

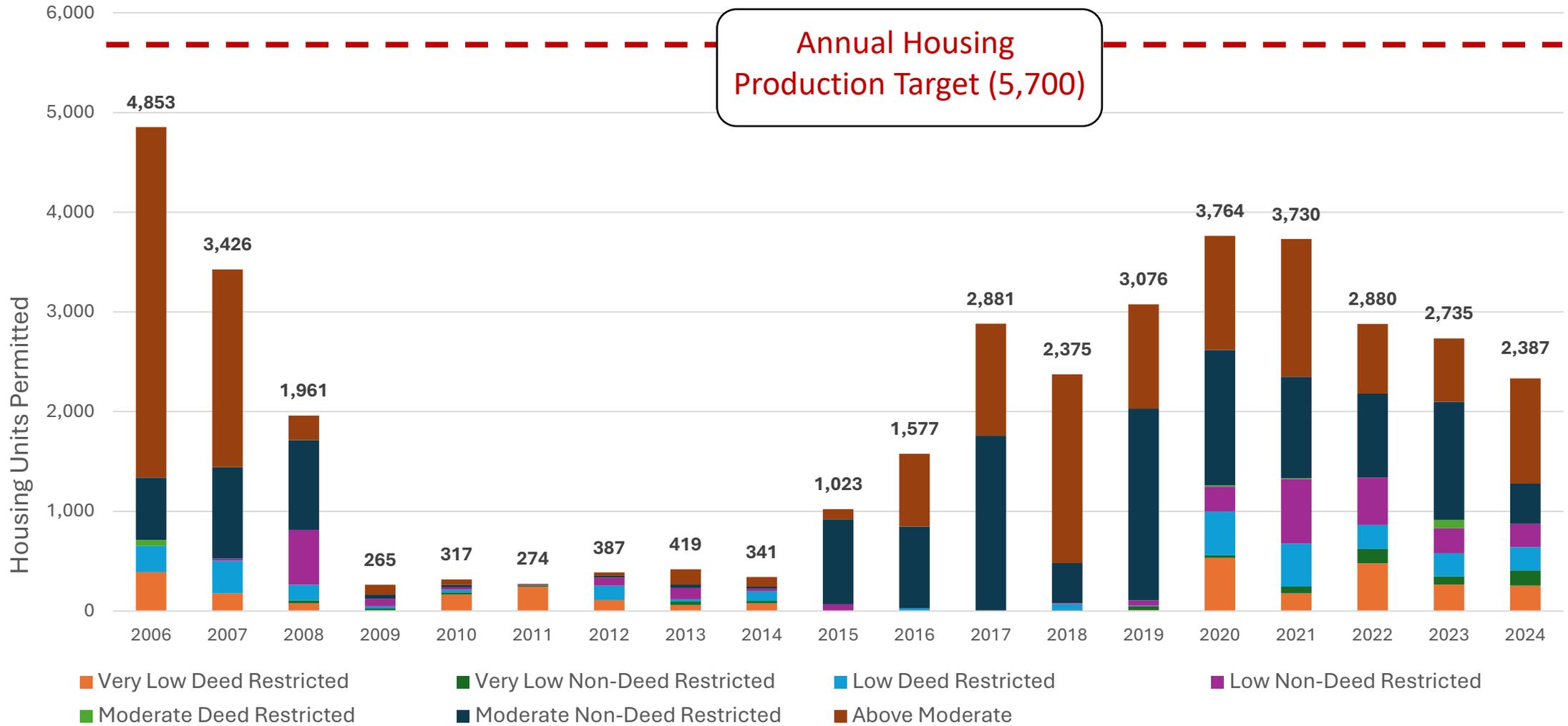


Development Process Improvements

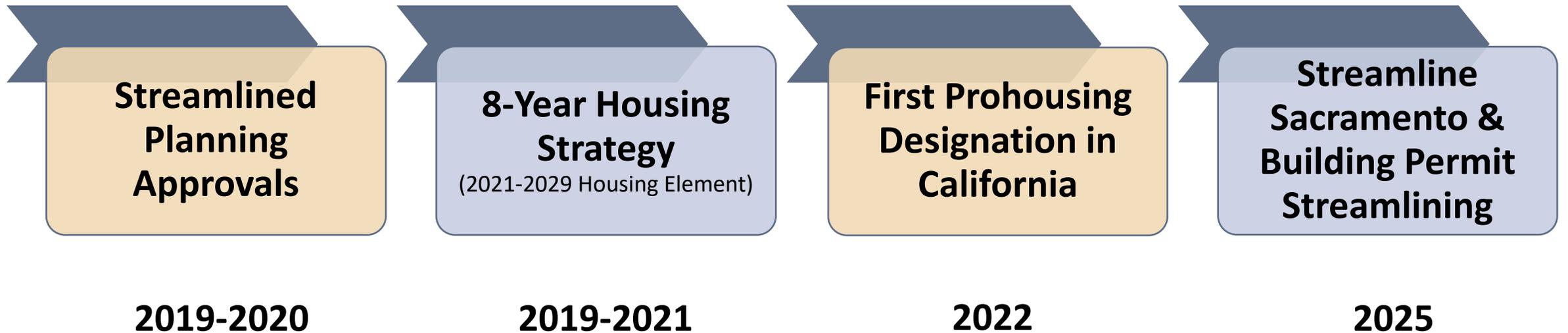
Tuesday, February 24, 2026

City Council Presentation: An Overview of the City's 2025 Development Process Improvements Program

City of Sacramento Housing Permits Issued (2006-2024)

