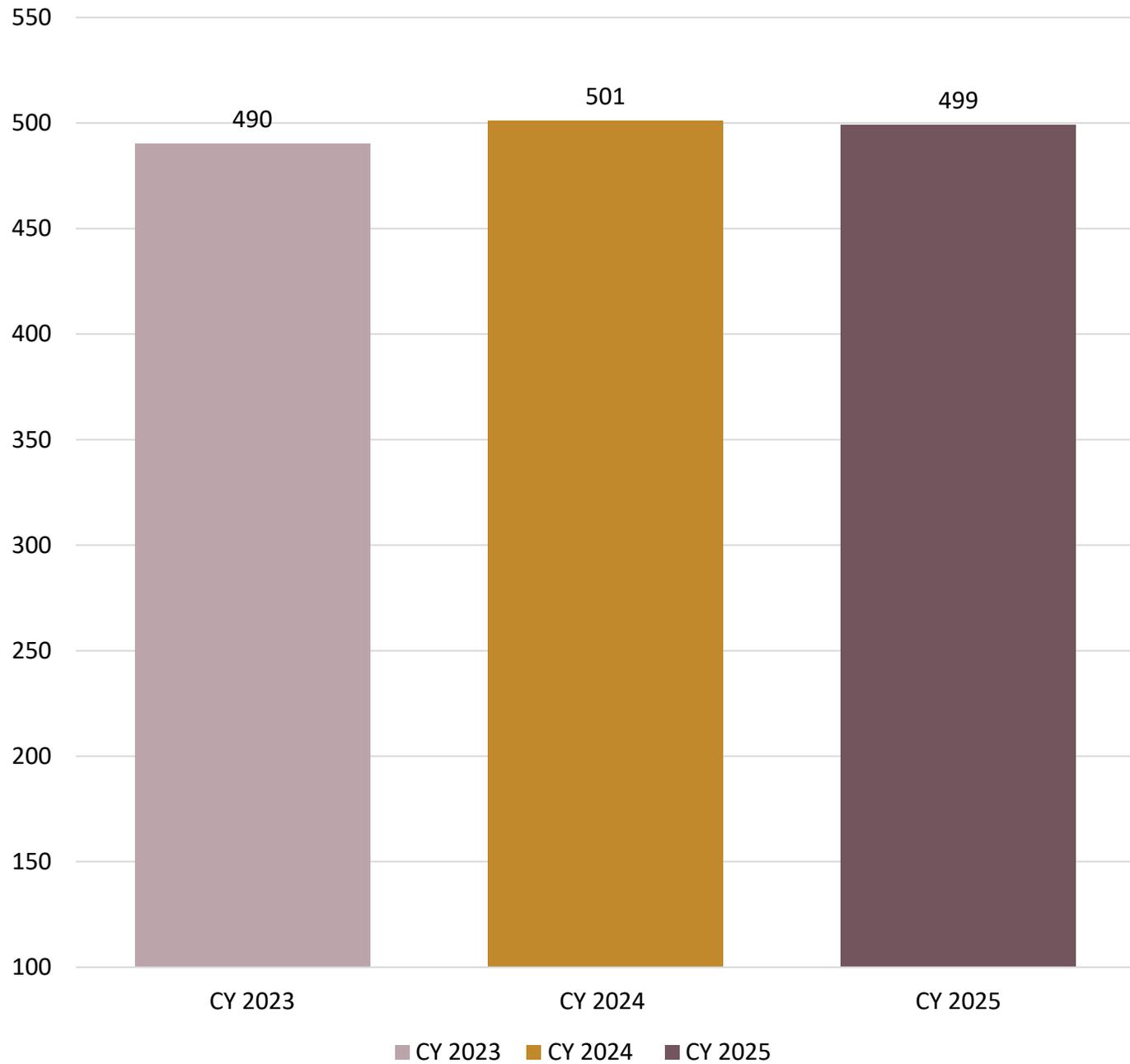


Permit Center Calls by Year

- The volume was steady from 2024 to 2025 with less than a 1% decrease

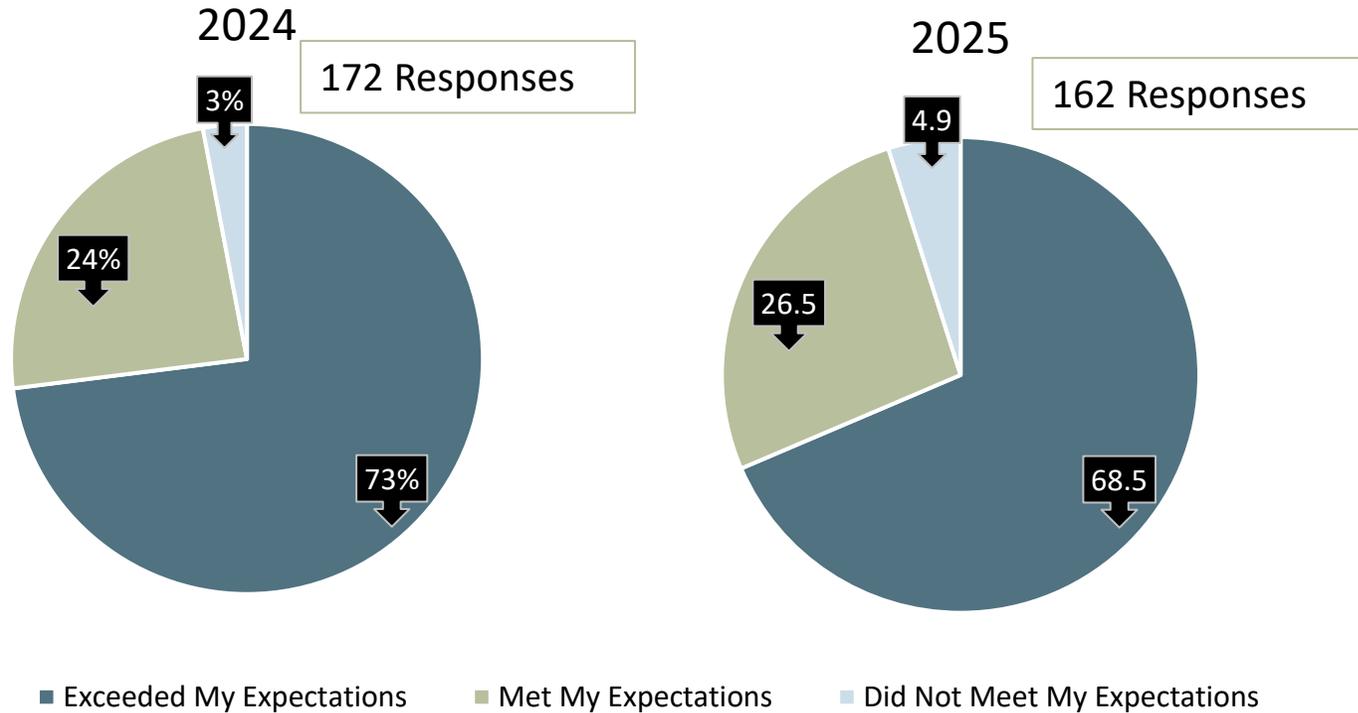


Counter Transactions by Division



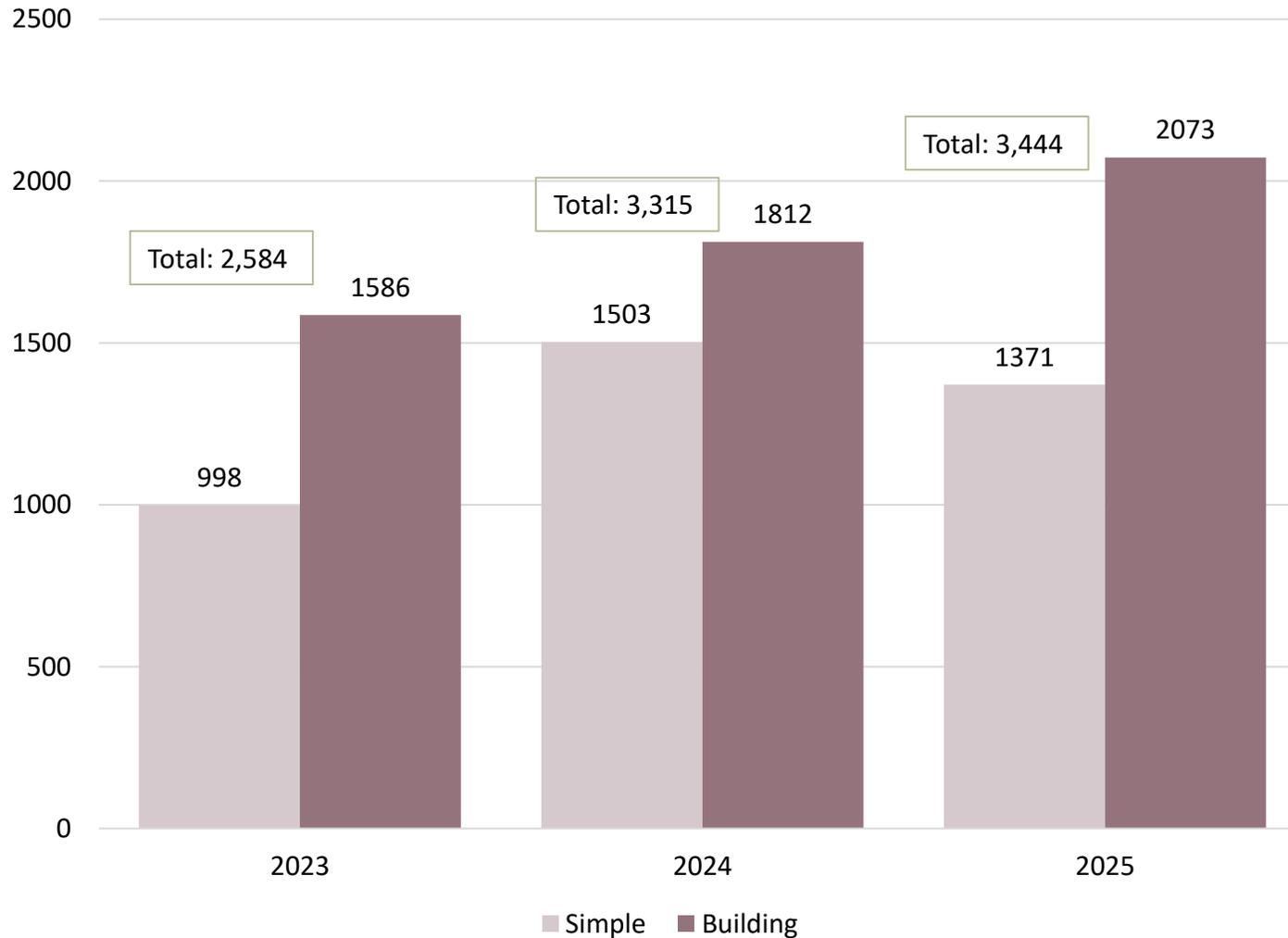
City Reports

- Real Estate point of sale requirement



- Contractor: "It so was easy to work with you guys once again! Making my job easier every time I come in"
- Contractor: "Lucy and Jordan were very helpful. Your department is head and shoulders above the other departments in the State. We do all the ADA for the roughly 600 7-Eleven stores in CA, so we work with a lot of building officials."
- Resident "Oscar was proactive, helpful, and was able to answer questions in detailed. Great customer service skills. Thank you."

