COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT

CALENDAR YEAR 2023

SUMMARY

2023 was a year of continuing trends for the Community Development Department. Below is a summary of the most notable developments.

Building permit valuation in 2023 was 17 percent higher than the prior year. This was a reversal of a significant decline between 2021 and 2022. Nevertheless, when one looks at the longer trend, building permit valuation is significantly lower than what it was in 2015 and 2016. The decrease in the size of projects is the primary factor behind this trend.

While permit valuation was down, the **number of building permits issued** continued to increase in 2023. The number of permits issued in 2023 was 11 percent higher than 2022 and 33 percent higher than 2021. The difference between permit valuation and number of permits issued can be attributed to the shift in types of projects being built in the City. There has been a substantial increase in smaller projects (additions and ADUs). 2023 saw more **accessory dwelling units (ADUs)** constructed than any of the previous six years. The total number of ADUs was 55 percent higher than 2021. There was also a significant number of multi-family units constructed, due to the new 73-unit mixed-use project being completed on Rosemead Blvd. On the other hand, there was only a net increase of four single-family dwelling units.

The **Planning Division** was very busy in 2023. Although the numbers were slightly lower than last year, they were still 36 percent higher than 2021. The average number of submittals over the past nine years was 493 applications and 2023 was 16 percent over the average. The types of projects tended to be on the smaller scale. The **Planning Commission** was very busy in 2023. A total of 11 meetings and 39 public hearings were held in 2023. A sizable number of the hearings were for conditional use permits (CUPs) followed by site plan reviews and tentative maps. There were several notable current planning projects that were either received, approved, or on-going, including:

- 5938 Alessandro Avenue: Planning application for a 3-unit condominium development was approved
- 5809 Cloverly Avenue: Application for a 9-unit multi-family project was submitted
- 4447 Ellis Lane: Construction of a 4-unit condominium development is ongoing
- 4910 Encinita Avenue: Construction of a 6-unit condominium development is ongoing
- 9441 Las Tunas Drive: Construction of a façade improvement to an existing shopping center was completed
- 9465 Las Tunas Drive: Building plans for a 46-dwelling unit, mixed-use project building were approved and demolition started
- 9334 Lower Azusa Road: Permits for a 4,500 square-foot auto body shop were finaled
- 5937 Primrose Avenue: Construction of a 3-unit condominium development is ongoing

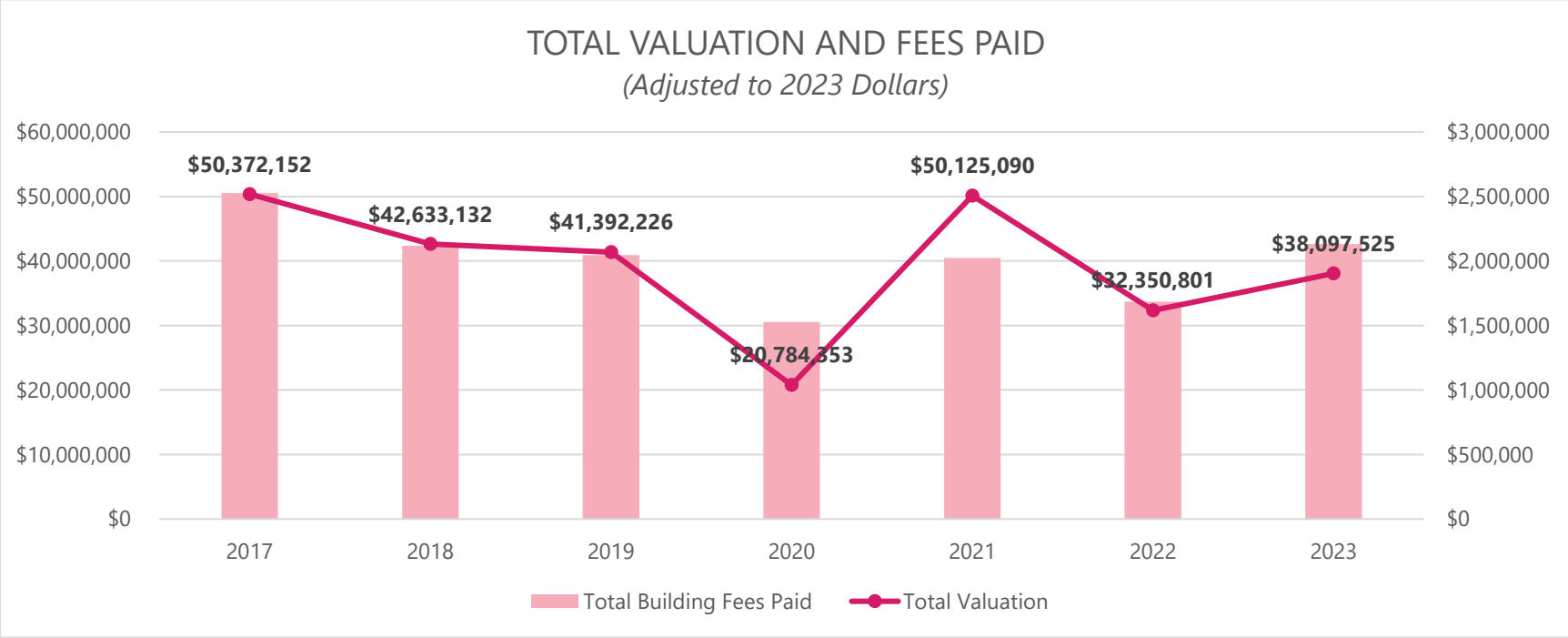
- 5300 Rosemead Boulevard: Permits for an interior remodel and façade improvement for new medical office were finaled
- 5570 Rosemead Blvd: Permits for a 73-dwelling unit, 15,000 square-foot mixed use project were finaled
- 5665 Rosemead Boulevard: Construction for interior remodel and façade improvements, landscape improvements to the parking lot is nearly complete
- 6119 Temple City Boulevard: Application for a 16-unit density bonus project application was submitted to planning