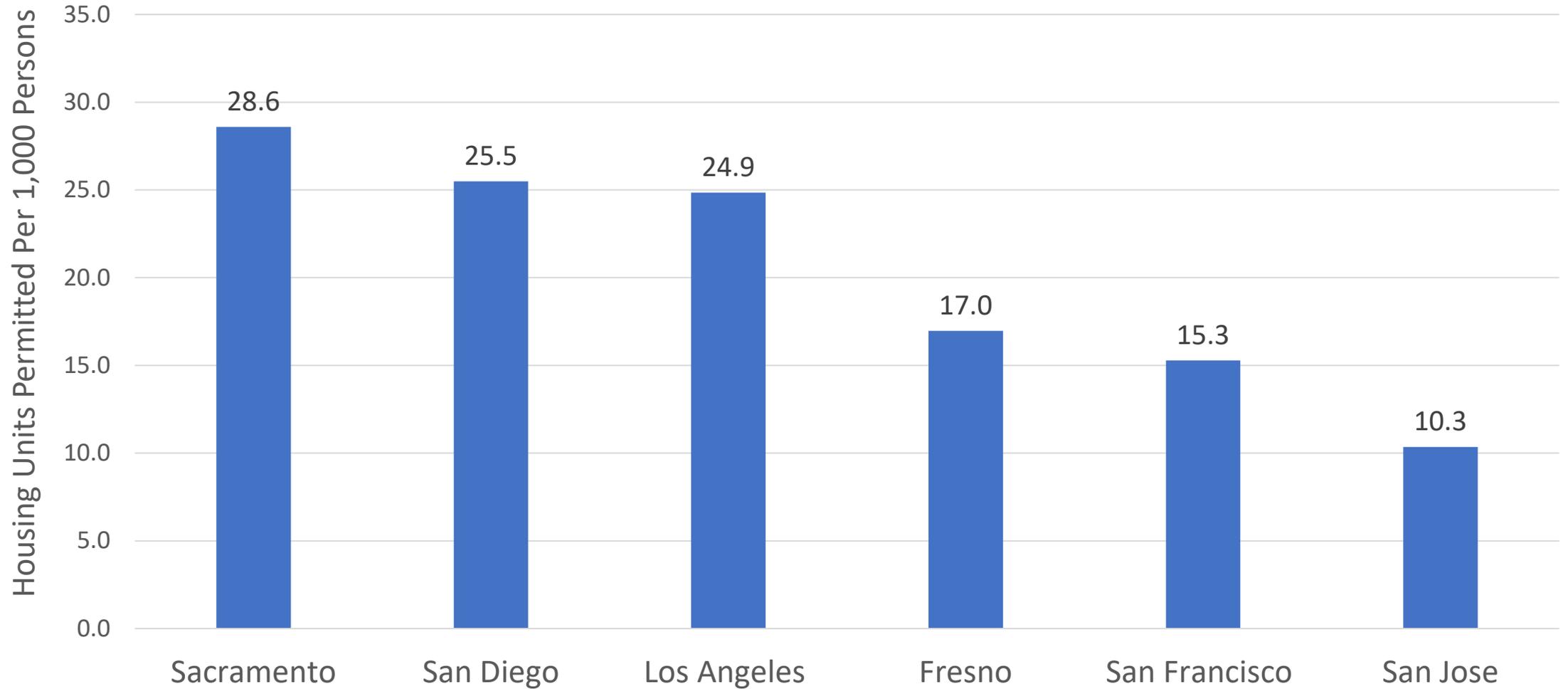


Timeline of Streamlining Efforts

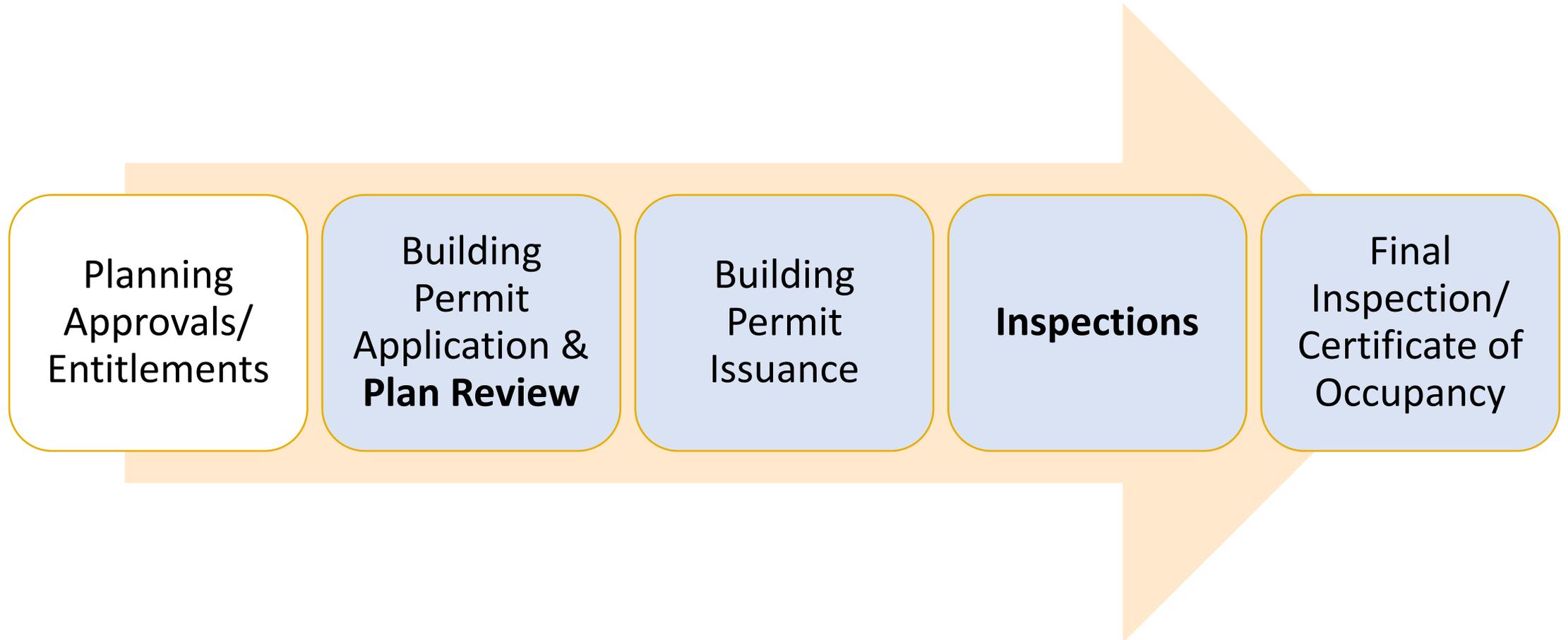


Housing Production Per 1,000 Persons 2020-2024

(Top Six Housing Producing Jurisdictions)



