COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT

CALENDAR YEAR 2022

SUMMARY

2022 was a year of continuing trends for the Community Development Department. Below is a summary of the most notable developments.

Building permit valuation in 2022 was 35% lower than the prior year. This is a continuation of a steady decline that began in 2015. 2021 was the only exception to this trend, and it can be attributed, in part, to the issuance of building permits for the 73-unit mixed use project on Rosemead Blvd. Calendar year 2022 was nearly the same as 2020 (2% lower).

While permit valuation was down, the **number of building permits issued** was up significantly. The number of permits issued in 2022 was 20% higher than 2021 and 58% higher than 2020. The divergence between permit valuation and number of permits issued can be attributed to the shift in types of projects being built in the City. There have been fewer large construction projects (commercial, multi-family, new single family) and a substantial increase in smaller projects (additions and ADUs). More single- family houses were demolished in 2022 than built. And only 7 new multi-family units were constructed. On the other hand, 2022 saw more **accessory dwelling units (ADUs)** constructed than any of the previous five years. The total number of ADUs was 45% higher than the previous year.

The **Planning Division** was very busy in 2022. Planning took in a **record number of applications** this year. The number of applications received were 53% higher than 2021 and were the highest number that had been recorded since the City began tracking data in 2015. The types of projects tended towards the smaller scale. The **Planning Commission** was also very busy in 2022. A total of 14 meetings and 21 public hearings were held in 2022. A sizable number of the hearings were for conditional use permits (CUPs). There were fewer tentative map and major site plan review hearings than in the recent past. There were a number of notable current planning projects that were either received, approved, or on-going, including:

- 46-unit mixed use project on 9465 Las Tunas Drive (entitlement approved)
- 73-unit mixed use project at 5570 Rosemead Blvd (construction on-going)
- Environmental Review Process for 23-lot subdivision at 6355, 6362, 6415 Oak Ave (Casa Robles site) (on-going)
- 10-unit condominium project at 6119 Temple City Blvd (submitted- under review)

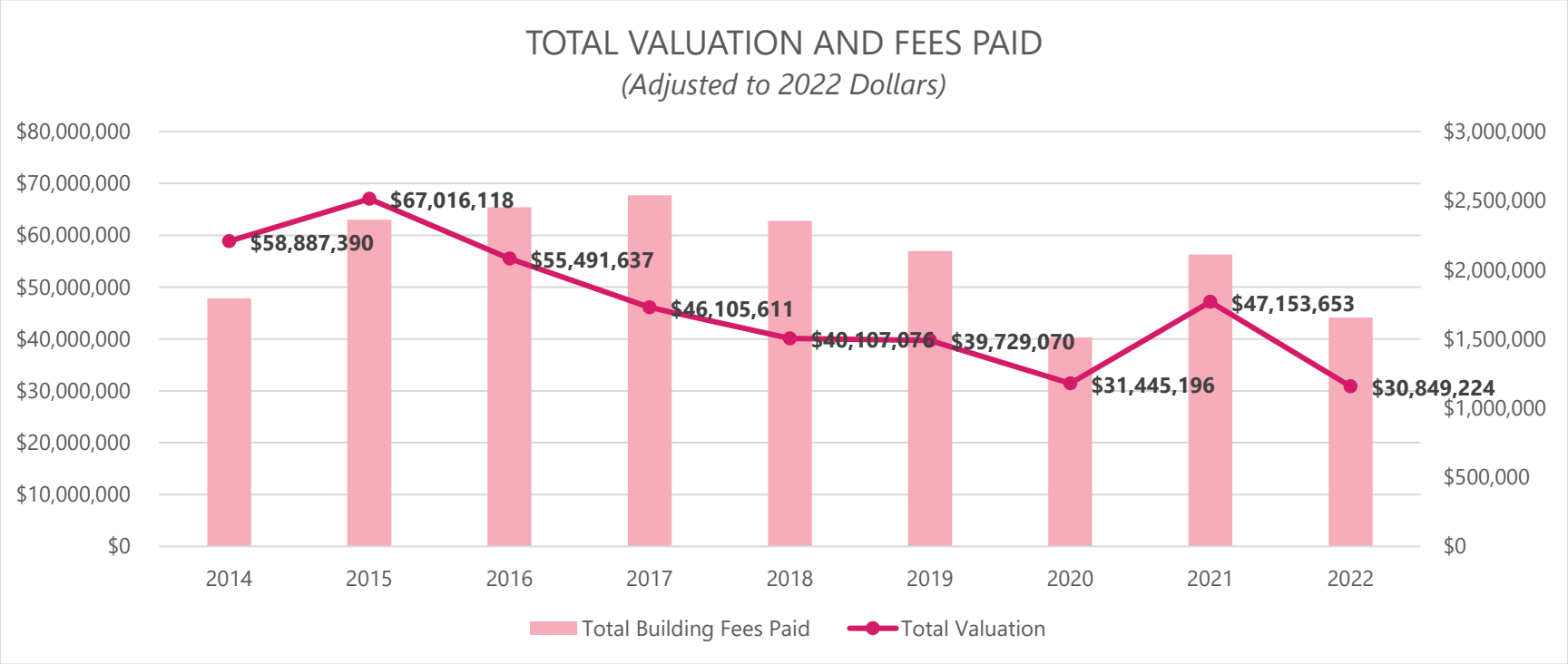
There were also several advanced planning projects begun, completed, or on-going in 2022, including:

- 6th Cycle Housing Element Update (completed)
- Series B Code Amendments (completed)
- SB 9 Ordinance (completed)
- Objective Design Standards (on-going)

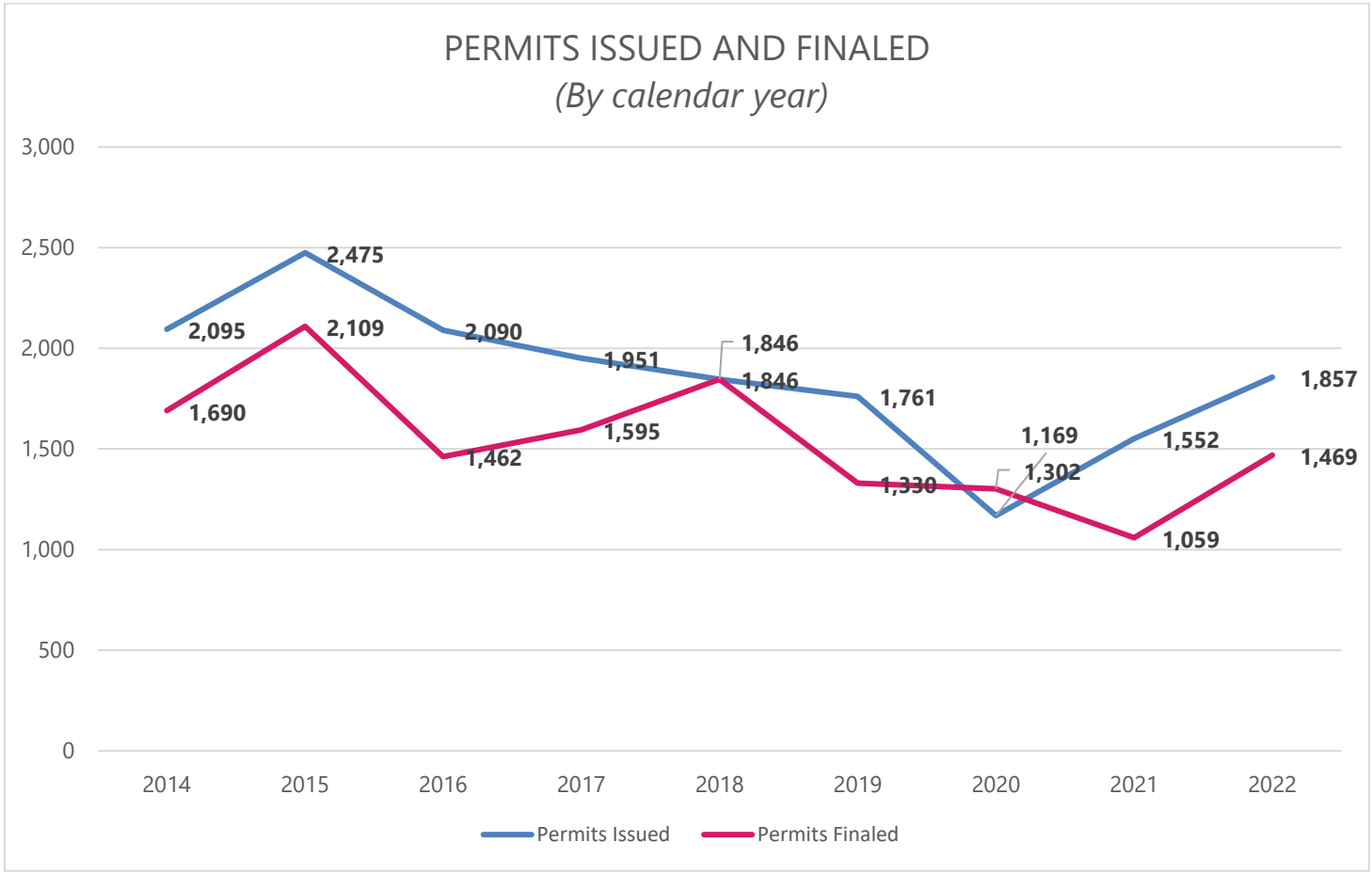
Of all these projects, the most notable was the 6th Cycle Housing Element Update. The housing element update was a challenge from the beginning. Staff and the consultant prepared four drafts of the housing element to respond to the numerous comments given by HCD, including a new component dealing with fair housing. Numerous community meetings were held to discuss the proposed changes and a community survey was also issued, which received hundreds of responses from the public.

Public Works was also very active in 2022. Approximately 9 miles of streets were resurfaced, which is the most that have been resurfaced in a single year since 2016. The division also completed a complete re-build of the damaged covered walkway attached to City Hall. Soon, additional repairs will be made to City Hall, including a replacement of the roof.

Community Preservation opened 55% more cases in 2022 than the prior year. In fact, the number of cases opened was the highest it has been since 2019. Staff was also very efficient, with the average case duration being 18 days to close a case. Most of the cases opened were for property maintenance. In addition to responding to calls, staff has continued to canvas for short-term rental properties and businesses operating without a license. The inspector's good relations with the community continues to be a priority, and this can be seen by the fact that approximately 99 percent of cases are closed voluntarily without the need to write administrative citations.