There were also several advanced planning projects begun, completed, or on-going in 2023, including:

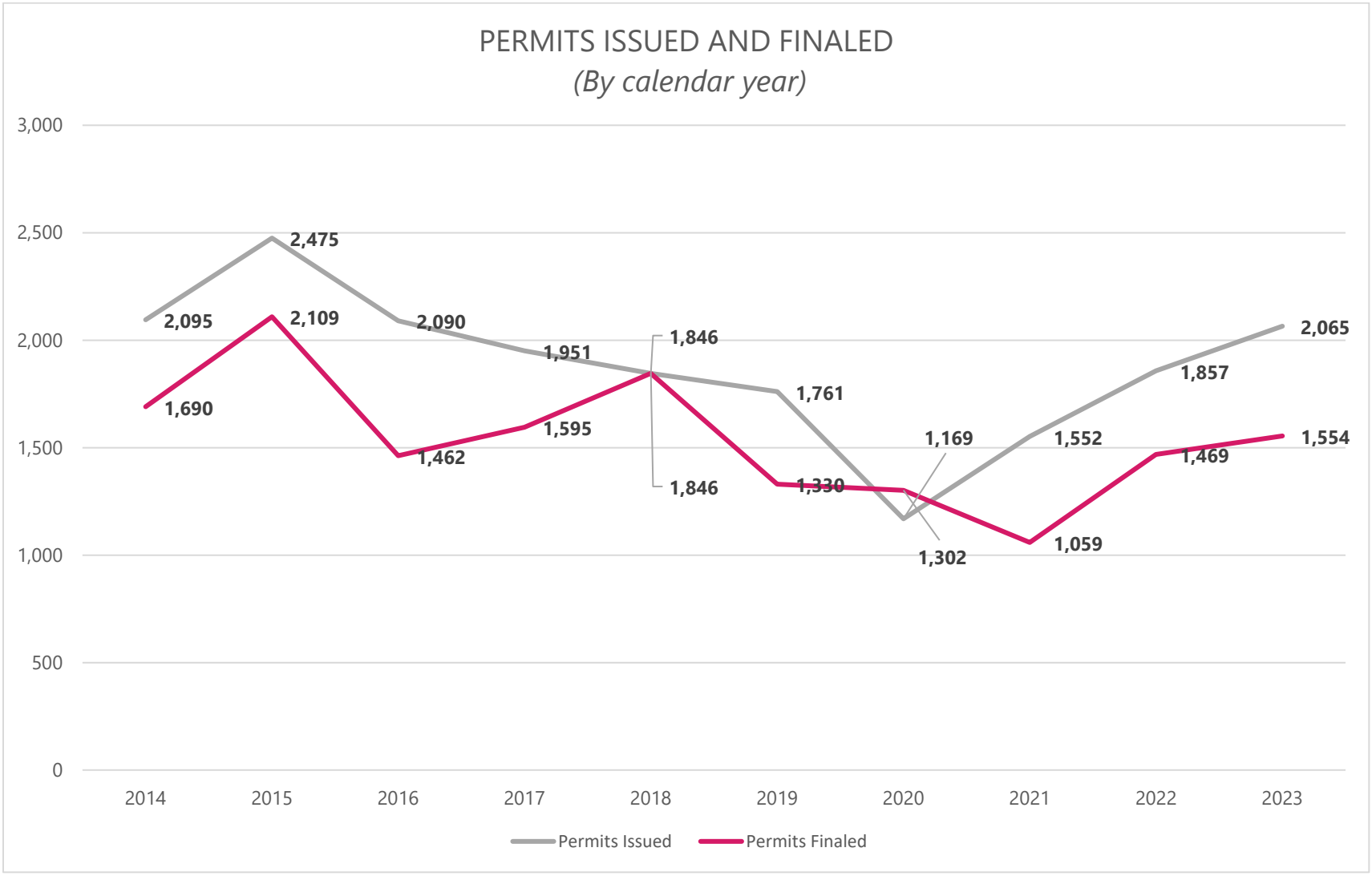
- Objective Design Standards for the R-2 zone was approved
- Zoning Code Amendment for Urban Dwellings and Lot Splits was approved
- Low Impact Development and Green Streets Ordinance was approved
- SB 9 Constraints Analysis began
- Progress on various Housing Element work programs either started or was completed

Public Works was also very active in 2023. Approximately 9 miles of streets were resurfaced. The only year in recent history with more miles paved was in 2016. This is more miles paved than the years 2018 to 2022, combined.

