

EXHIBIT A

Addition of Chapter 8 to Title 5 of the Administrative Code

8.5.100 INDEPENDENT THIRD PARTY PLAN REVIEW AND CHECK

Independent third party plan review, including but not limited to a recommendation to a City approving body, for all Community Development Department permits shall be available as an option to any and all current City of San Leandro elected official, appointed official, or employee only. This procedure does not apply to any other Community Development Department permit applicant. The City shall make available to interested applicants the approved list of third party plan reviewers.

8.5.105 SUBMITTAL

A permit application must be submitted and associated City fees paid and/or City accounts opened prior to sending the plans and supporting documentation to the independent third party plan reviewer. The approved third party plan reviewer will not accept plans that have not been stamped received by the City of San Leandro and do not have a San Leandro Community Development Department Permit application number.

8.5.110 FEES

The applicant is responsible for paying all fees charged by the third party plan reviewer. The applicant must pay the City or replenish its City account, which shall pass through the payment paid by the applicant directly to the third party plan reviewer. Notwithstanding the foregoing, in no event shall the total amount paid by the applicant for the third party plan review be greater than the amount the applicant would have paid if the application had been reviewed by Community Development Department staff. If requested by the applicant, it shall be the responsibility of the Community Development Director to determine, in his or her sole judgment, what the cost would have been if the application had been reviewed by City staff.

8.5.115 REVIEW AND RECOMMENDATION

The review of the application, including any proposed development, shall be in accordance with all of the City's Codes by the third party plan reviewer. Proposed development applications not compliant with City Codes shall be revised to meet the requirements and reviewed by the third party plan reviewer.

A concurrent review by the City of San Leandro's departments and/or consultants for application or proposed development may be required. The comments and

requirements from the departments or consultants will be sent to the third party plan reviewer and are to be incorporated into the plans.

The City of San Leandro's Planning Manager, Building Official, or Zoning Enforcement Official will provide all code interpretations. The Alameda County Fire Department Fire Marshal or designee may require submittal for a permit and plan review.

8.5.120 ISSUANCE

The plans will be sent directly to the City from the third party plan reviewer once all comments and requirements from all reviewing parties have been addressed and approved. City staff will prepare the plans and supporting documents for issuance and notify applicant when a permit is ready to be issued. A permit will not be issued until the ACFD, the Community Development Department, and the Engineering Department Division have approved the project if their review is required.

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