2025 Customer Survey Responses

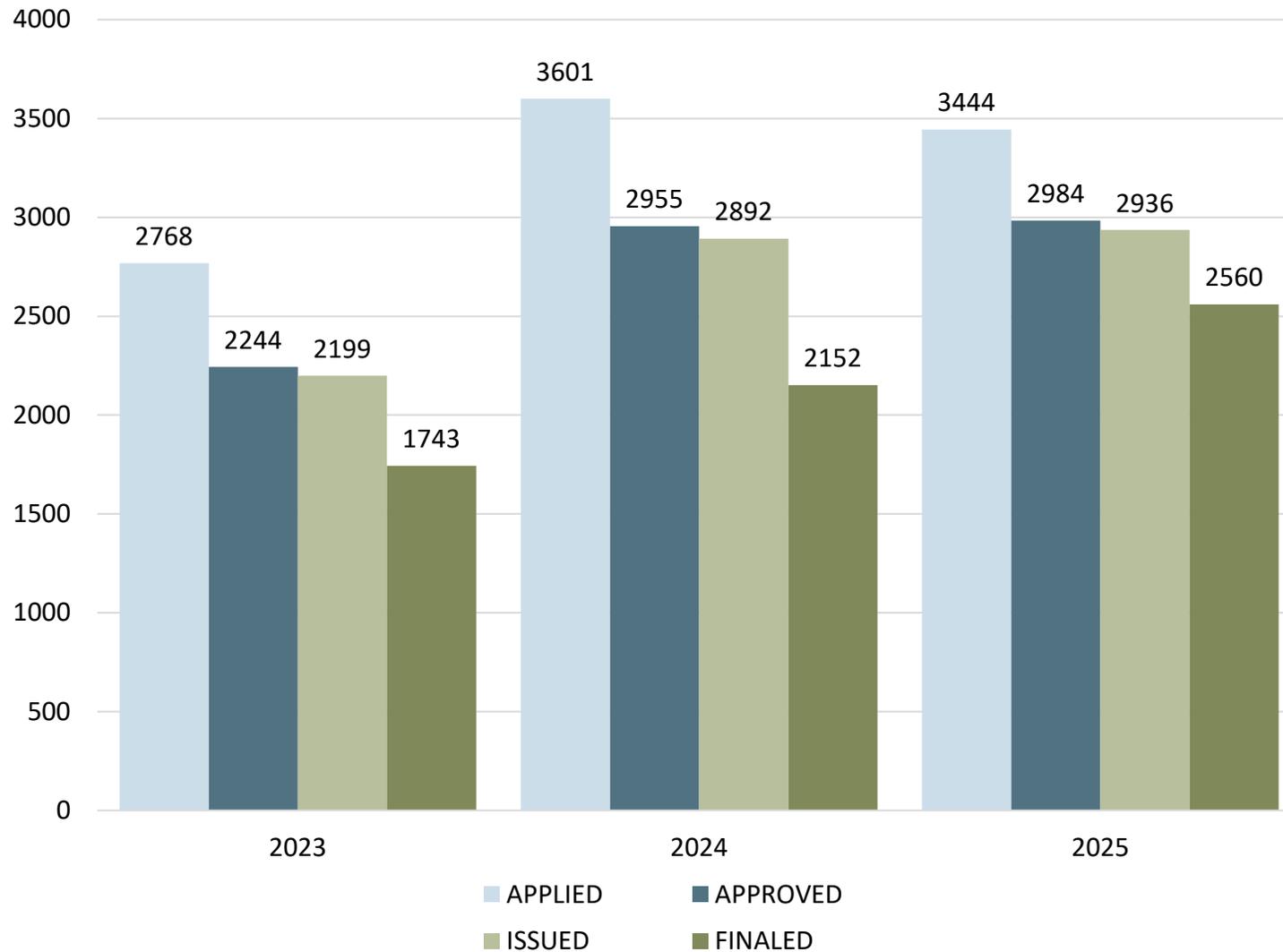


Total Permits Applied by Year

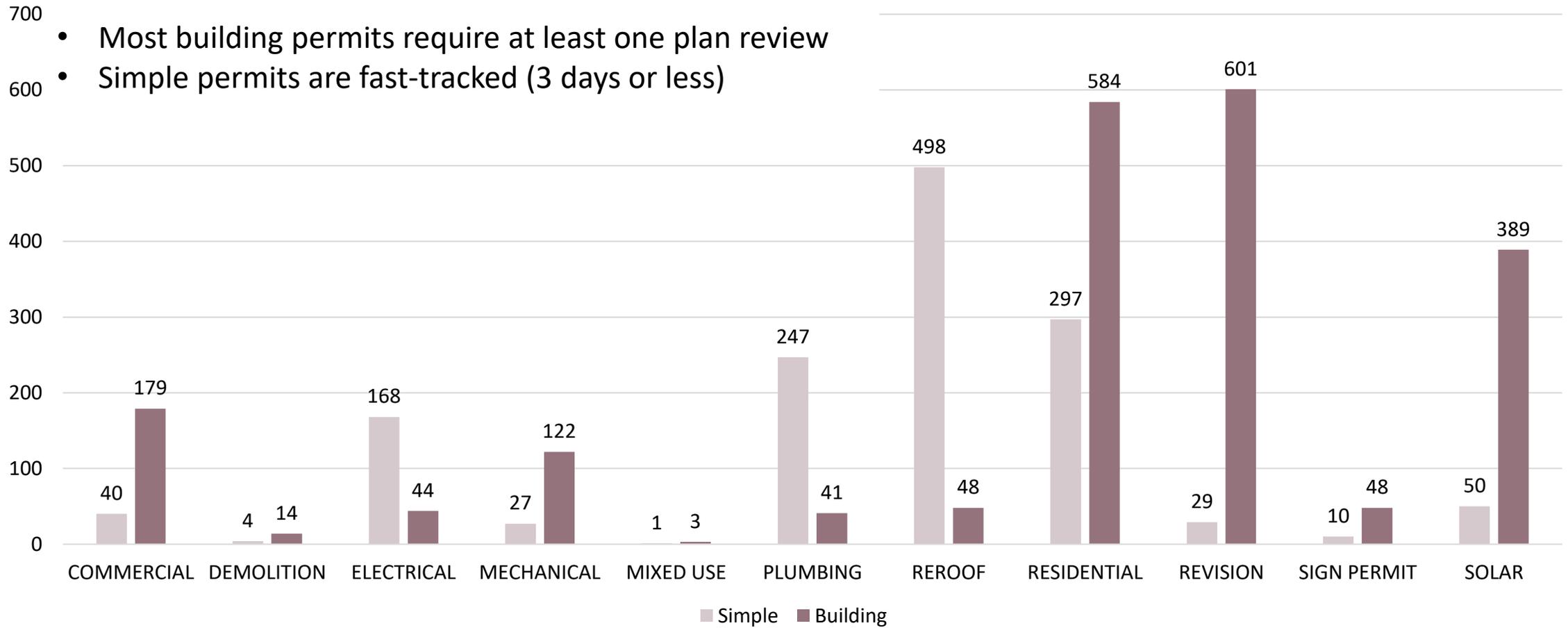
- Building* permits increased 31% from 2023 and 14% from 2024
- Simple* permits decreased 9% from 2024 to 2025

*Building permits require at least one plan review. Simple permits are fast-tracked (1–2 days)

Construction Permits by Year



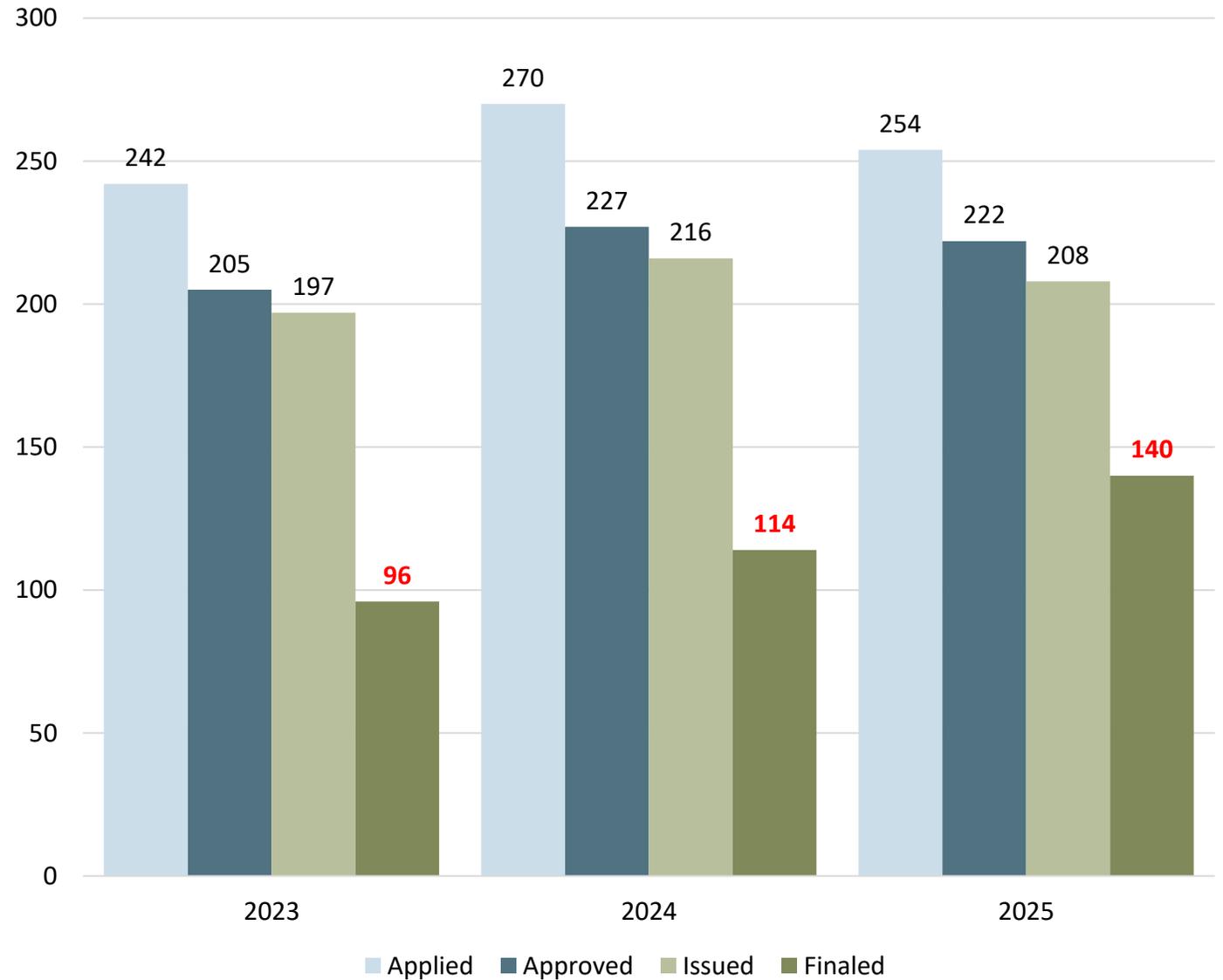
- **Finaled permits increased by 19% from 2024 to 2025**
- **Volume of 2025 applied and issued permits hovered between 2023 and 2024 values**
- **Approved permits had a small 1% increase**