Community Preservation opened 14 percent more cases in 2023 than the prior year. In fact, the number of cases opened was the highest it has been since 2017. Staff was also very efficient, with the average case duration being 19 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 99.6 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

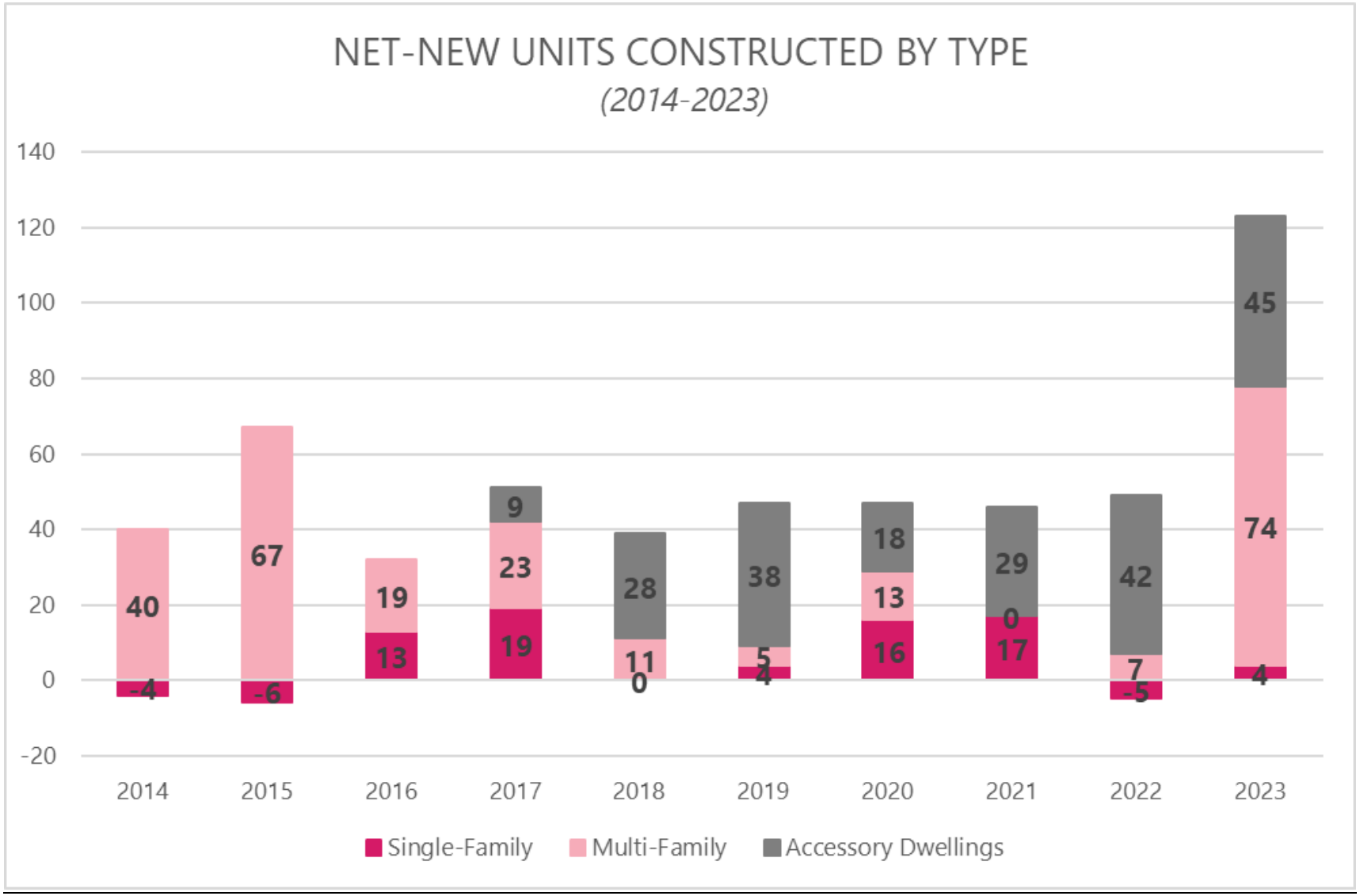

PERMITS ISSUED AND FINALED
(By calendar year)
3,000
2,500
2,000
1,500
1,000
500
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2,095
2,475
2,090
1,951
1,846
1,761
1,169
1,552
1,857
2,065
1,690
2,109
1,462
1,595
1,846
1,330
1,302
1,059
1,469
1,554
Permits Issued
Permits Finaled

HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Single Family									
Units Constructed	52	51	51	34	36	28	27	14	**17**
Units Demolished	58	38	32	34	32	12	10	19	**13**
Net New Units	-6	13	19	0	4	16	17	-5	**4**
Multi-Family*									
Units Constructed	67	37	31	22	5	17	0	7	**79**
Units Demolished	0	18	8	11	0	4	0	0	**5**
Net New Units	67	19	23	11	5	13	0	7	**74**
Accessory Dwelling Units**									
Units Constructed			9	28	38	18	29	42	**45**
Total (Gross)	119	88	91	84	79	63	56		**141**
Total (Net-New)	61	32	51	39	47	47	46	44	**123**