Development Approval Process



Plan Reviews

23,000

reviews annually

98.5%

completed on time

Building Inspections

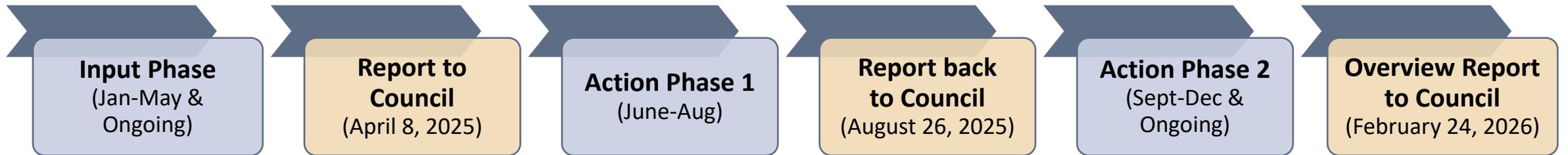
72,000

performed annually

97%

completed on time

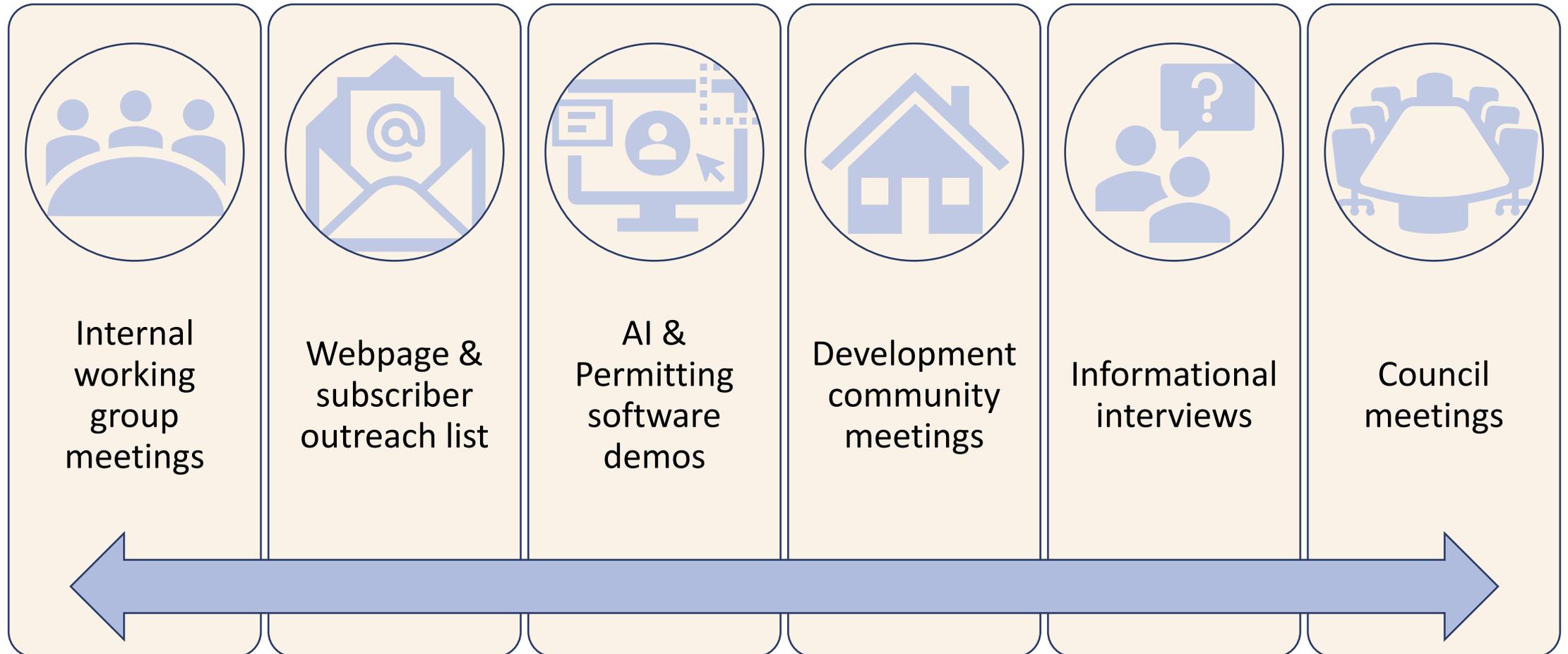
Timeline of Streamline Sacramento 2025



Internal Working Group – 5 City Departments

<u>Department</u>	<u>Division/Section</u>	<u>Working Group Members</u>
Community Development	Building Division	Chuck Clark, Daniel Valencia, David Phillips, Elise Gumm, Mandy Holm, Marc Busig
Public Works	Engineering Services Division, Development Engineering Section, Construction Inspection Section	Chad Copeman, Megan Carter, Ofelia Avalos, Matthew Johns
Public Works	Urban Forestry	Kevin Hocker
Utilities	Engineering Services	Neal Joyce, Brett Grant, Sherill Huun
Utilities	Operations & Maintenance	Charley Cunningham
Finance	Public Improvement Finance	Eric Frederick, Mary Jean Rodriguez
Fire	Fire Prevention	Jason Lee, Waris Gildersleeve, Elizabeth Batoon

Outreach & Engagement Efforts



Potential Actions Table

39 Potential Actions

- 28 actions instituted to-date

Categories

- Customer Service
- Building Permit Application Submittal & Plan Review
- Financing
- Building Permit Issuance
- Building & Offsite Inspections
- Final Inspection & Certificate of Occupancy

Impacts and Significant Actions



Streamline Sacramento

Shortened Approval Timelines

Impact 1

Impact 1 – Shortened Approval Timelines

Meet or Exceed Plan Review Timelines & Avoidance of Comments After Cycle 1



98.5% of reviews completed on time or early, surpassing 90% target.