Total Permits Applied by Type

Accessory Dwelling Unit (ADU) Permits by Year

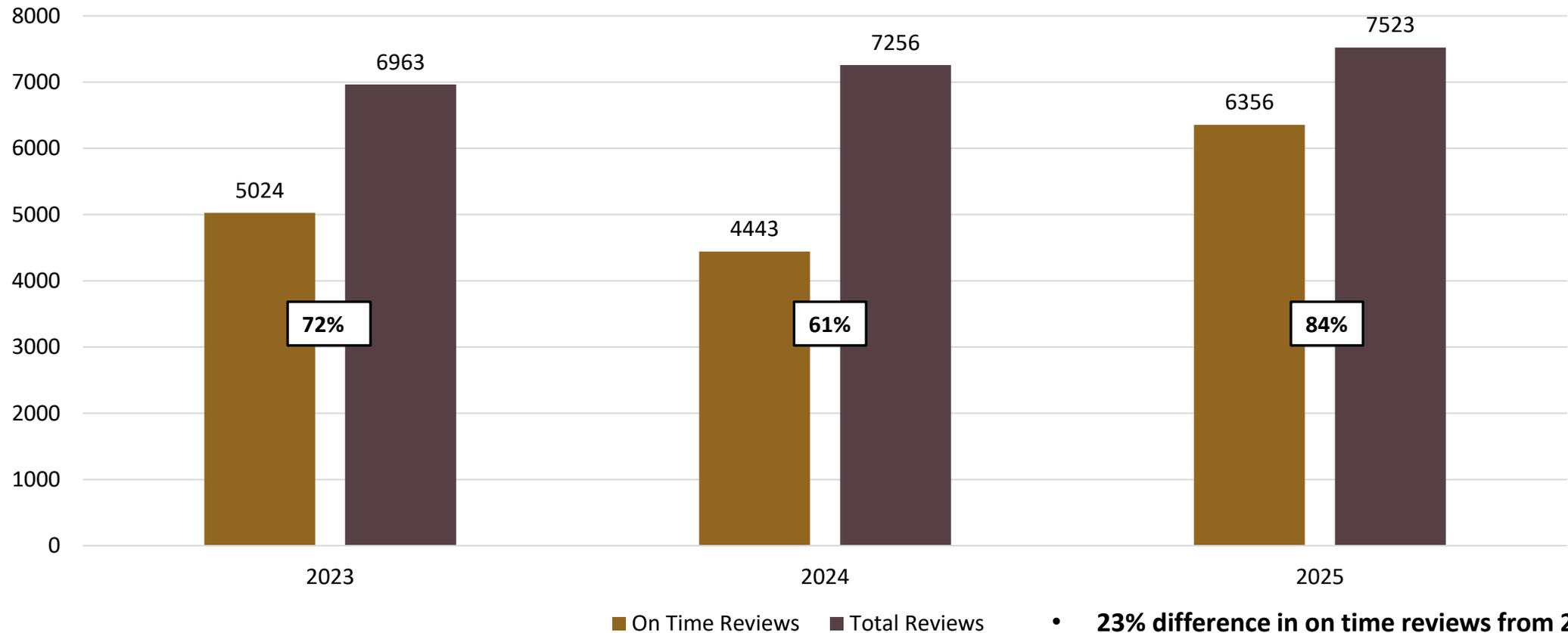
- The 2025 volume of applied, approved, and issued permits hovered between 2023 and 2024 values
- Finaled ADUs increased by 23% from 2024 to 2025 and 44% from 2023 to 2025



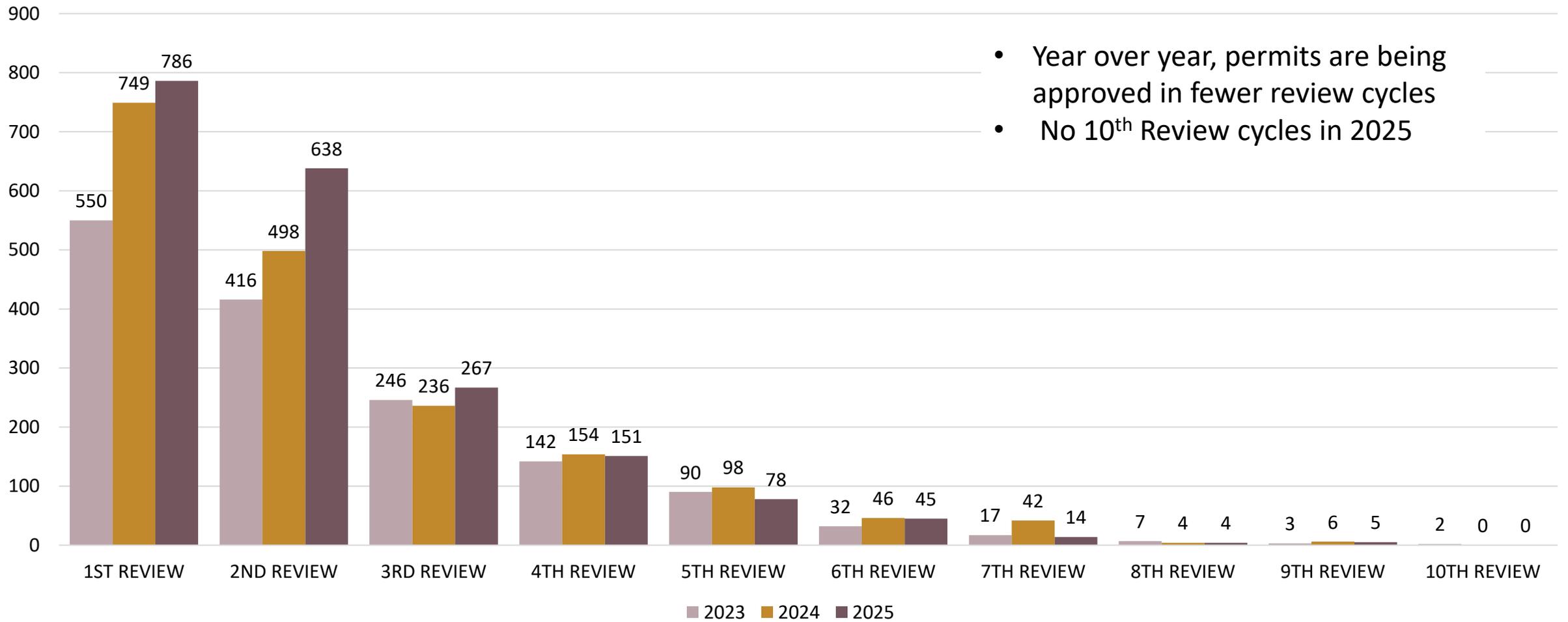
Project Type	1 st Review	2 nd Review	3 rd Review	4 th Review	5 th Review
New Commercial, Major TI w/Structural or Stormwater	15 Working Days	10 Working Days	5 Working Days	3 Working Days	3 Working Day
New SFD, Non- Structural and Minor TI's	10 Working Days	5 Working Days	3 Working Days	3 Working Day	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

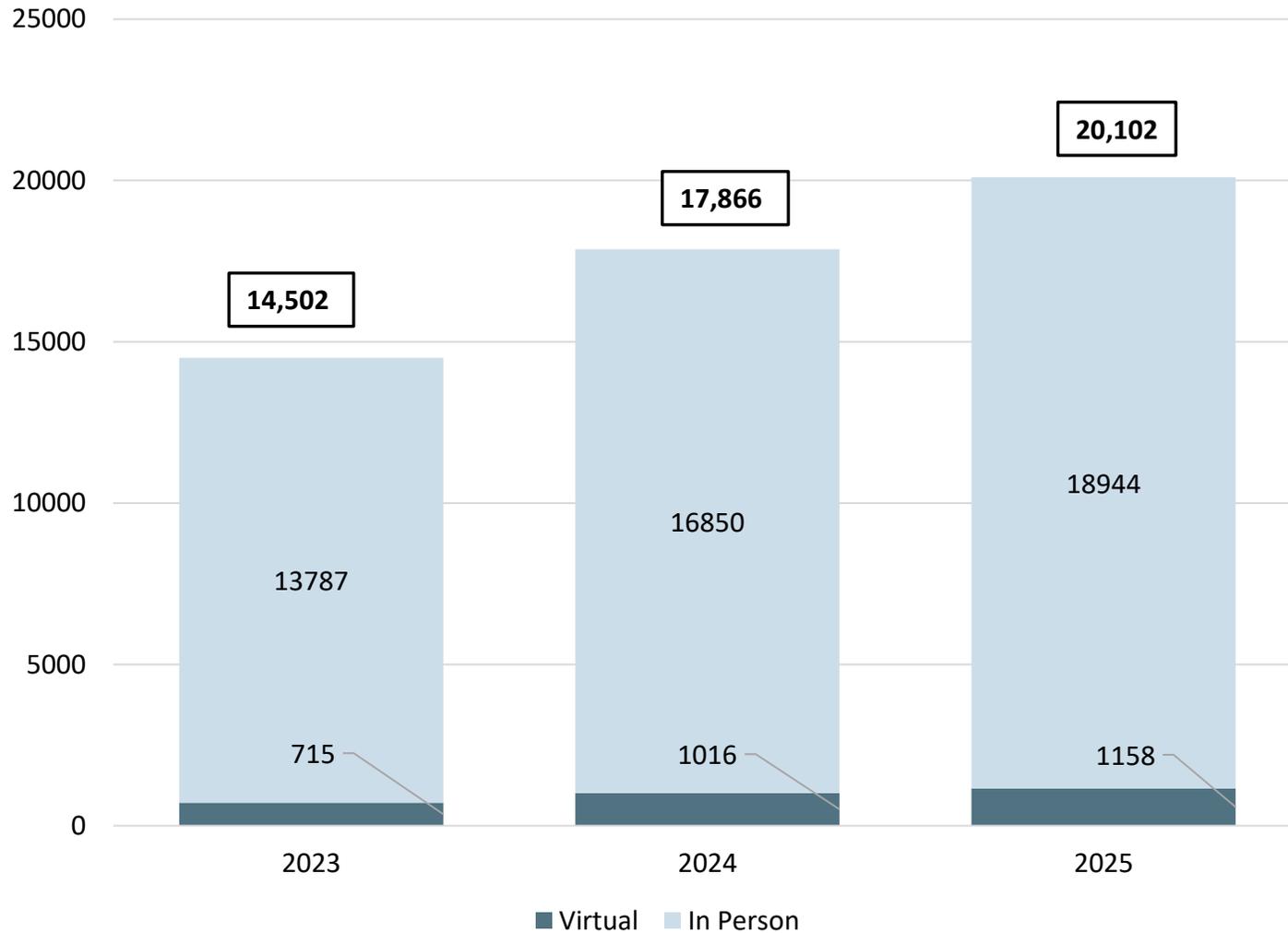
Building Plan Reviews Completed on Time



- **23% difference in on time reviews from 2024 to 2025**
- **Volume of reviews held steady from 2024 to 2025**