* 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
(2014-2023)
140
120
100
80
60
40
20
0
-20
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
40
-4
67
-6
19
13
9
23
19
28
11
0
38
5
4
18
13
16
29
0
17
42
7
-5
45
74
4
Single-Family
Multi-Family
Accessory Dwellings

TOP 10 BUILDING PERMITS ISSUED IN 2023, BY VALUATION

ADDRESS	DESCRIPTION	VALUATION	FEES PAID*
9620 Gidley Street	Tenant Improvement for Produce Packing Plant	$2,760,000	$63,373
9465 Las Tunas Drive	5,800 S.F. Commercial Portion of Mixed-Use Development	$1,540,654	$36,298
5956 Encinita Avenue	Three-Unit Condominium Development	$1,200,000	$53,975
5520 Welland Avenue	New Single-Family Dwelling	$715,000	$15,916
4921 Hallowell Avenue	New Single-Family Dwelling	$600,000	$15,727
4840 Temple City Boulevard	New Single-Family Dwelling	$600,000	$13,726
6146 Reno Avenue	New Single-Family Dwelling	$583,681	$14,888
5665 Rosemead Boulevard	Commercial Tenant Improvements for Fitness Center	$500,000	$12,124
10317 Olive Street	New Single-Family Dwelling	$477,799	$12,636
5939 Primrose Avenue	Three-Unit Condominium Development	$442,349	$16,235

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

CUSTOMER SERVICE ACTIVITY

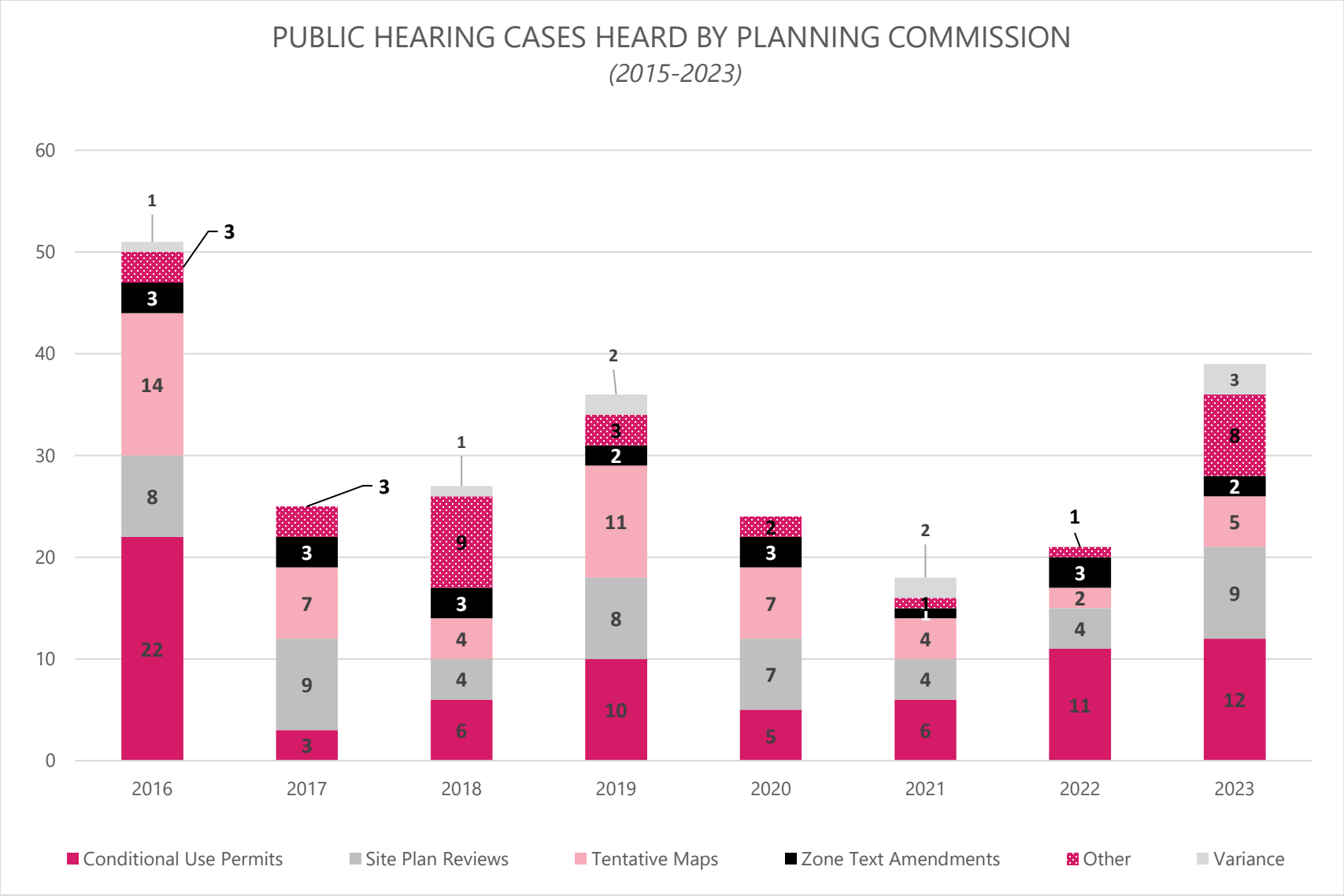
	TOTAL
Counter Activity	
Total Building Customers	2,378
Parking Tickets and Permits Customers	611
Total Planning Customers	1,807
Business Licenses	361
Total All Customers	**5,177**