* Includes permit and plan check fees
** All types of permits including building, plumbing, electrical, mechanical, grading, demolition, and miscellaneous

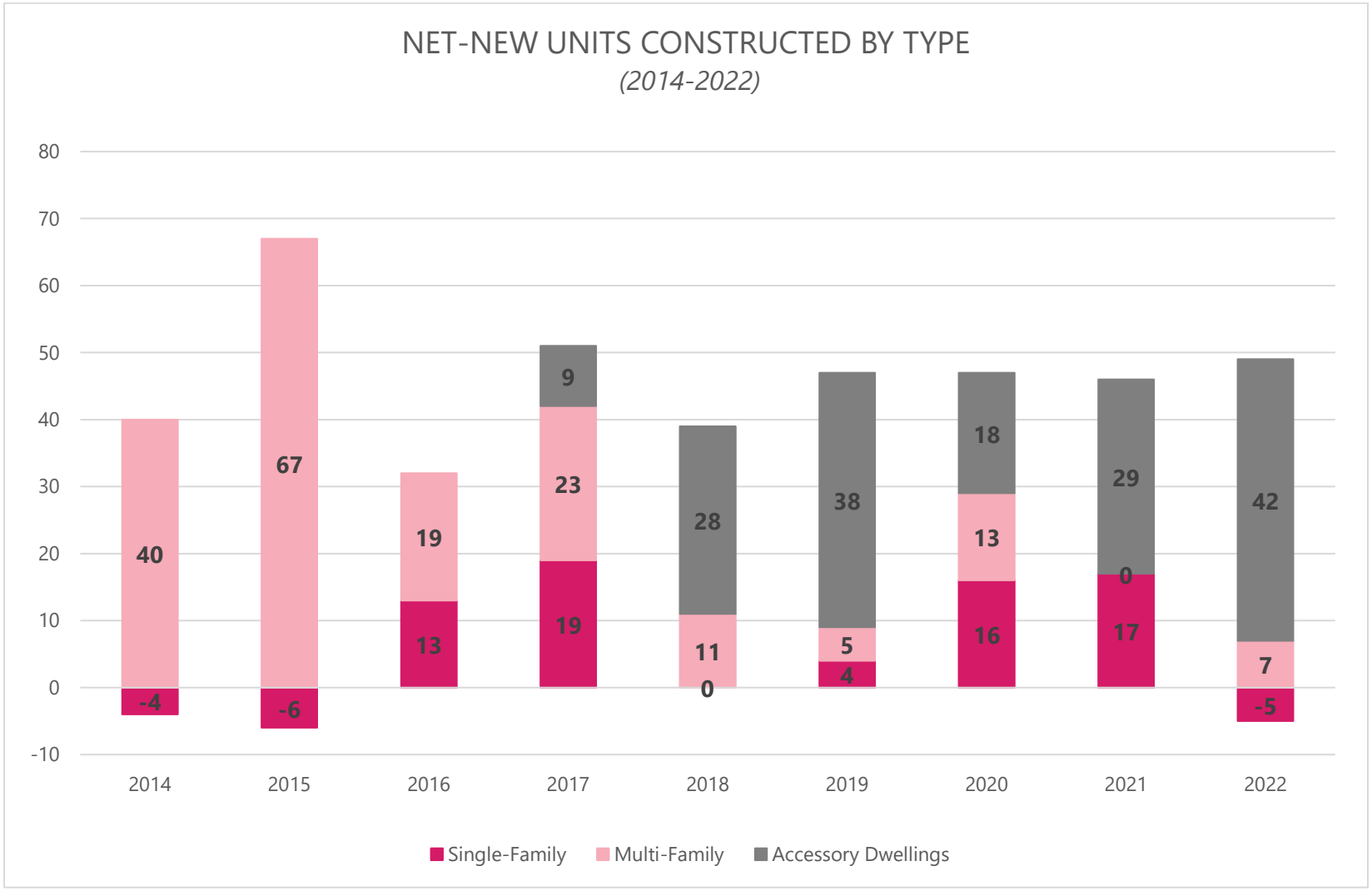

PERMITS ISSUED AND FINALED
(By calendar year)
3,000
2,500
2,000
1,500
1,000
500
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2,095
2,475
2,090
1,951
1,846
1,761
1,169
1,552
1,857
1,690
2,109
1,462
1,595
1,846
1,330
1,302
1,059
1,469
Permits Issued
Permits Finaled

HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021	**2022**
Single Family								
Units Constructed	52	51	51	34	36	28	27	**14**
Units Demolished	58	38	32	34	32	12	10	**19**
Net New Units	-6	13	19	0	4	16	17	**-5**
Multi-Family*								
Units Constructed	67	37	31	22	5	17	0	**7**
Units Demolished	0	18	8	11	0	4	0	**0**
Net New Units	67	19	23	11	5	13	0	**7**
Accessory Dwelling Units**								
Units Constructed			9	28	38	18	29	**42**
Total (Gross)	119	88	91	84	79	63	56	
Total (Net-New)	61	32	51	39	47	47	46	**44**