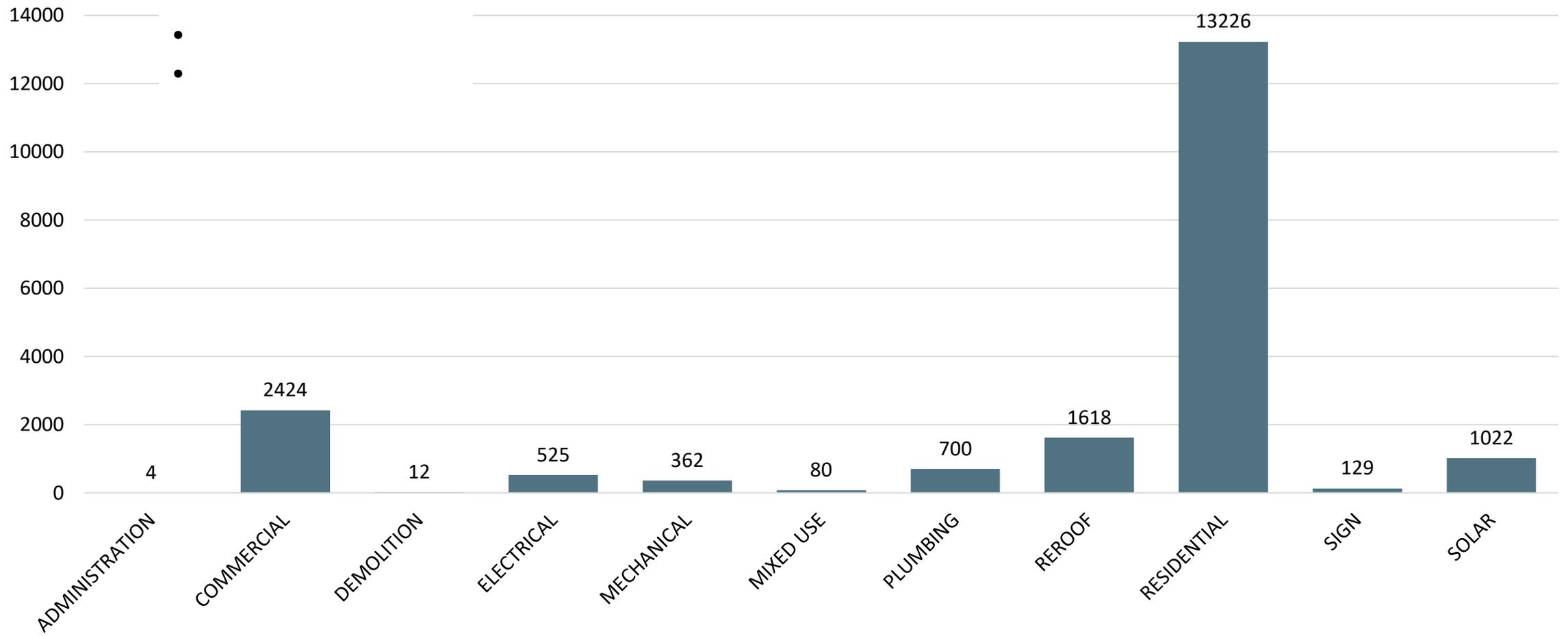


Permits Approved by Review Cycle



Building Inspections Completed by Year

- **39% Increase from 2023**
- **13% Increase from 2024**



Building Permit Inspections Completed by Permit Type

FGA Subdivision Status

Tentative Map Completeness Review

- Christensen – CASP (670 Dwelling Units) – Under Review
- Bardin Ranch – EASP (859 Dwelling Units) – Under Review

Tentative Map Consistency Review

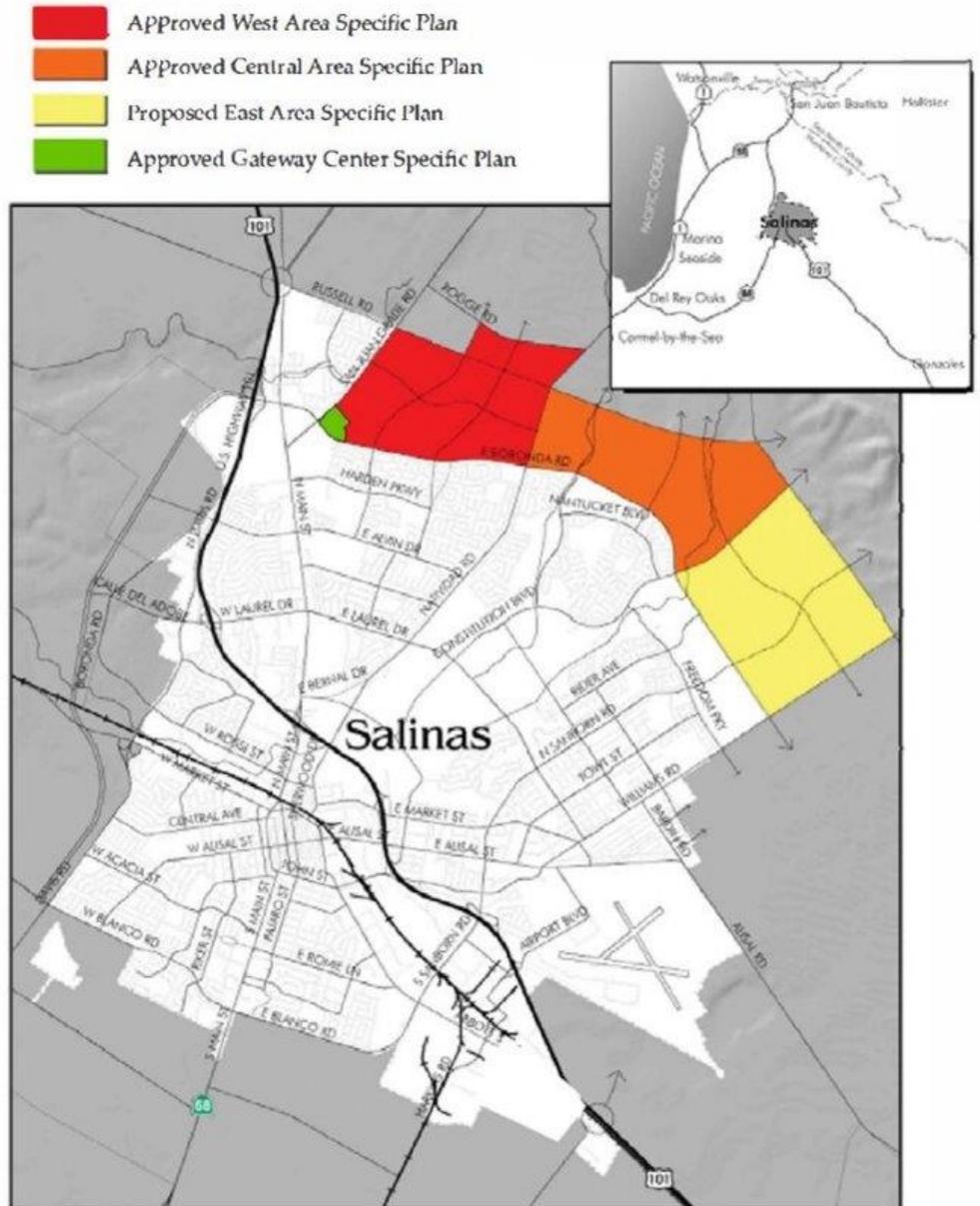
- Bondensen - WASP (638 Dwelling Units) – Applicant to Submit
- Mortensen - WASP (391 Dwelling Units) – Applicant to Submit
- Madolora - WASP (648 Dwelling Units) – Applicant to Submit

Site Plan Review

- East Boronda Phase One – CASP (415 Dwelling Units) -Under Review

Building Permit Application Review

- East Boronda Phase One – CASP - 12 Model Homes
- East Boronda Phase One – CASP - Three Apartment Buildings (50 Dwelling Units Total)





Other Services

- Current Planning
- Fire Prevention
- Developmental Engineering
- Code Enforcement
- Small Business Support

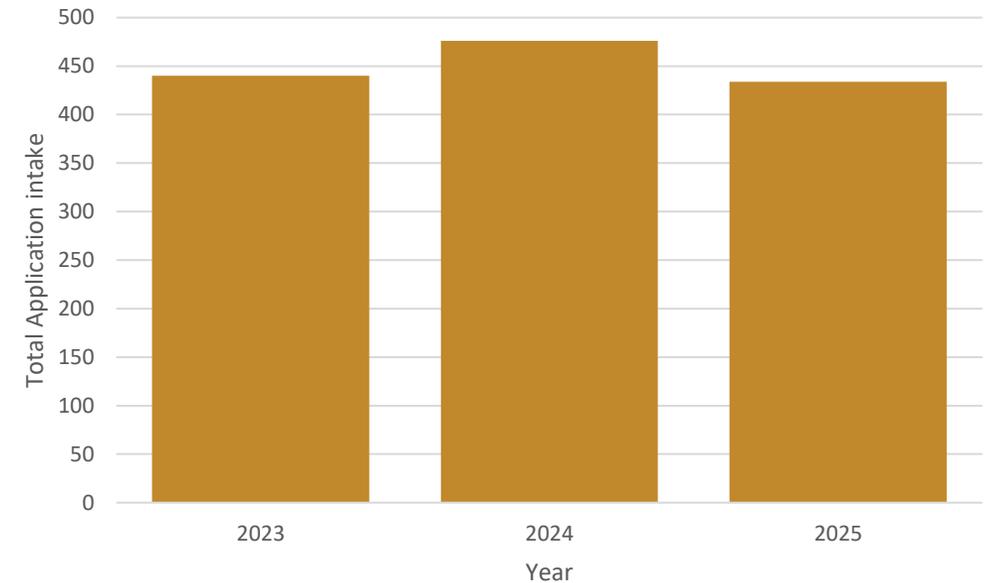
Current Planning– Performance Measures by Year

