



# DSD Budget FY 09-10



DSD Permit Activity and Challenges

# What is DSD?

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- Development Services Department
  - Building and Planning Divisions
- 55 funded positions:
  - Administration (7)
  - Code Enforcement (1)
  - Grading (2)
  - Building (26)
  - Planning (19)
- Placerville and South Lake Tahoe Offices

# What does DSD do?

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- Building plan review, permitting, and inspection
- Code enforcement
- General Plan and Zoning implementation
- Subdivisions
- Public information and assistance:
  - Counter hours: 8 am to 4 pm
  - Telephone: two operators
  - Website: constantly updated

# What has DSD done lately?

This Fiscal Year to Date:

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## **Building Permits:**

Over 3,000 building permits issued; 12,000 building inspections (next-day inspections)

## **Public assistance:**

13,000 counter interactions and 25,000 phone calls

## **Hearings:**

26 Planning Commission and 18 Zoning Administrator Hearings

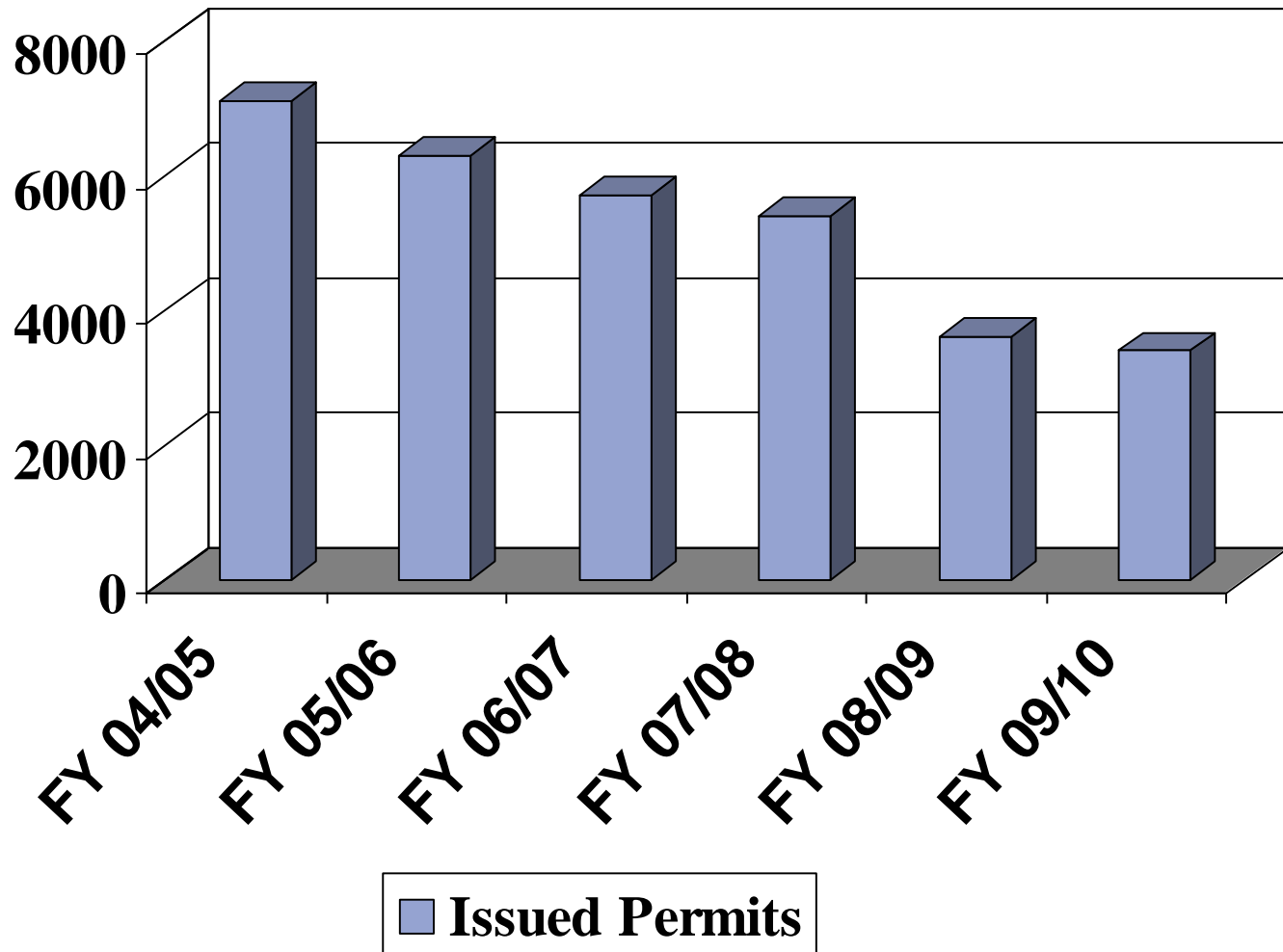
## **General Plan Implementation Completed:**

Housing Element; Parcel Size Exception; TC-X Policy Amendments (including Measure Y); and Policy 2.2.5.20.

