COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT

CALENDAR YEAR 2024

SUMMARY

2024 was a year of continuing trends for the Community Development Department. Below is a summary of the most notable developments.

Building permit valuation in 2024 rose sharply, increasing 66 percent over the previous year, and marking the highest total in the past eight years when adjusted for inflation. This surge follows modest gains in 2023 and a broader recovery trend after a significant dip in 2020 and 2022. Despite this recent growth, the number of new housing units—particularly single-family homes—remains low. In fact, 2024 saw a net loss of 20 single-family units due to a high number of demolitions. Those demolitions will eventually be replaced by new housing units, some of which are still under construction.

The increase in valuation is tied to larger projects and a continued rise in smaller-scale residential construction. **Accessory Dwelling Unit (ADU)** production remained strong, with 67 units constructed in 2024—more than seven times the number built in 2017. Meanwhile, **permits issued** climbed to 2,197, the highest total in more than a decade, suggesting continued momentum in construction activity, particularly for additions, remodels, and ADUs. The discrepancy between the volume of permits and the relatively modest increase in net-new housing units also reflects a shift in the types of projects being undertaken citywide.

The **Planning Division** had a notably quieter year in 2024, with a significant decrease in activity compared to 2023. The total **number of cases received** dropped to 387, a 33 percent decline from the 571 cases received in 2023. This decline was primarily driven by fewer Conditional Use Permits (down to 3 from 6 in 2023) and a sharp reduction in Sign Permits, which fell from 58 to just 29. Other areas, like Zoning Clearances, also saw a decrease, dropping to 284 from 443 in the previous year.

The **Planning Commission** also experienced a quieter year, holding just 11 meetings—consistent with 2020 and 2021—but reviewing only 18 public hearing entitlements, a sharp drop from 39 in 2023. Of these hearings, Conditional Use Permits were the most common, though their numbers were much lower than in previous years. Tentative Maps and Site Plan Reviews continued their downward trend, with only 3 and 4 cases reviewed in 2024, respectively. Despite the overall decline, the division remained relatively active compared to earlier years, with 2024 still surpassing the activity seen in 2021 and 2022.

There were several notable current planning projects that were either received, approved, or ongoing, including:

- 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
- 9465 Las Tunas Drive: Building plans for a 46-dwelling unit, mixed-use project building were approved and demolition has started
- 5937 Primrose Avenue: Construction of a 3-unit condominium development is ongoing
- 6119 Temple City Boulevard: Application for a 18-unit density bonus project application was approved by the City Council

There were also several advanced planning projects begun, completed, or remain ongoing in 2024, including:

Code Amendments:

- A code amendment was adopted to align the City's wireless telecommunication facilities ordinance with updated FCC and state requirements.
- A professional consulting firm was hired to assist in updating the City's subdivisions and Accessory Dwelling Unit (ADU) regulations, ensuring compliance with State law.
- Studied potential code amendments related to: minimum floor area standards, density bonus and enhanced-density bonus provisions, community care facilities, etc. These amendments are anticipated to be completed in 2025.
- A study was completed on the City's SB-9 Ordinance to identify aspects that may be acting as a government constraint.

Collaborative Planning:

- Worked with the San Gabriel Valley Council of Governments (SGV-COG) to develop a comprehensive strategy for achieving the goals of the Crossroads Specific Plan. An analytical study with recommendations is expected to be finalized by May 2026.

ADU Program & Compliance:

- A consultant was hired to review the City's ADU ordinance for compliance with state law, with a code amendment anticipated for adoption in FY 25-26.
- Launched a "Pre-Approved ADU Program" to streamline the review and construction process for ADUs.

Public Works

- A consultant was hired to provide recommendations regarding development impact fees, with the project expected to conclude by the end of 2025.
- Approximately 9.8 miles of streets were rehabilitated per the Pavement Rehabilitation Project.

Mixed-Use & Multi-Family Housing:

- Published a Request for Proposals (RFP) to obtain a consultant to create objective design standards for mixed-use and multi-family zones to facilitate affordable housing. This is expected to be completed in 2026.