Performance Measure	2023	2024	2025
Number of discretionary and administrative permits processed	471	563	476
Number of building permit reviews conducted	2,251	2,647	2,243
Percent of building permit reviews processed within prescribed timeframes	93%	92%	87%
Average # days to Approval from Completeness for Site Plan Reviews	38	39	21

- **Customers Served (2025CY):**
- **Public Counter: 1,564**
- **Phones: 1,680**

Current Planning- Application Intake by Year

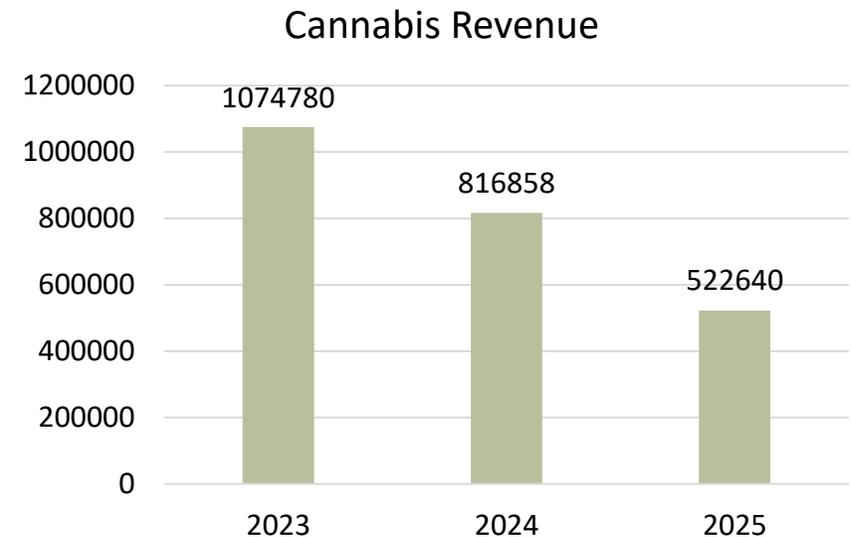
Type of Permit	2023	2024	2025
Conditional Use Permit	47	72	34
General Plan Amendment	2	0	1
Home Occupation Permit	216	207	216
Planned Unit Development	3	1	3
Prelim Project Review	4	12	10
Resubdivision	5	8	5
Rezone	1	0	1
Site Plan Review	24	25	20
Temp Land Use	136	148	140
Tentative Map	2	3	4
Total	440	476	434



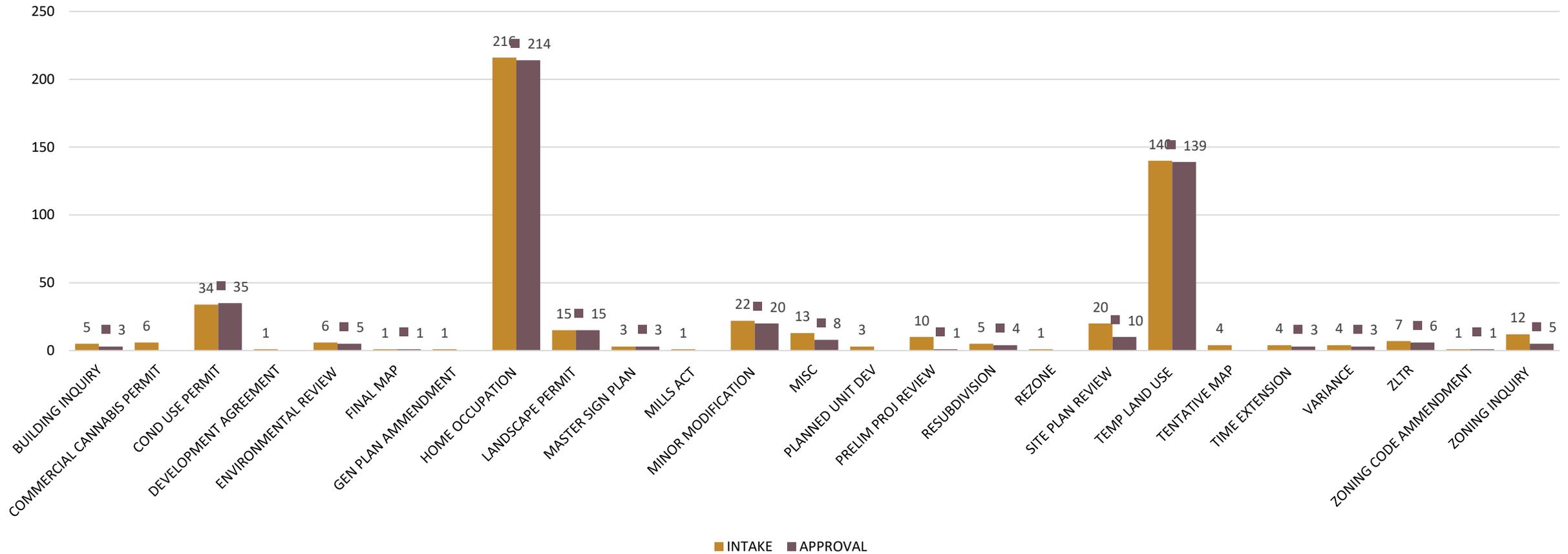
Current Planning– Application Intake 2025

Highlights of the 535 applications received in 2025:

- 34 Conditional Use Permits
- 20 Site Plan Reviews
- 4 Tentative Maps
- 6 Commercial Cannabis Permits
\$10.7M Tax Revenue
- 10 Prelim Project Reviews



Current Planning– Application Approvals



SB330 Timeline –Mortensen

- Preliminary Application Submitted on 12/10/24
- Establishes vested rights or applicable rules on day of submission.

Applicant has 180 days to submit full application or vesting tentative rights expire (Due 6/8/25).

Applicant submitted full application on 5/14/25.

- Agency has 30 days to determine completeness and notify applicant.
- Incompleteness letter was issued on 6/13/25.
- Applicant has 90 days to resubmit (Due 9/11/25).

Applicant resubmitted on 9/3/25.

Once application is “deemed complete,” agency has 30 days to review application for consistency with applicable standards. For projects with 150 units or more, agency has 60 days.

Completeness letter sent to Applicant on 12/19/25

Applicant resubmitted on 11/20/25

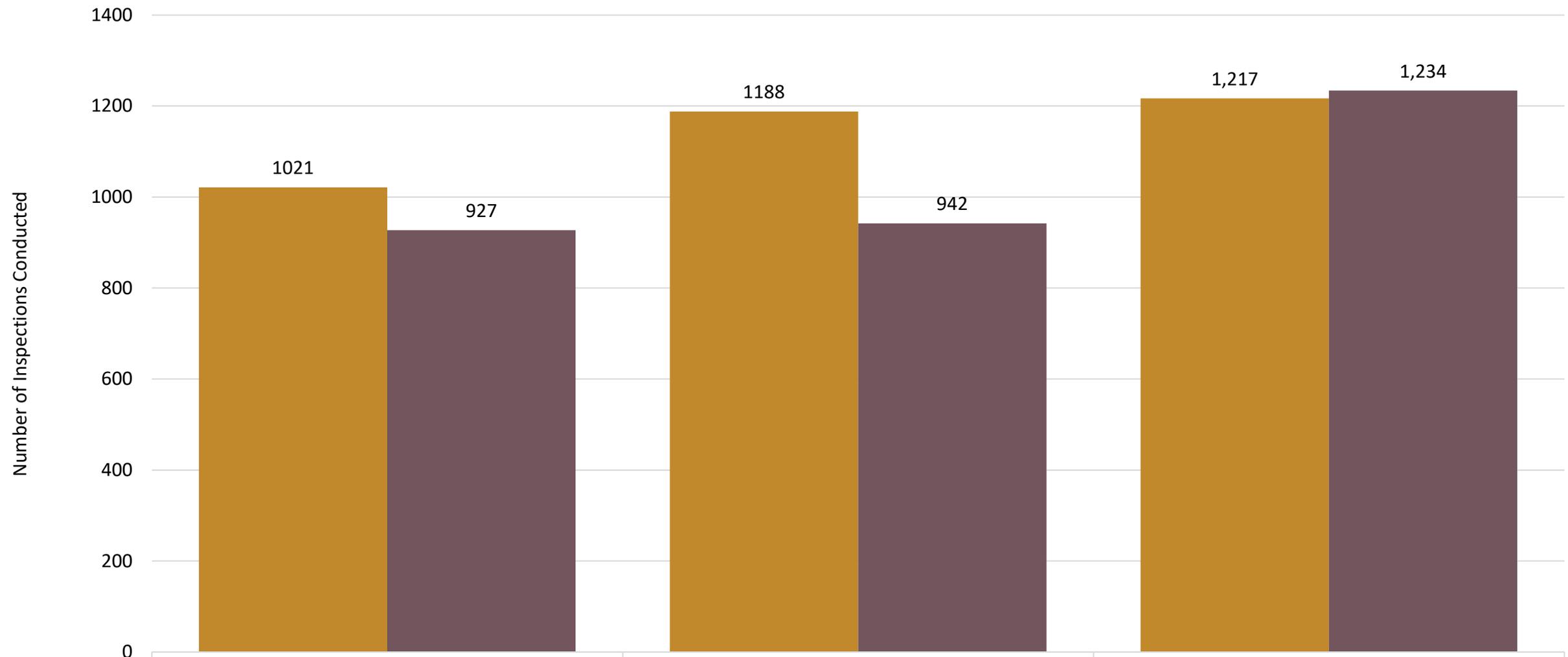
Incompleteness letter sent out by staff on 10/2/25.

Note: To date, applicant has not submitted for consistency review. There is no deadline at this stage for applicant to submit for consistency review.