	TOTAL
Business Licenses	
New Business Licenses Issued	60
Business License Renewals	1,107
Total	**1,167**

PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2016	2017	2018	2019	2020	2021	2022	**2023**
Planning Commission Meetings	15	13	17	16	11	9	14	**11**
Public Hearing Entitlements Reviewed by Planning Commission								
Conditional Use Permits	22	3	6	10	5	6	11	**12**
Site Plan Reviews	8	9	4	8	7	4	4	**9**
Tentative Maps	14	7	4	11	7	4	2	**5**
Zone Text Amendments	3	3	3	2	3	1	3	**2**
Variance	1	0	1	2	0	2	0	**3**
Other	3	3	9	3	2	1	1	**8**
Total	51	25	27	36	24	18	21	**39**

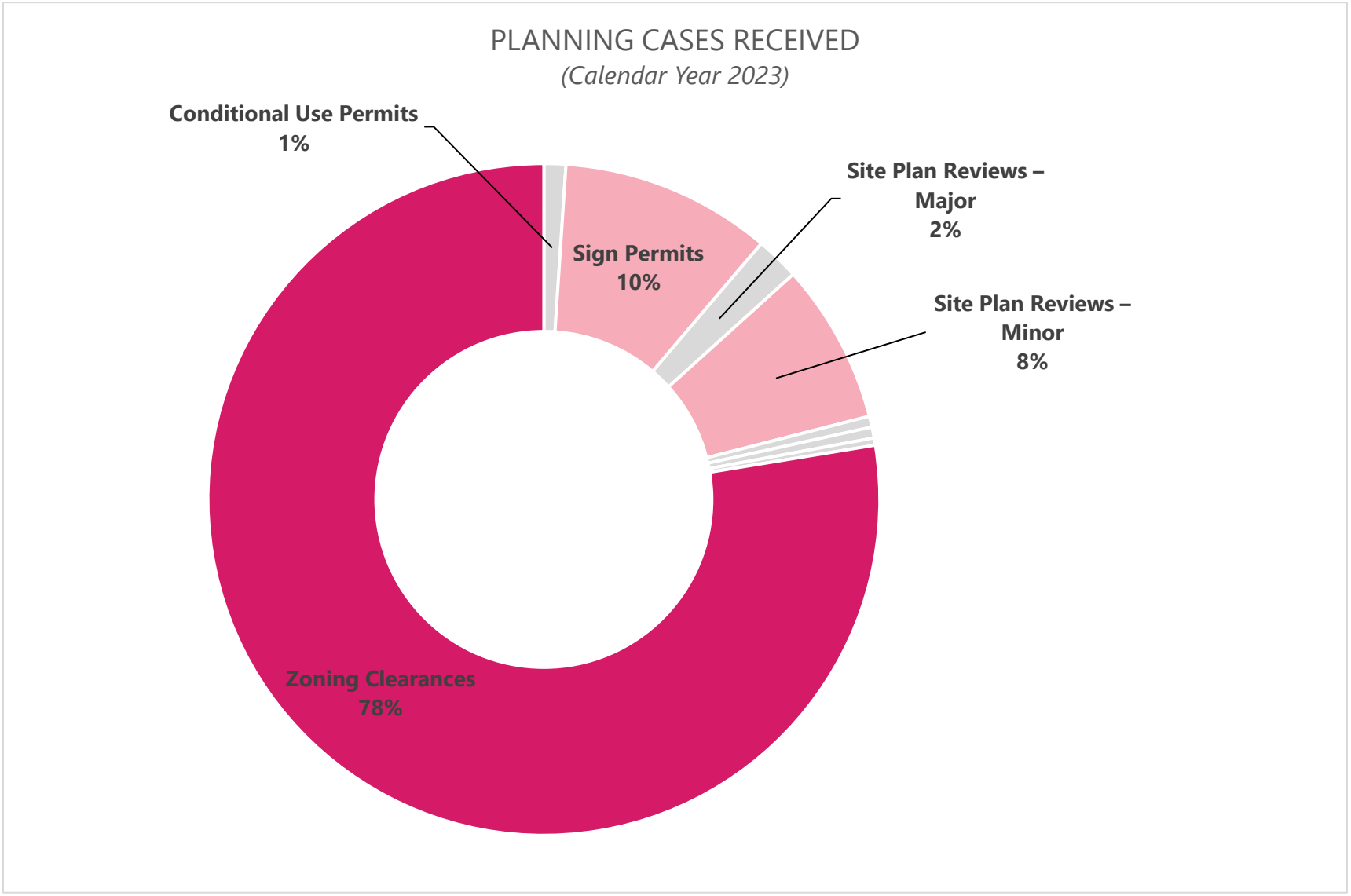
*Some projects include multiple entitlements. The above table reports the total number of entitlements, not the total number of projects or cases.