* Includes detached townhouse units in multi-family zones

** Units constructed pursuant to legislation effective January 1, 2017; no data for prior years


NET-NEW UNITS CONSTRUCTED BY TYPE
(2014-2022)
80
70
60
50
40
30
20
10
0
-10
2014
2015
2016
2017
2018
2019
2020
2021
2022
40
-4
67
-6
19
13
9
23
19
28
11
0
38
5
4
18
13
16
29
0
17
42
7
-5
Single-Family
Multi-Family
Accessory Dwellings

TOP 10 BUILDING PERMITS ISSUED IN 2022, BY VALUATION

Address	Description	VALUATION	Fees Paid*
5665 Rosemead Blvd. Unit 100	Tenant Improvement for Great Wall Supermarket	$1,200.000.00	$26,607.72
5665 Rosemead Blvd.	Building Site Improvement Front Façade Remodel	$1,100,000.00	$25,566.15
6243-6347 Oak Ave.	Three New Detached Single Family-Dwellings	$988,980.00	$37,418.91
4920-4922 Arden Dr. Unit #A-B	New Single Family-Dwelling & New Single Family-Dwelling w/Attached Accessory Dwelling-Unit	$821,574.88	$27,130.77
5084 Sultana Ave. Unit #A-B	Two New Single Family-Dwellings	$680,000.00	$20,370.64
6436 Temple City Blvd. Unit #A-B	New Single Family-Dwelling w/Detached Accessory Dwelling Unit	$658,000.00	$20,928.82
5438 Halifax Rd. Unit #A-B	New Single Family-Dwelling w/Detached Accessory Dwelling Unit	$619,224.58	$18,681.94
4846 Temple City Blvd.	New Single Family-Dwelling	$600,000.00	$16,772.15
9502 Las Tunas Dr.	Tenant Improvement for a retail bank	$600,000.00	$15,327.27
5305 Glickman Ave.	New Single Family-Dwelling	$595,709.78	$14,738.48

* Includes building plan check fees, building permit fees, and parks and sewer fees associated with new housing units

CUSTOMER SERVICE ACTIVITY

	TOTAL
Planning Applications	
Total Planning Applications	656
Virtual Planning Applications	202

	TOTAL
Appointments	
Total Building Appointments	618
Parking Tickets and Permits	226
Total Planning Appointments	353
Business Licenses	65
Community Preservation	11

	TOTAL
Business Licenses	
New Business Licenses Issued	39
Business License Renewals	1098
Total	**1,137**

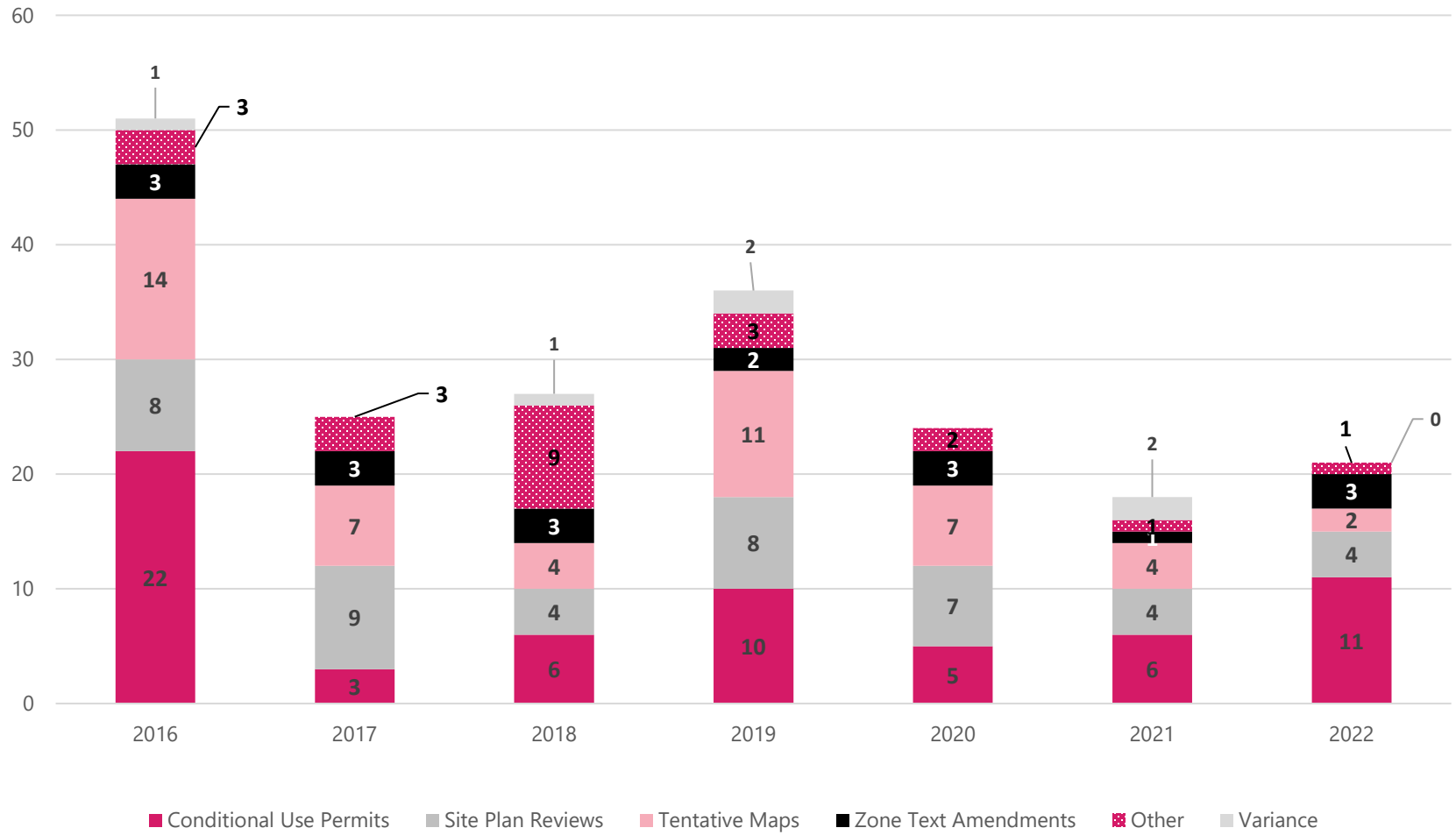
PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2016	2017	2018	2019	2020	2021	**2022**
Planning Commission Meetings	15	13	17	16	11	9	**14**
Public Hearing Entitlements Reviewed by Planning Commission							
Conditional Use Permits	22	3	6	10	5	6	**11**
Site Plan Reviews	8	9	4	8	7	4	**4**
Tentative Maps	14	7	4	11	7	4	**2**
Zone Text Amendments	3	3	3	2	3	1	**3**
Variance	1	0	1	2	0	2	**0**
Other	3	3	9	3	2	1	**1**
Total	51	25	27	36	24	18	**21**