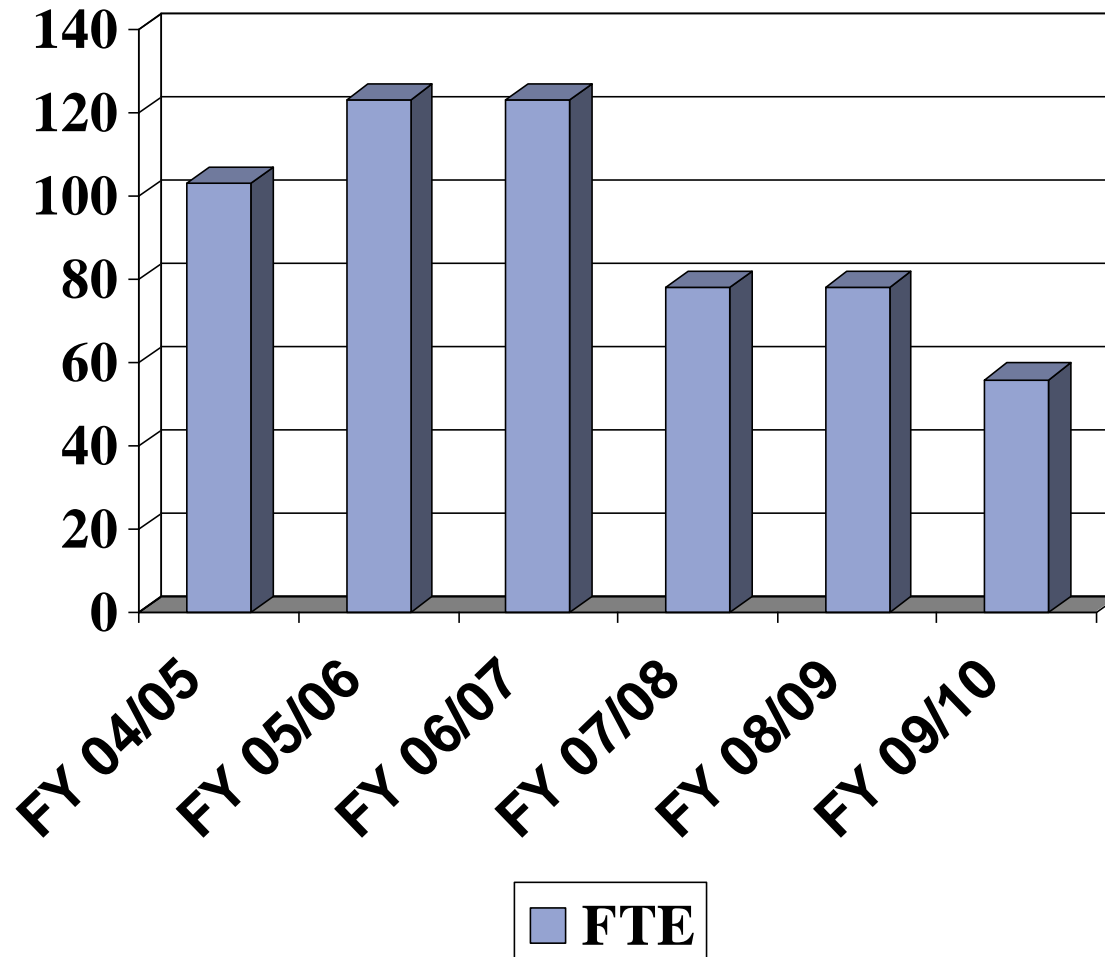
## **Ordinance Amendments Completed:**

Winery; LLA; Affordable Housing; Flood; and OWMP

# Building Permit Trends



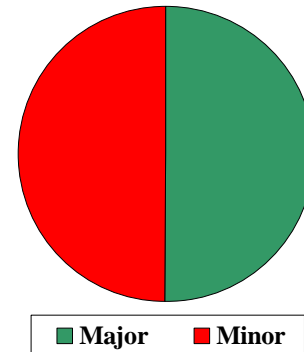
# DSD Staffing Trends



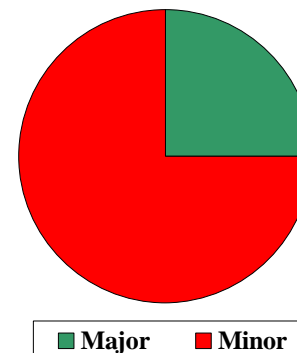
# Major and Minor Building Permits

- Since 2005, the ratio of major to minor building permits changed from 50:50 to 25:75.
- Minor permit fees do not cover the full cost of services.
- Revenues down because of permit volume as well as permit type.
- Projected to continue.