PUBLIC HEARING CASES HEARD BY PLANNING COMMISSION
(2015-2023)
60
50
40
30
20
10
0
2016
2017
2018
2019
2020
2021
2022
2023
Conditional Use Permits
Site Plan Reviews
Tentative Maps
Zone Text Amendments
Other
Variance

PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

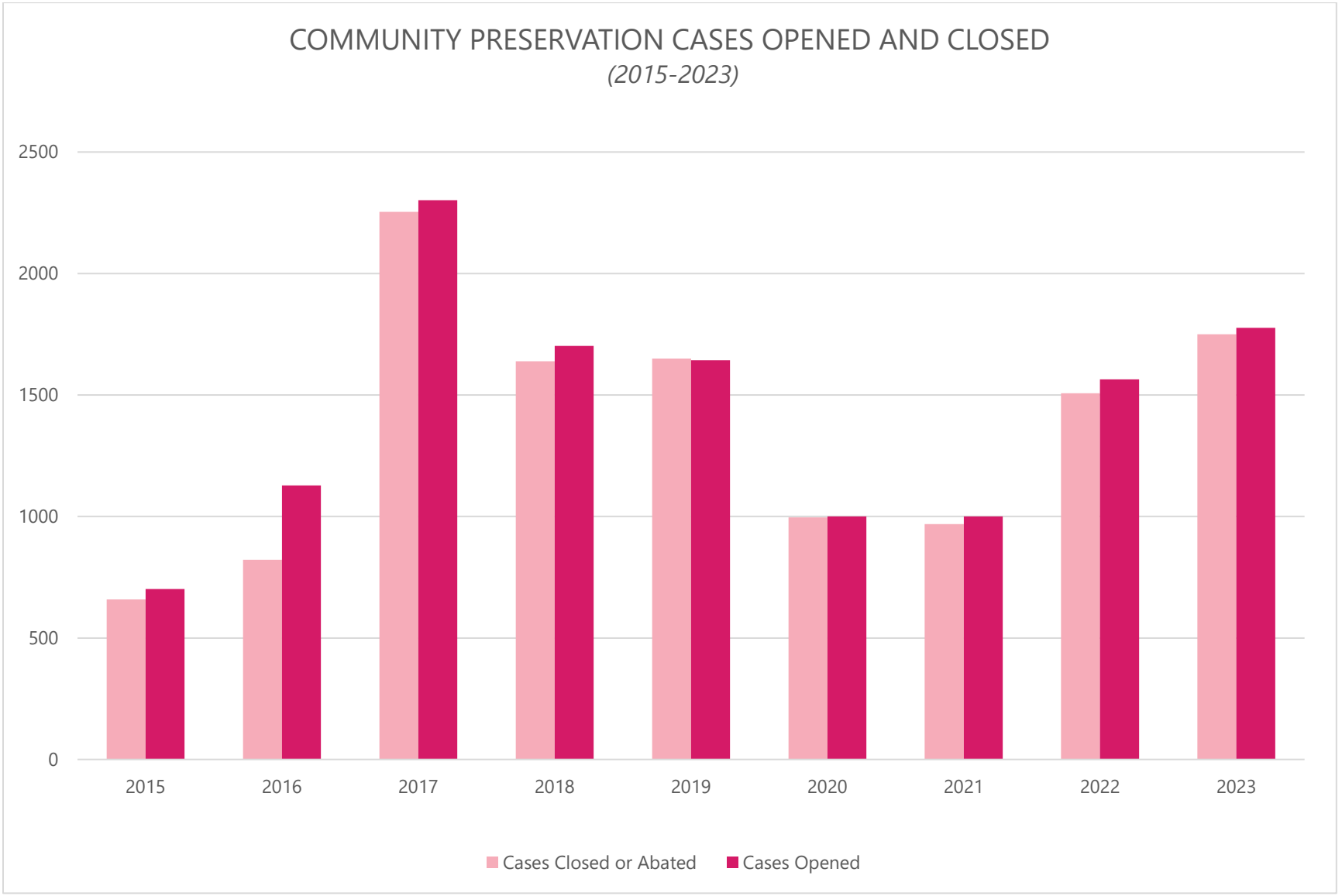
	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Number of Cases Received									
Conditional Use Permits	20	14	5	9	12	5	11	12	**6**
Lot Line Adjustments	1	3	0	0	0	0	0	0	**0**
58Modifications	3	7	0	0	0	0	0	0	**0**
Sign Permits	39	65	68	67	52	28	29	35	**58**
Site Plan Reviews – Major	4	17	16	12	15	4	10	8	**12**
*Site Plan Reviews – Minor**		56	41	39	33	46	48	52	**44**
Tentative Maps	14	18	5	4	11	2	3	2	**3**
Zone Variances	1	1	0	2	0	3	2	1	**2**
*Zone Text Amendments***	5	5	3	1	1	3	5	3	**3**
*Zoning Clearance**	265	210	362	373	479	346	316	535	**443**
Total	352	396	500	507	603	437	424	648	**571**