*Some projects include multiple entitlements. The above table reports the total number of entitlements, not the total number of projects or cases.

PUBLIC HEARING CASES HEARD BY PLANNING COMMISSION

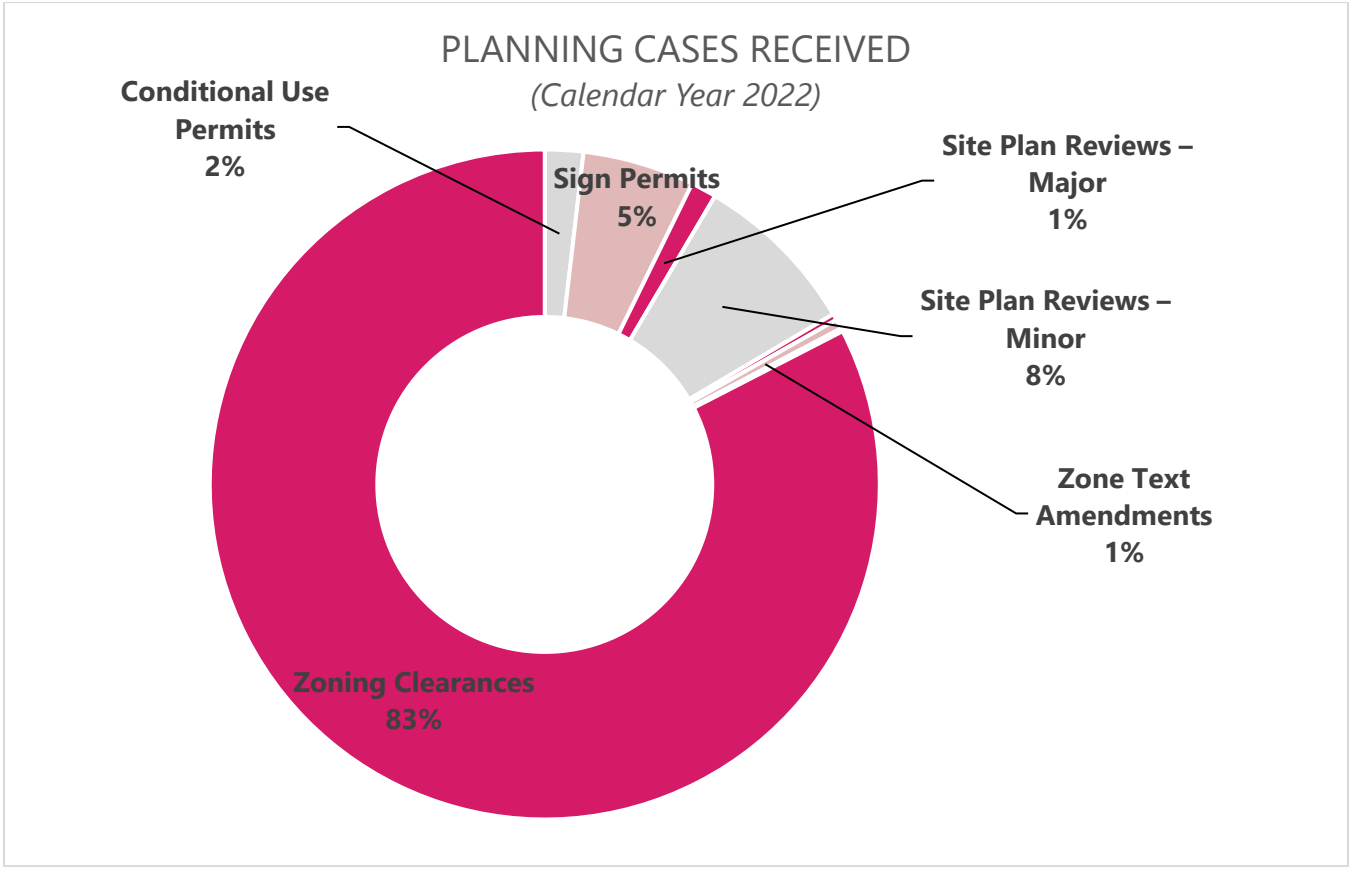
(2015-2022)



PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

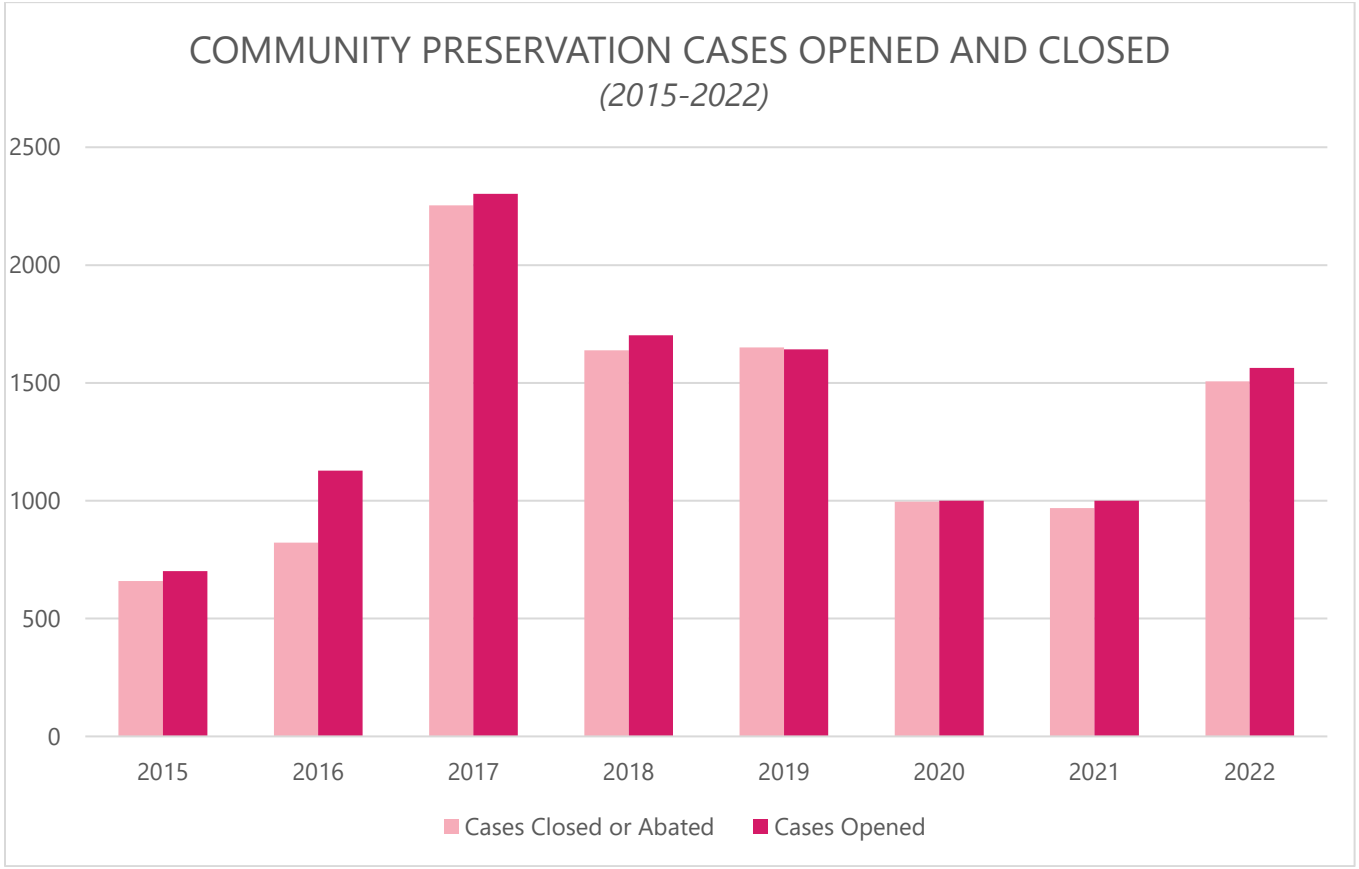
	2015	2016	2017	2018	2019	2020	2021	**2022**
Number of Cases Received								
Conditional Use Permits	20	14	5	9	12	5	11	**12**
Lot Line Adjustments	1	3	0	0	0	0	0	**0**
Modifications	3	7	0	0	0	0	0	**0**
Sign Permits	39	65	68	67	52	28	29	**35**
Site Plan Reviews – Major	4	17	16	12	15	4	10	**8**
*Site Plan Reviews – Minor**		56	41	39	33	46	48	**52**
Tentative Maps	14	18	5	4	11	2	3	**2**
Zone Variances	1	1	0	2	0	3	2	**1**
*Zone Text Amendments***	5	5	3	1	1	3	5	**3**
*Zoning Clearance**	265	210	362	373	479	346	316	**535**
Total	352	396	500	507	603	437	424	**648**