FY 04/05



FY 08/09



# Planning Applications

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## **New Planning applications declining**

Both major and minor permits

## **Backlog**

Backlog of permits is down

Improving average processing time

## **T&M fee schedule adopted in 2006**

Converted more permits to T&M

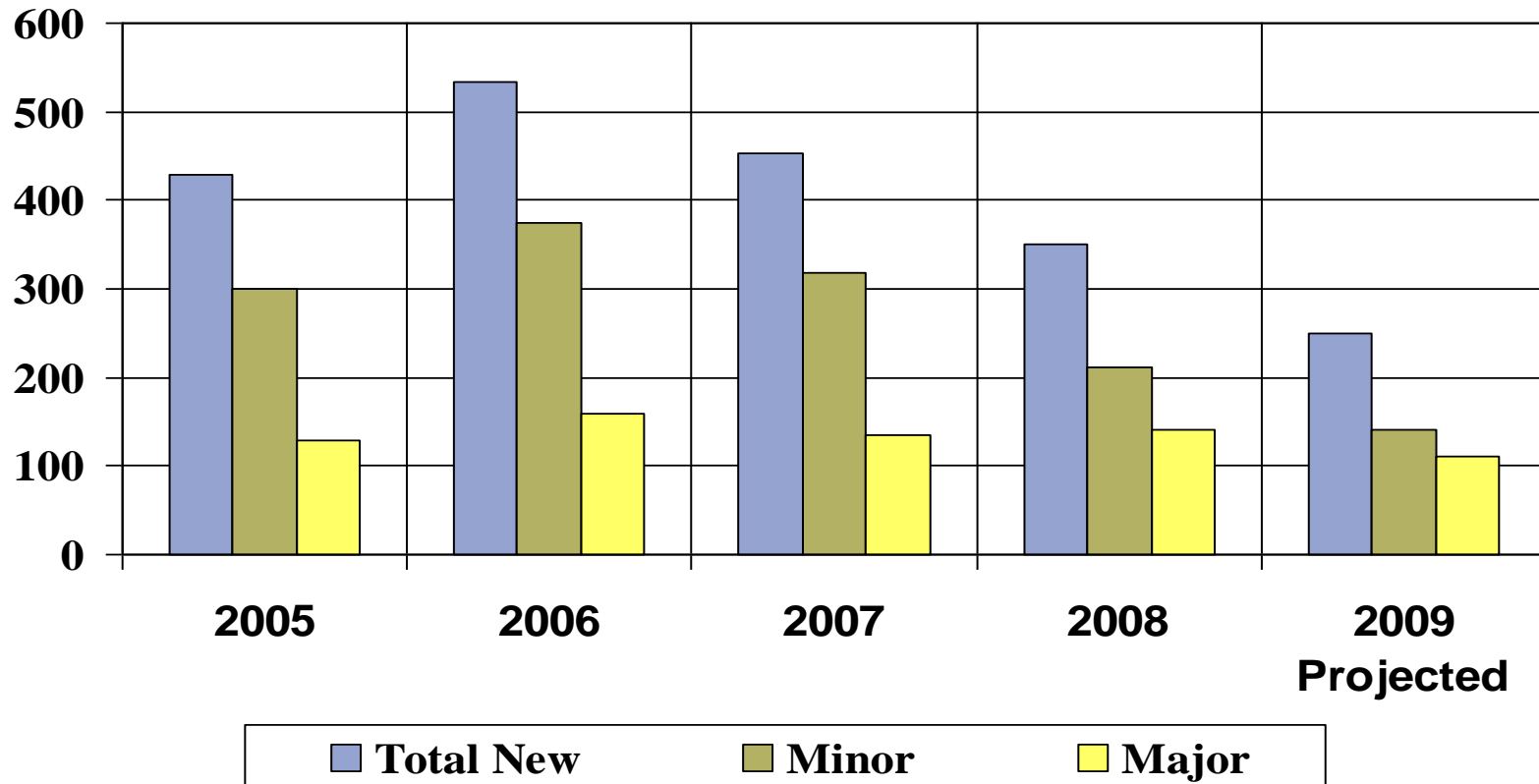
T&M improved cost recovery

Hourly rate needs updating

Flat fee may be preferable for more permits



# Planning Applications by Calendar Year



# Challenges

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- 1. Few staff are available for the priority General Plan implementation program.**
- 2. Some permit processing delays will be unavoidable.**
- 3. Public information response times fluctuate.**
- 4. Training, cross-training, and back-up opportunities are limited.**
- 5. High expectations for permit services: “quick, good, and cheap.”**

# Conclusion

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- 1. DSD currently providing core programs only.**
- 2. Projected revenues, even with fee schedule adjustments, will continue to decline.**
- 3. The proposed FY 09/10 DSD budget anticipates reduced revenues but maintains core programs.**
- 4. Budget reductions that equal staff reductions would result in core program reduction or elimination.**