* 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 2023)
Conditional Use Permits
1%
Sign Permits
10%
Site Plan Reviews –
Major
2%
Site Plan Reviews –
Minor
8%
Zoning Clearances
78%

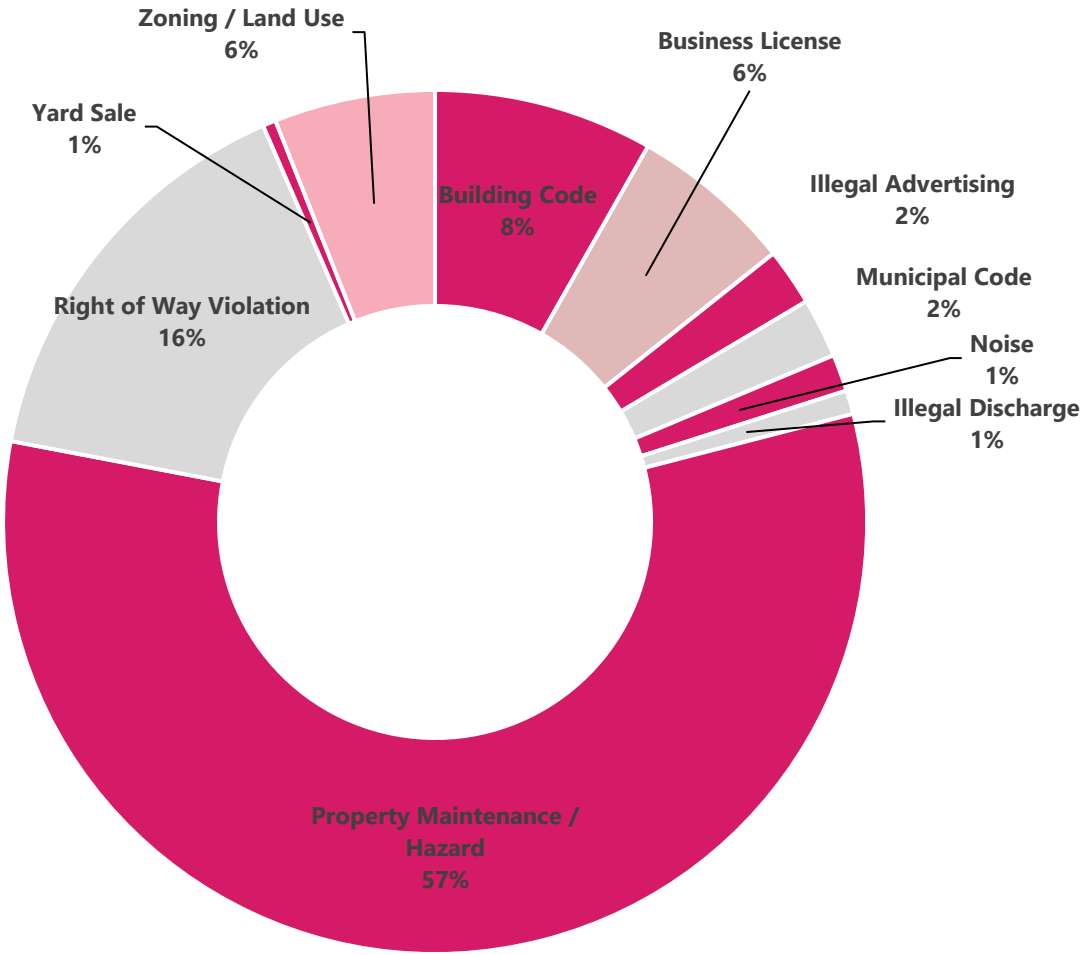
COMMUNITY PRESERVATION ACTIVITY

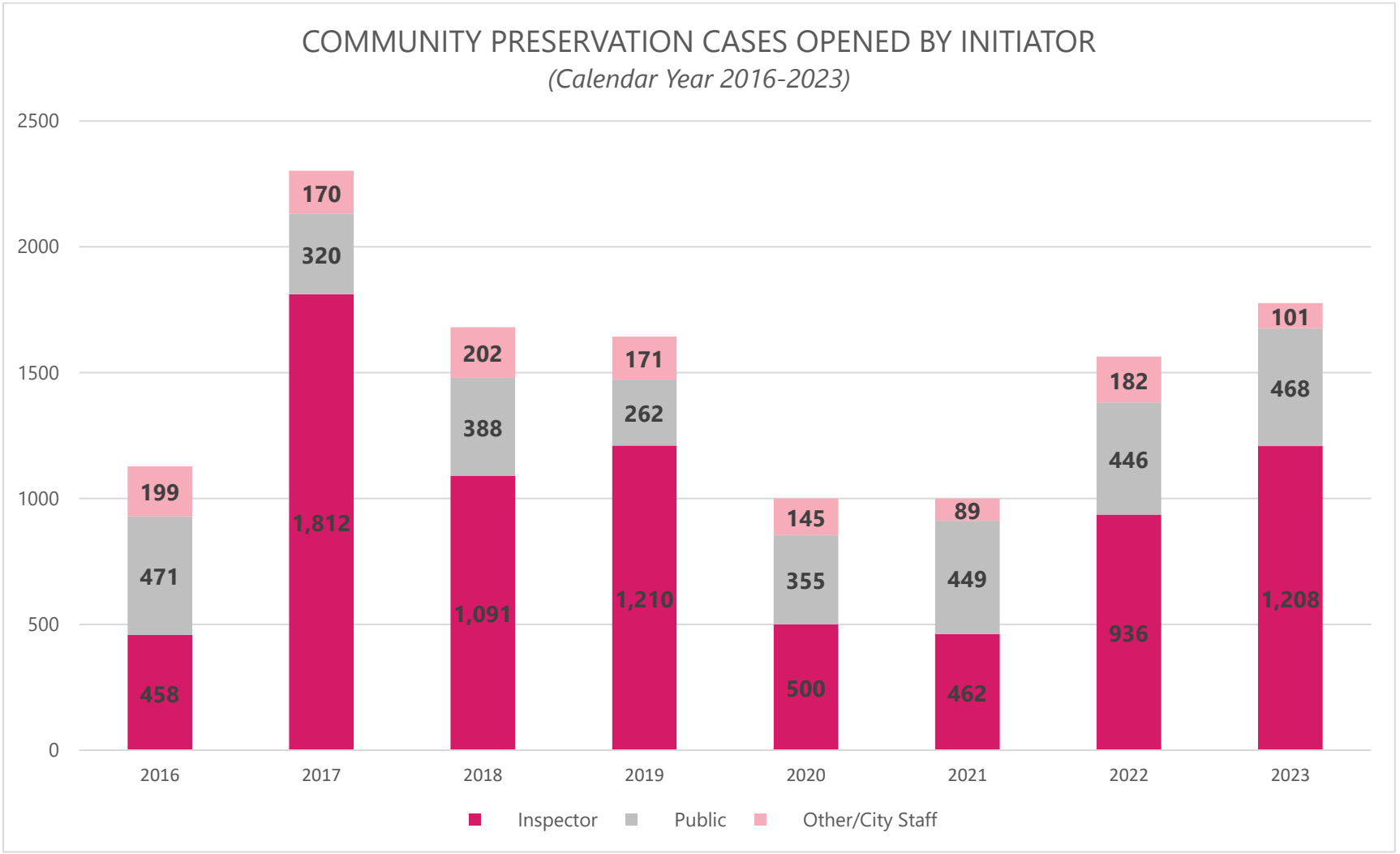
	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Cases Opened Total	701	1,128	2,302	1,702	1,643	1,000	1,000	1,564	**1,777**
Cases Opened by Initiator									
Public	N/A	42%	14%	22%	16%	36%	45%	28%	**26%**
Inspector	N/A	40%	79%	64%	74%	50%	46%	60%	**68%**
Other	N/A	18%	7%	1%	10%	14%	9%	12%	**6%**
Total Closed or Abated	659	822	2,254	1,639	1,650	996	969	1,507	**1,750**
Cases Closed or Abated by Duration									
Within 7 Days	46%	41%	29%	26%	30%	35%	26%	19%	**17%**
Within 14 Days	59%	64%	62%	57%	63%	62%	40%	38%	**49.5%**
Average Case Duration (Days)	22	20	18	22	29	20	18	18	**19**
Without Citations	93.3%	99.6%	99.9%	98.5%	98.9%	99.7%	99%	99%	**99.6%**


COMMUNITY PRESERVATION CASES OPENED AND CLOSED
(2015-2023)
2500
2000
1500
1000
500
0