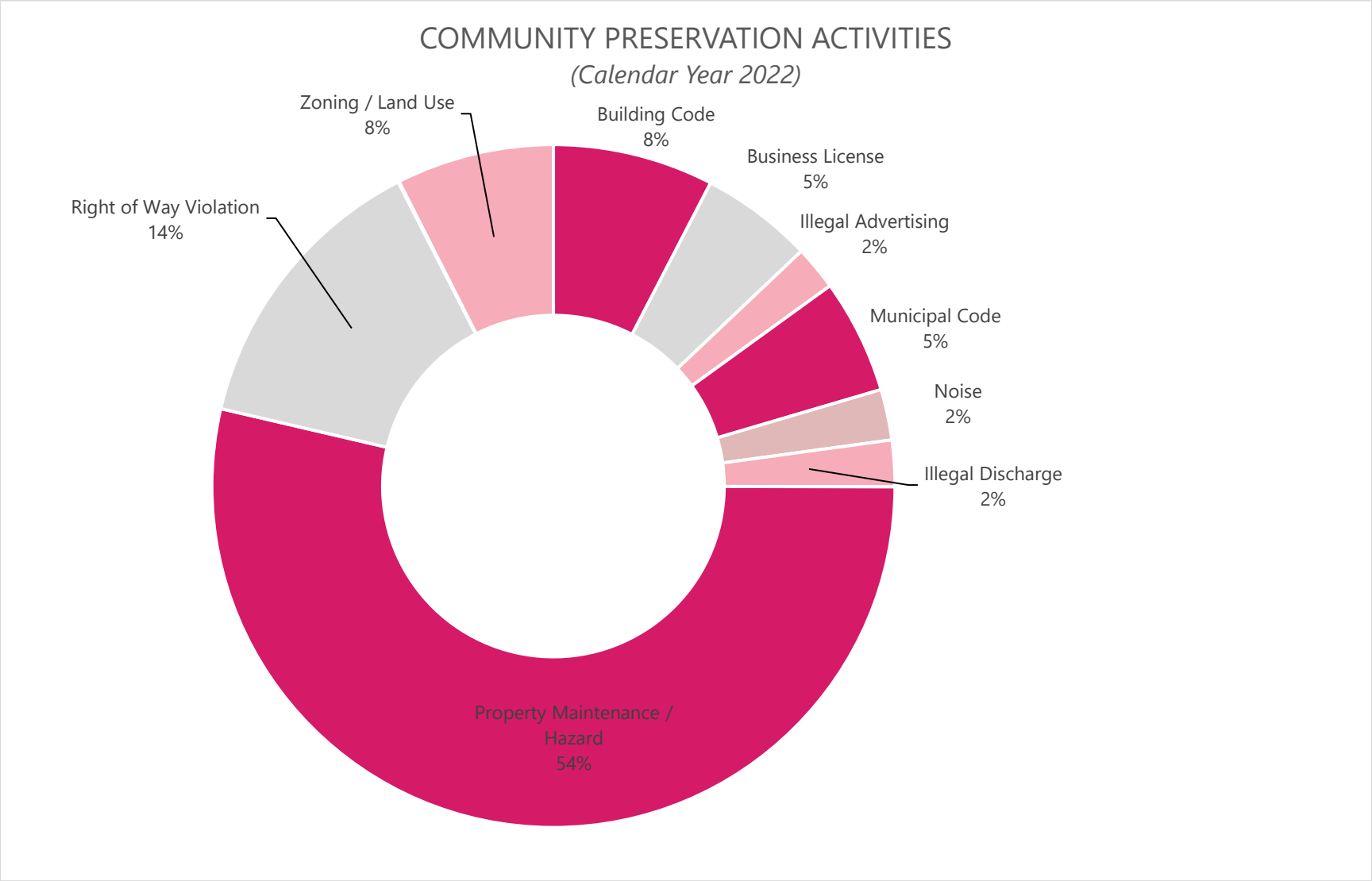
* Zoning Clearance data for 2014 and 2015 includes Site Plan Reviews – Minor. Data is not available separately for each application type prior to 2016.
** City initiated