Fire Overview for 2025

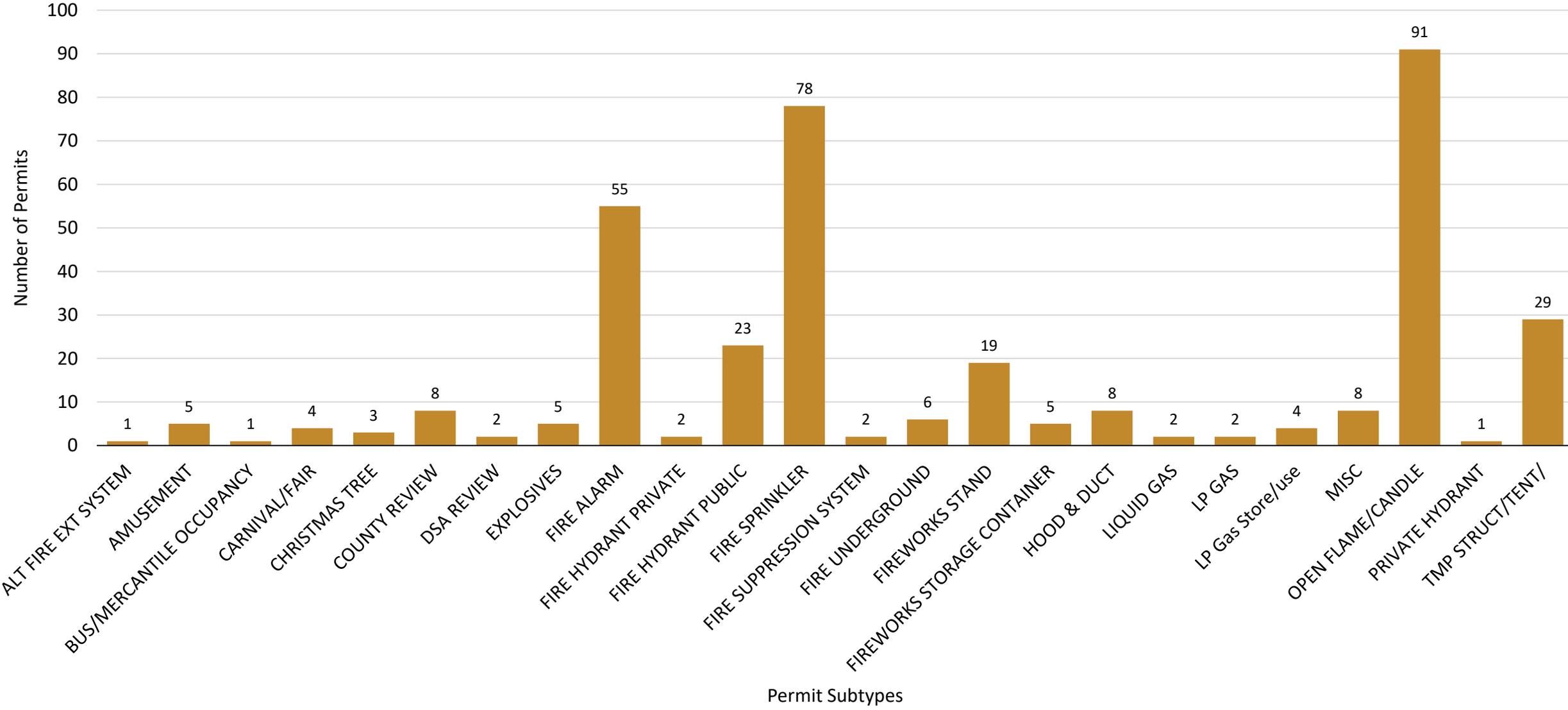
- Customers Served at Counter: 142
- Phone Calls: 10,153
- SFD Permits Issued: 364
- Fire Plan Checks Conducted: 703
- DRC Projects Reviewed: 120
- Inspections Completed (CodeTRAK): 1,217
- Inspection Completed (PermitTRAK): 1,234
- Fireworks Citations Issued: 96
- Fireworks Citations Collected: \$218,500

Fire Inspection Cases & Inspections by Year

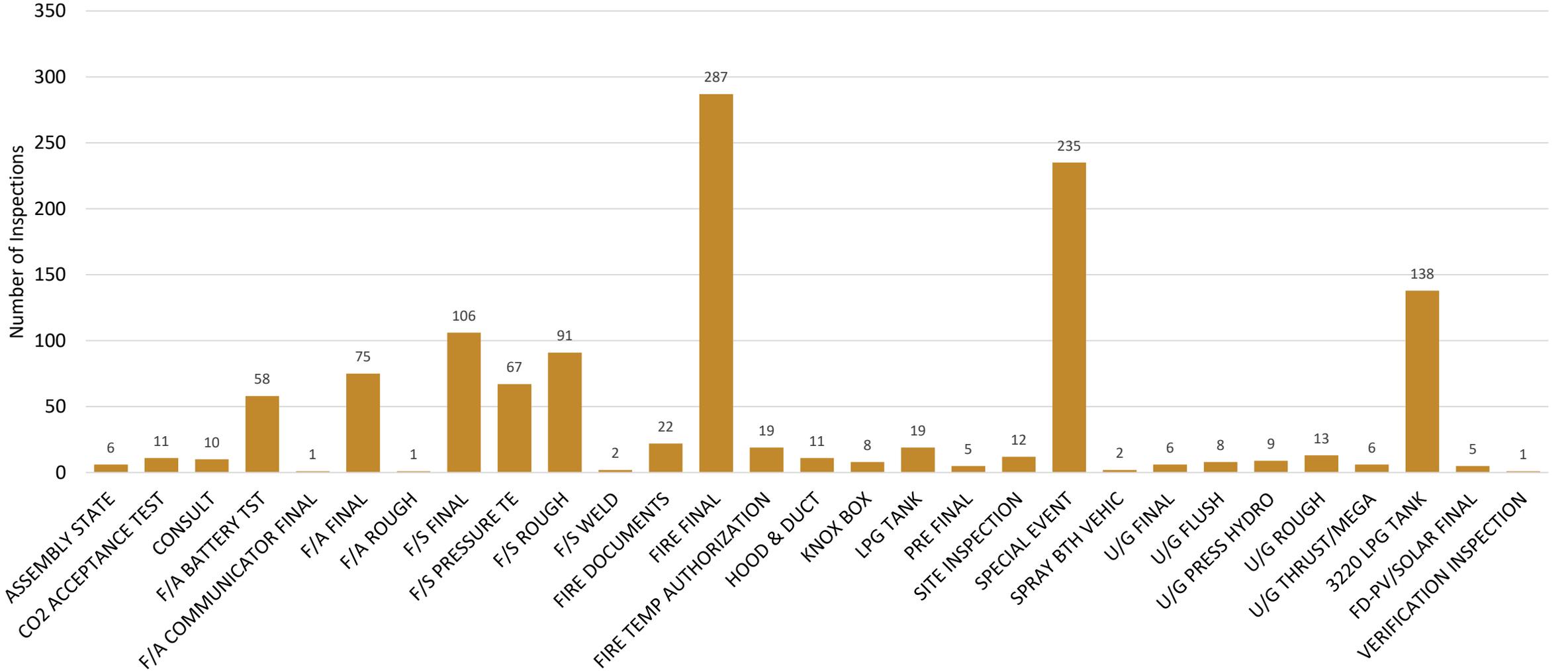


■	Code TRAK	1021	1188	1,217
■	Permit TRAK	927	942	1,234

Fire Prevention - Total Number of Permits Issued: 364
Date Range: 01/01/2025-12/31/2025

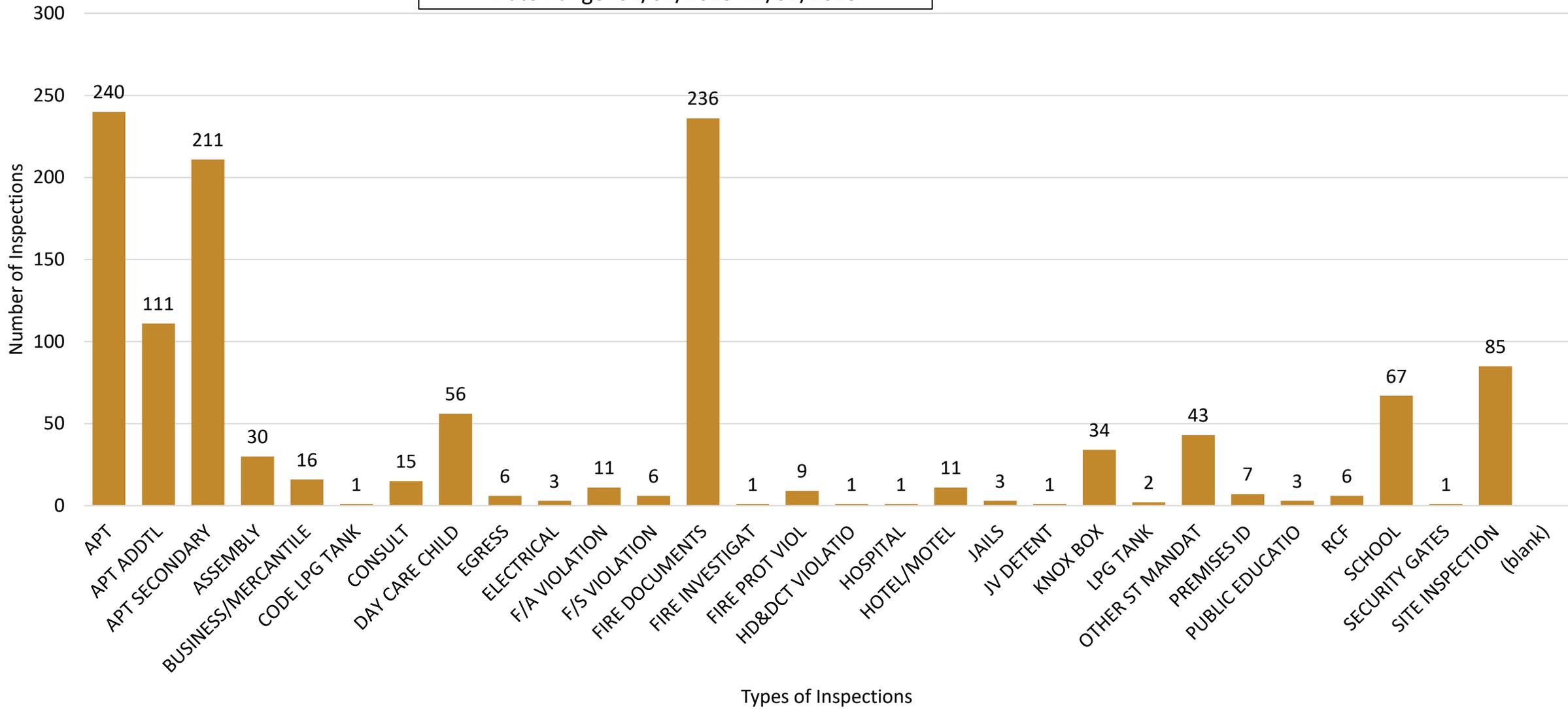


PermitTRAK: Types of Inspections Conducted: 1,234
Date Range: 01/01/2025-12/31/2025