Additional Arborists trained as plan reviewers, and the Department of Utilities is adding on-call plan reviewers to avoid delays.

Impact 1 – Shortened Approval Timelines

Accelerated Process for Obtaining New Addresses and Demolition Permits



Address updates now occur every 2 weeks instead of once a month.



Automated routing and approval process instituted for demolition/wrecking applications.

Impact 1 – Shortened Approval Timelines

Parcel Map Waivers



Saves up to 3 months of processing time and associated costs for 1-4 lot subdivisions.

Increased Ease of Opening & Expanding Businesses

Impact 2

Impact 2 – Increased Ease of Opening & Expanding Businesses

Small Business Liaison Program



Provides personalized guidance for restaurants and other small businesses navigating permitting, with 2 liaisons, an educational webpage and checklists, and quarterly training sessions.

Impact 2 – Increased Ease of Opening & Expanding Businesses

Temporary Certificate of Occupancy & Safe to Stock



Allows early occupancy and staff training before final sign-off, reducing operational delays for restaurants and other businesses.

Impact 2 – Increased Ease of Opening & Expanding Businesses

Self-Certification Program & Instant Building Permit Issuance



Implemented an accelerated building plan approval process for restaurant tenant improvements (AB 671). The City is evaluating the feasibility of similar self-certification approaches for other minor tenant improvement projects, including B (office), M (retail), and S (warehouse) occupancies.



Expanding instant building permit process to allow homeowners (previously contractors only) to receive permits for minor projects like water heaters, HVAC, and solar installations, thereby eliminating wait times.

Reduced Cost of Development

Impact 3

Impact 3 – Reduced Cost of Development

Alternate Water Systems Ordinance Removal



Reduces financial burden on hotels and commercial projects by rescinding graywater piping requirements.

Impact 3 – Reduced Cost of Development

Waiving Fee for Accessory Dwelling Unit (ADU) Optional Zoning Review & Shelf Ready ADU Plan Modifications



Starting July 1, 2026, waiving \$117 fee to encourage participation in optional ADU Zoning review to verify compliance with the Planning and Development Code and prevent costly redesigns.



In 2023, the City developed free Shelf Ready ADU Plans. In December 2025, these plans were updated to provide additional flexibility, reduce construction costs, and support more efficient project delivery.

Impact 3 – Reduced Cost of Development

Bond Opportunities for Land Development (BOLD) Program



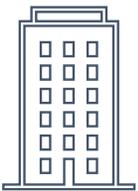
Provides flexible financing for infrastructure improvements and impact fees.

Simplified Processes & Enhanced Customer Service

Impact 4

Impact 4 – Simplified Processes & Enhanced Customer Service

Expanded Public Counter Hours Pilot



In-person services now available 5 days a week, thereby improving accessibility for customers preferring in-person service while maintaining 24/7 online portal access.

Impact 4 – Simplified Processes & Enhanced Customer Service

AI-Powered Tools & Virtual Inspections



Entered into contract with Ichi, an AI Co-Pilot for Building Code Compliance that assists in implementation and training of building plan review and building inspections.



SacGPT, the City's AI-powered chatbot assistant with a search summarization feature launched publicly in December 2025 allowing customers to find information more quickly.



Virtual inspections for minor permits allow customers to select an inspection time and eliminates travel time for inspectors, increasing the number of inspections that can be performed each day.

Impact 4 – Simplified Processes & Enhanced Customer Service

Building Inspection Efficiency Measures



Launched an internal web-based dashboard to track inspections and make schedule or inspector adjustments in real time.



Inspection results entered in real time from the field instead of from the office the next day, saving up to 24 hours in the approval timeline.

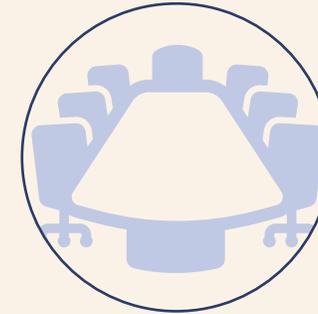
Next Steps



Continue Internal
Working Group
Meetings



Quarterly
Development
Community Meetings



Key Actions for 2026

- Reduced cycle times
- Small Project Rapid Review
- Expansion of small business liaison program and permitting 101



Development Process Improvements

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