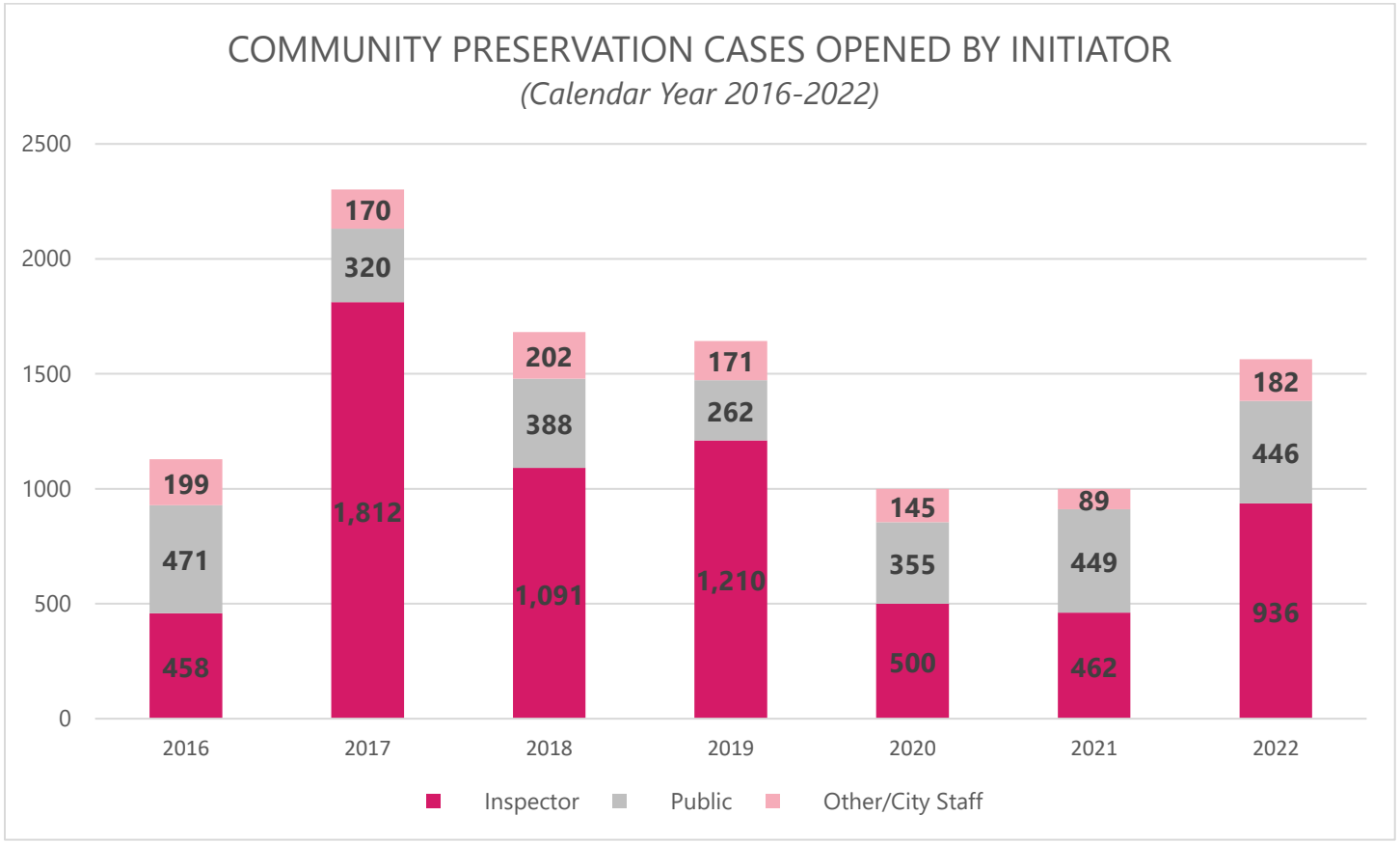

PLANNING CASES RECEIVED
(Calendar Year 2022)
Conditional Use Permits 2%
Sign Permits 5%
Site Plan Reviews – Major 1%
Site Plan Reviews – Minor 8%
Zone Text Amendments 1%
Zoning Clearances 83%

COMMUNITY PRESERVATION ACTIVITY

	2015	2016	2017	2018	2019	2020	2021	**2022**
Cases Opened Total	701	1,128	2,302	1,702	1,643	1,000	1,000	**1,564**
Cases Opened by Initiator								
Public	N/A	42%	14%	22%	16%	36%	45%	**28%**
Inspector	N/A	40%	79%	64%	74%	50%	46%	**60%**
Other	N/A	18%	7%	1%	10%	14%	9%	**12%**
Total Closed or Abated	659	822	2,254	1,639	1,650	996	969	**1,507**
Cases Closed or Abated by Duration								
Within 7 Days	46%	41%	29%	26%	30%	35%	26%	**19%**
Within 14 Days	59%	64%	62%	57%	63%	62%	40%	**38%**
Average Case Duration (Days)	22	20	18	22	29	20	18	**18**
Without Citations	93.3%	99.6%	99.9%	98.5%	98.9%	99.7%	99%	**99%**


COMMUNITY PRESERVATION CASES OPENED AND CLOSED
(2015-2022)
2500
2000
1500
1000
500
0
2015
2016
2017
2018
2019
2020
2021
2022
Cases Closed or Abated
Cases Opened


COMMUNITY PRESERVATION ACTIVITIES
(Calendar Year 2022)
Zoning / Land Use
8%
Building Code
8%
Business License
5%
Right of Way Violation
14%
Illegal Advertising
2%
Municipal Code
5%
Noise
2%
Illegal Discharge
2%
Property Maintenance / Hazard
54%


COMMUNITY PRESERVATION CASES OPENED BY INITIATOR
(Calendar Year 2016-2022)
2500
2000
1500
1000
500
0
199
471
458
170
320
1,812
202
388
1,091
171
262
1,210
145
355
500
89
449
462
182
446
936
2016
2017
2018
2019
2020
2021
2022
Inspector
Public
Other/City Staff

PARKING PERMIT AND PUBLIC WORKS ACTIVITY

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	**2021**	**2022**
Parking Permits Issued								
Annual and Monthly Overnight Parking Permits	970	1,057	1,108	1,175	1,298	458	1,041	**853**
Daily Overnight Permits	45,692	37,728	55,376	60,757	68,892	N/A*	8,320	**28,072**
Public Works								
Miles of Streets Resurfaced	5.5	11.5	5.7	0	1.9	1.3	1.1	**9**
Work Orders Completed	390	268	432	298	877	824	1,119	**819**
Encroachment Permits Issued	437	403	390	337	313	230	319	**406**

*Overnight parking was not enforced due to the pandemic.

SUMMARY OF REVENUE COLLECTED