Types of Inspections

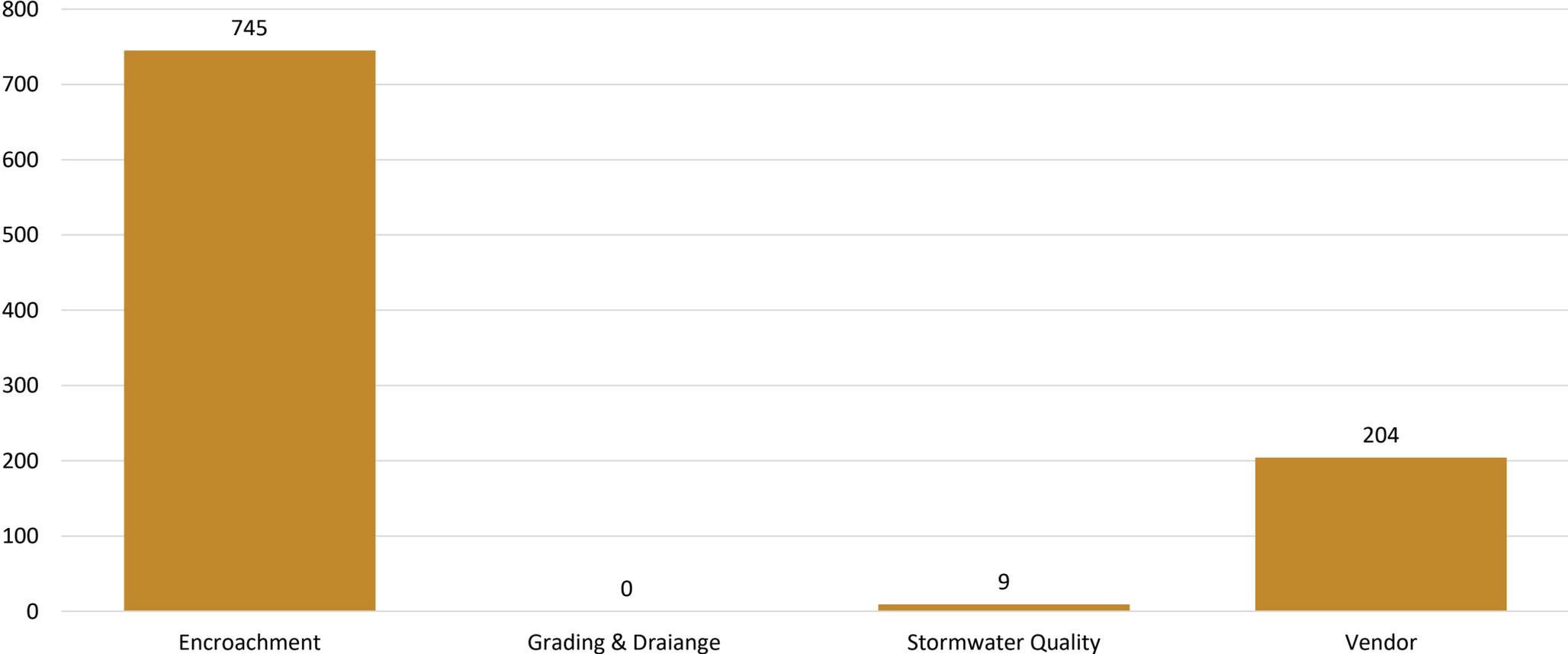
CodeTRAK: Types of Inspections Conducted: 1,217
 Date Range: 01/01/2025-12/31/2025



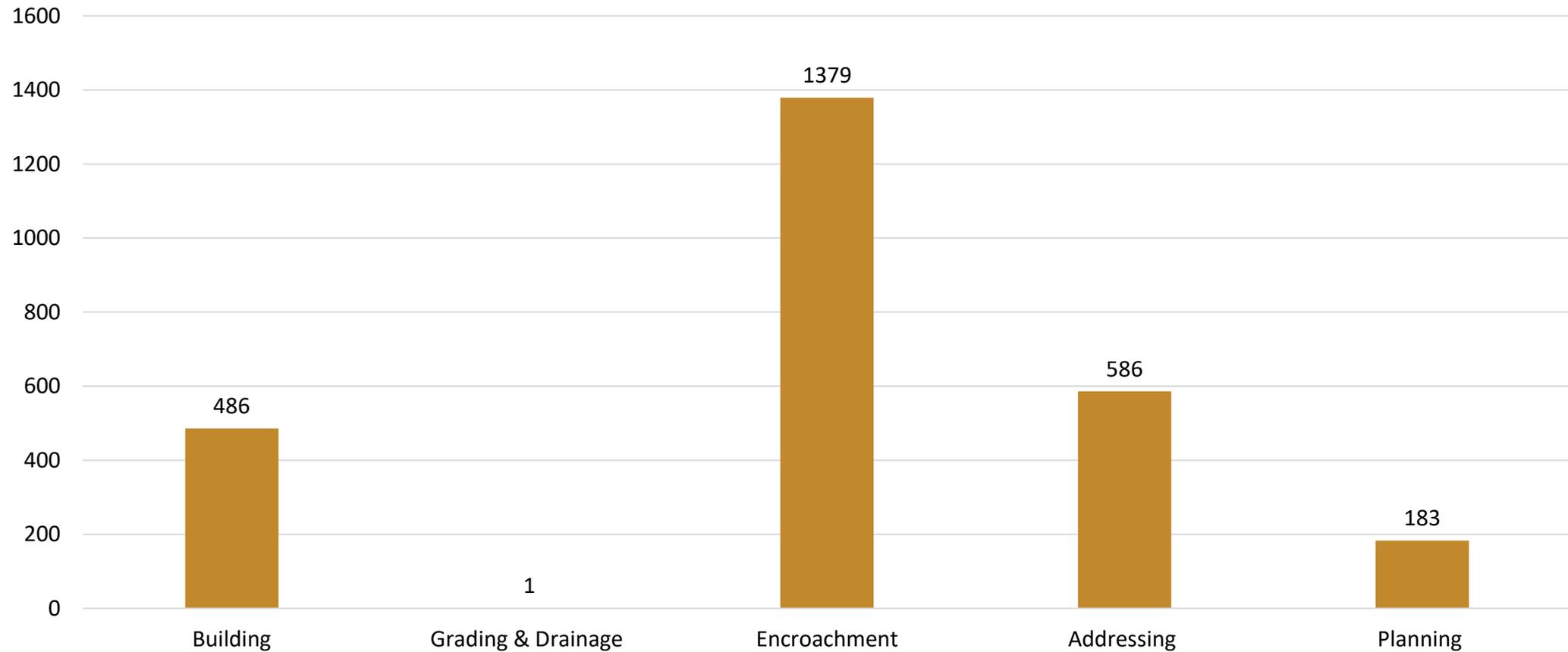
Development Engineering 2025 Overview

- Customers Served at Counter: 1046
- Encroachment Permits Issued: 741
- Vendor Permits Issued: 204
- Encroachment Permit Reviews: 1,379
- Building Permit Reviews: 1,072
- Planning Permit Reviews: 183
- Inspections Completed: 5,794

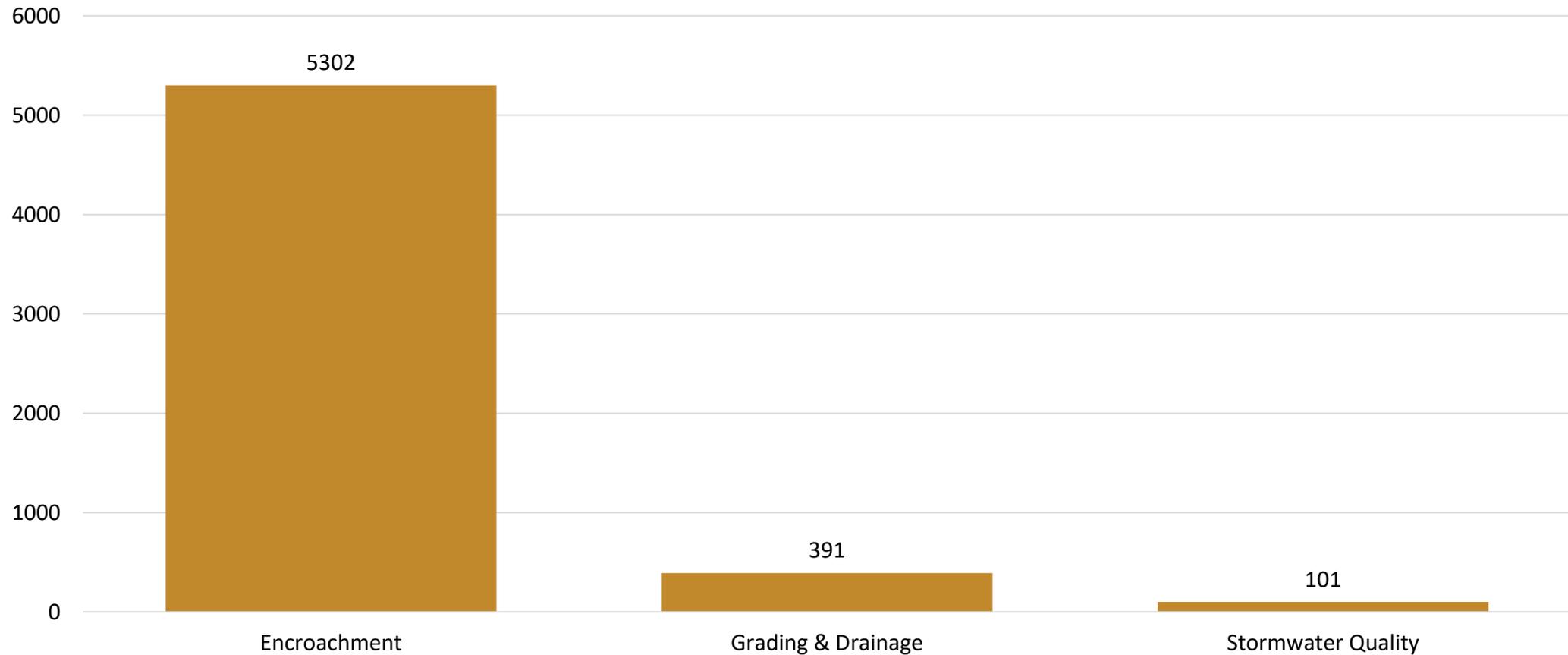
Development Engineering—Total Permits Issued in 2025



