

***BIC Regular Meeting  
of  
February 14, 2023***

***Agenda Item 10***



# Site Permit Process Reform Update

Neville Pereira – Deputy Director of Permit Services  
Building Inspection Commission, February 14, 2023

# Agenda

- Project overview
- Milestones
- Process changes

# Overview

- **Goal:** Clearly delineate and bifurcate the development review process between high-level design, environmental, entitlement, and/or discretionary review process and the construction document review process.
- **Strategy:** Redefine current processes for “Site Permit” with a streamlined review process tailored to the Planning Department.

# Overview (cont.)

- **Tactics**

- Study and adopt current best practices from similar jurisdictions
- Planning certifies projects prior to construction review and permitting
- Initiate legislative changes to codify changes

# Milestones

- Phase I
  - Survey, study, and adopt current best practices
  - Review procedures in Oakland, San Jose, Sacramento, Los Angeles, Long Beach, San Diego
- Phase II
  - Legislation
  - Technology
  - Outreach
  - Policies
  - Procedures & Training

# Targeted Improvements

SIMPLE PROJECTS

OTC Improvements with  
no Change of Use,  
Kitchen Remodels, etc.

MODERATE PROJECTS

Accessory Dwelling Units,  
Commercial Tenant  
Improvements

COMPLEX PROJECTS

Changes of Use, Building  
Expansions, Increases in  
DUs

REMAIN THE SAME

NEW PROCESS

# Complex Projects

## EXISTING PROCESS



## PROPOSED PROCESS



SHORTER TIME FOR BUILDING  
PERMIT ISSUANCE





**THANK YOU**