2015
2016
2017
2018
2019
2020
2021
2022
2023
Cases Closed or Abated
Cases Opened

COMMUNITY PRESERVATION ACTIVITIES

(Calendar Year 2023)




COMMUNITY PRESERVATION CASES OPENED BY INITIATOR
(Calendar Year 2016-2023)
2500
2000
1500
1000
500
0
2016
2017
2018
2019
2020
2021
2022
2023
199
471
458
170
320
1,812
202
388
1,091
171
262
1,210
145
355
500
89
449
462
182
446
936
101
468
1,208
Inspector
Public
Other/City Staff

PARKING PERMIT AND PUBLIC WORKS ACTIVITY

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021	2022	**2023**
Parking Permits Issued									
Annual and Monthly Overnight Parking Permits	970	1,057	1,108	1,175	1,298	458	1,041	853	**1,029**
Daily Overnight Permits	45,692	37,728	55,376	60,757	68,892	N/A*	8,320	28,072	**23,095**
Public Works									
Miles of Streets Resurfaced	5.5	11.5	5.7	0	1.9	1.3	3.5	0	**9**
Work Orders Completed	390	268	432	298	877	824	1,119	819	**748**
Encroachment Permits Issued	437	403	390	337	313	230	319	406	**303**

*Overnight parking was not enforced due to the pandemic.

SUMMARY OF REVENUE COLLECTED