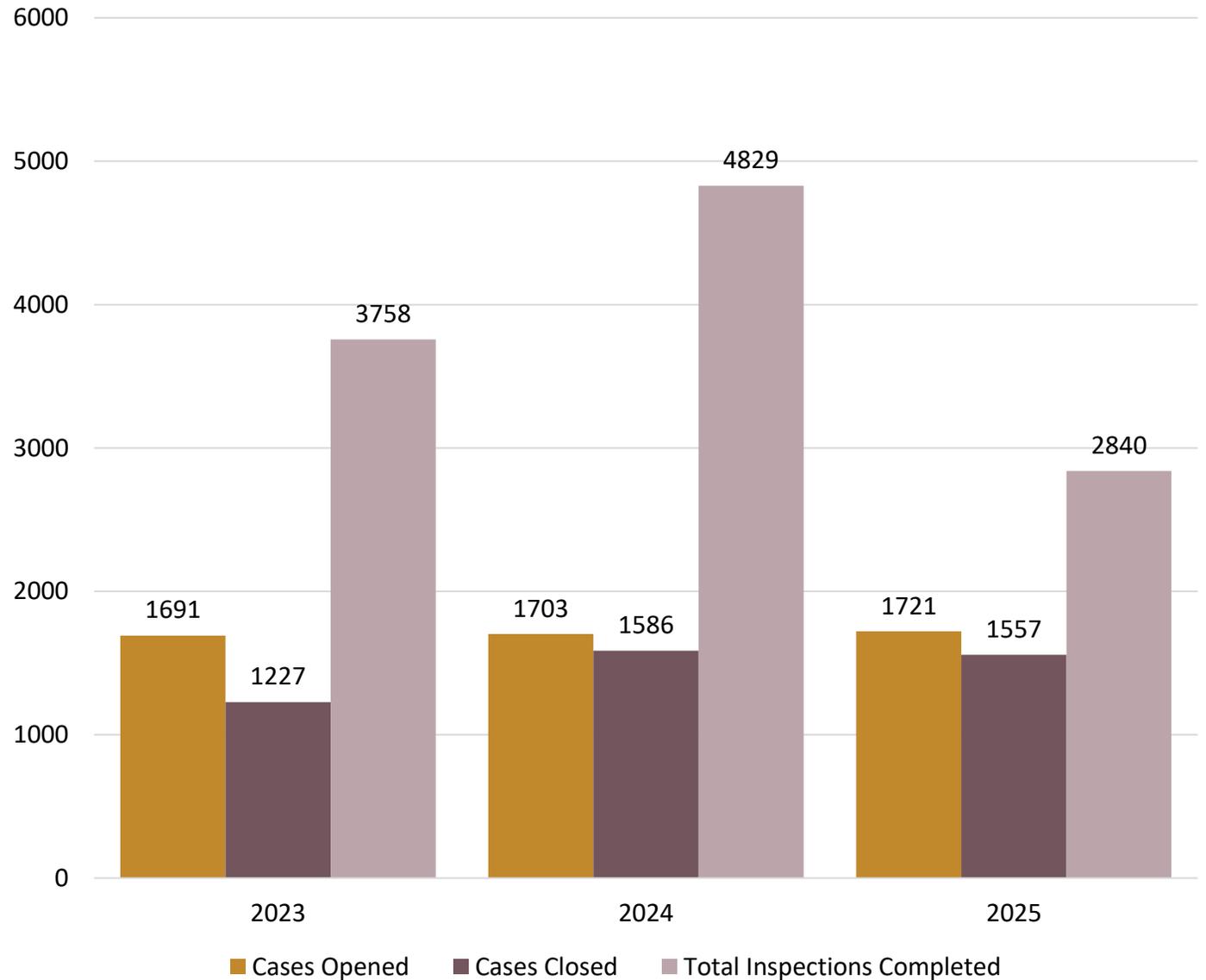
Development Engineering–Reviews Completed by Permit Type in 2025



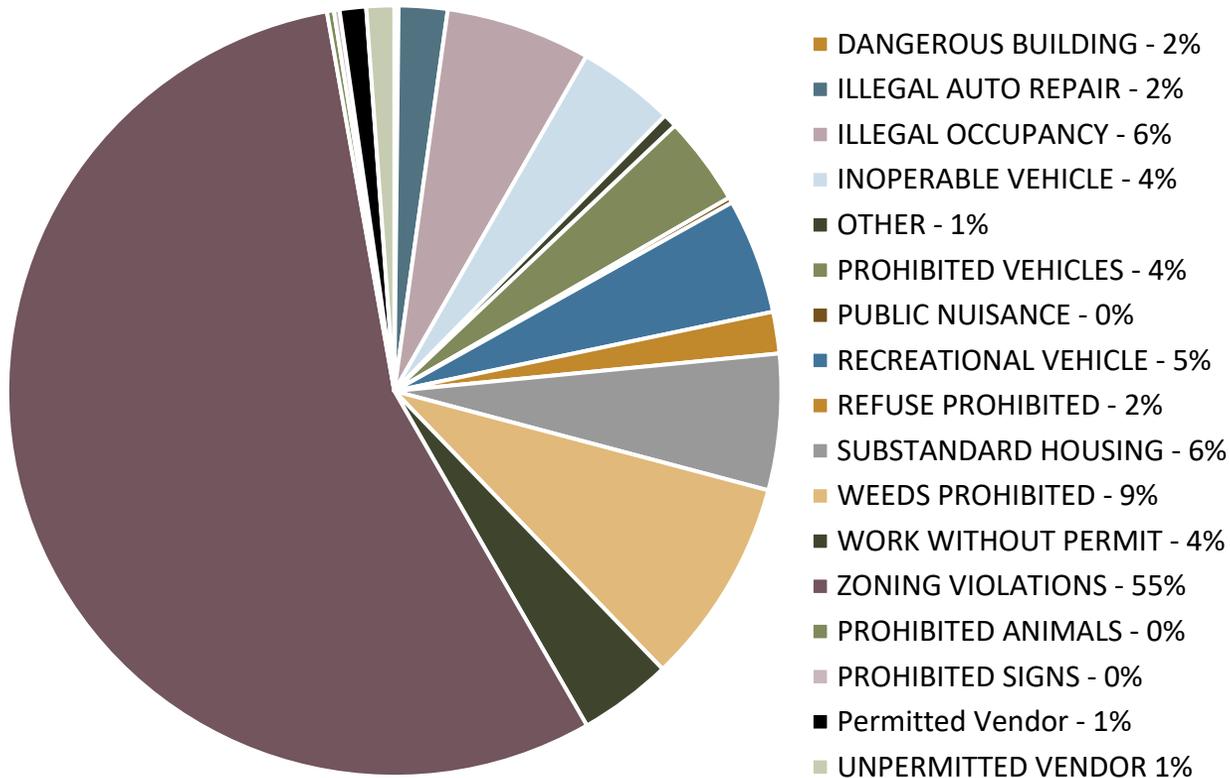
Development Engineering–Inspections Completed by Permit Type in 2025



Code Enforcement Cases & Inspections by Year



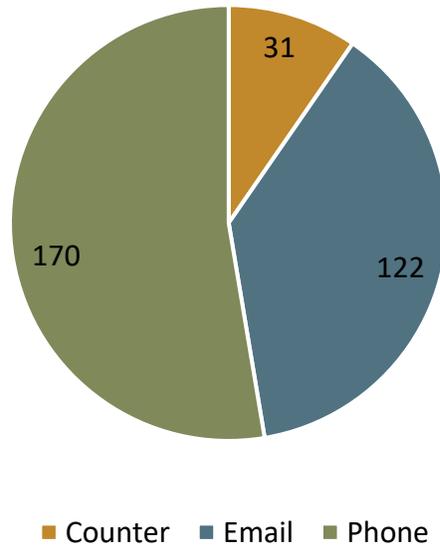
Code Enforcement Cases Open by Type 2025



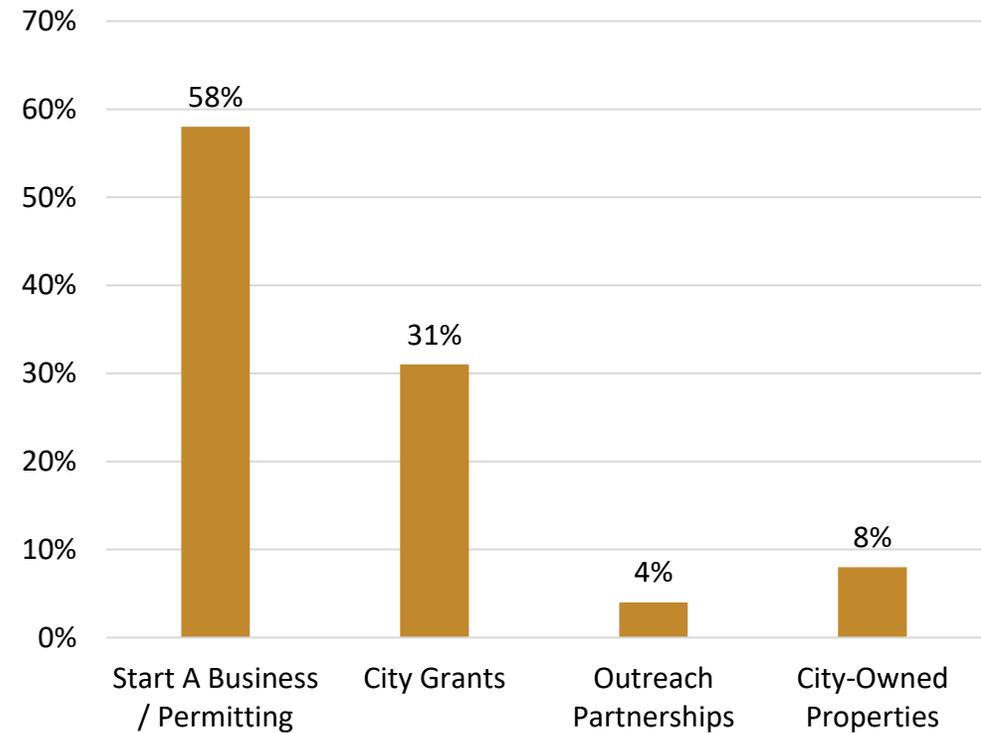
Yearly Comparison	2023	2024	2025
DANGEROUS BUILDING	2	3	3
ILLEGAL AUTO REPAIR	34	23	35
ILLEGAL OCCUPANCY	116	154	104
INOPERABLE VEHICLE	65	44	70
OTHER	740	181	10
PROHIBITED VEHICLES	3	68	64
PUBLIC NUISANCE	95	5	4
RECREATIONAL VEHICLE	12	96	83
REFUSE PROHIBITED	100	66	30
SUBSTANDARD HOUSING	69	94	98
WEEDS PROHIBITED	74	212	149
WORK WITHOUT PERMIT	217	162	67
ZONING VIOLATIONS	164	452	954
PROHIBITED ANIMALS	0	1	5
PROHIBITED SIGNS	0	6	4
Permitted Vendor	0	0	19
UNPERMITTED VENDOR	0	12	20
Totals	1691	1703	1721
Percentage Increase	26%	0.70%	1.04%

Small Business Support

2025 Inquiries By The Numbers
Total: 323



2025 Inquiries By Type





Questions?

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

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