CEQA Threshold Modifications:

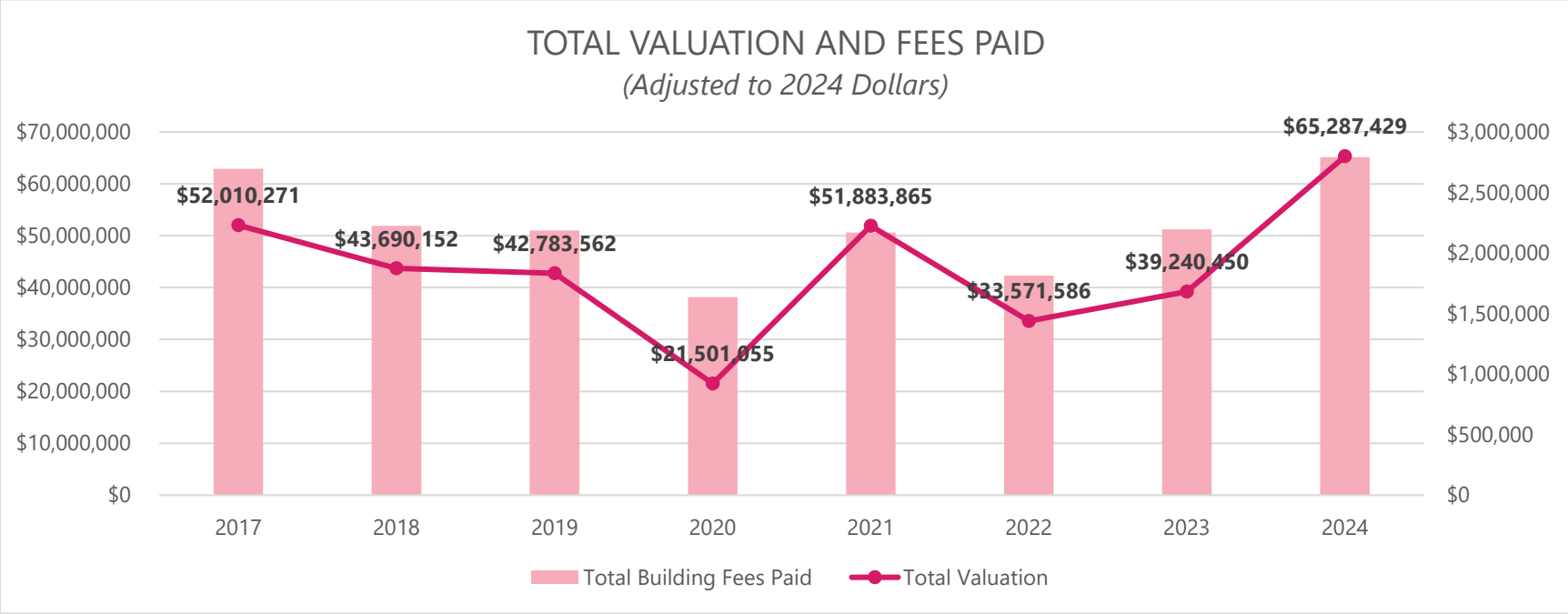
- In 2020, the City transitioned from a "level of service" to "vehicle miles traveled" for CEQA (California Environmental Quality Act) significance thresholds. The thresholds were modified in April 2024 to comply with the new regional transportation model.

Housing Assistance & Public Programs:

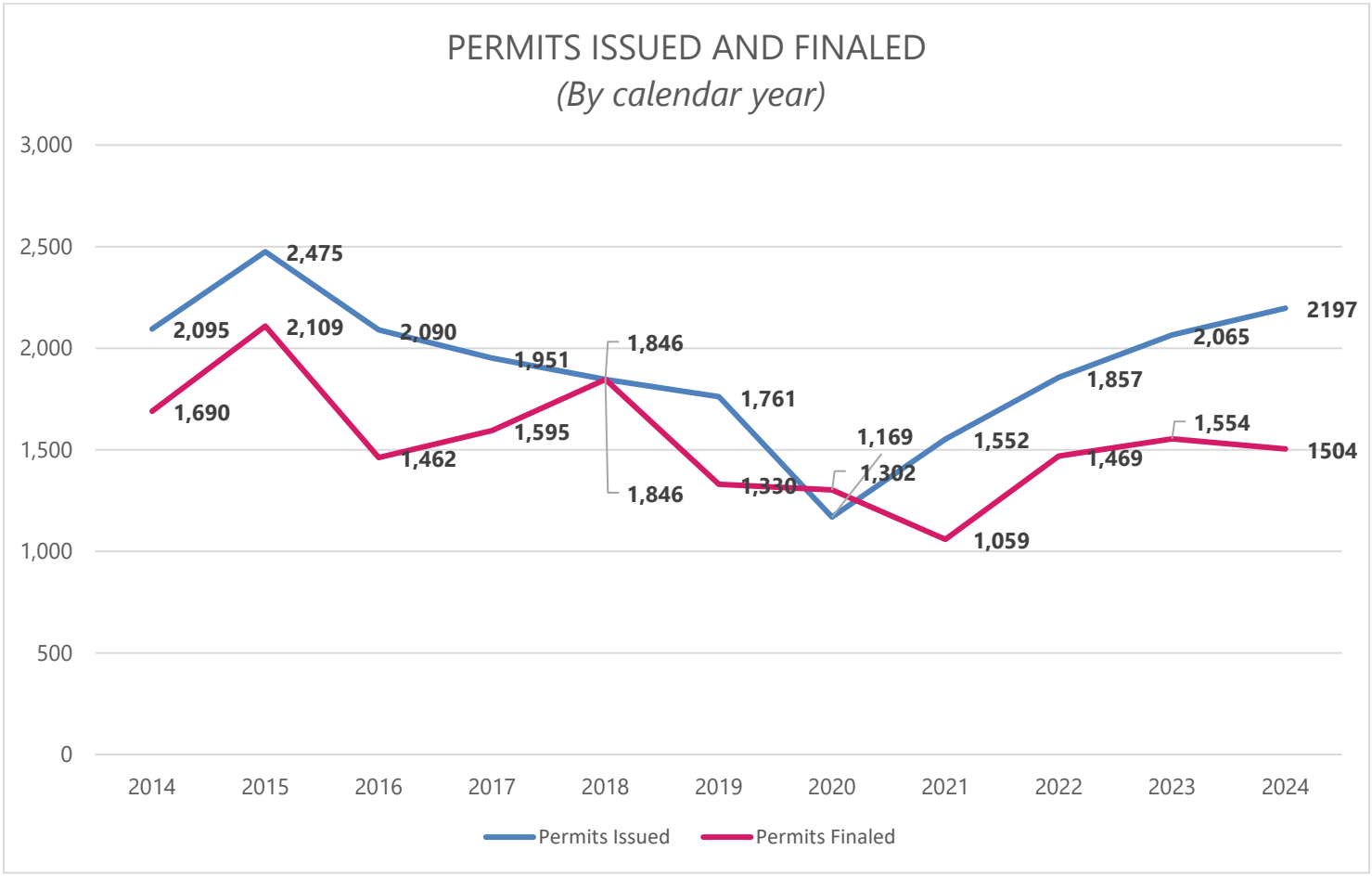
- Continued to promote and administer various assistance programs, including rental assistance, housing rehabilitation loans, the handyworker grant program, and asbestos testing and removal services.
- Continued to provide information to the public on an as-needed basis regarding anti-displacement measures, ensuring that residents are informed of available resources and protections.

Public Works had a productive year in 2024, resurfacing nearly 10 miles of streets, a slight increase over the 9 miles paved in 2023. This was the highest number of miles resurfaced since 2016, when a record 11.5 miles were completed. In fact, the total miles paved in 2024 was more than the combined total for 2018 to 2022, which highlighting a significant increase in activity. Additionally, the department successfully completed 970 work orders in 2024, a notable increase from the 748 work orders completed in 2023.

Community Preservation saw a slight decrease in **cases opened** in 2024, with 1,660 cases compared to 1,777 in 2023. Despite this decline, the total number of cases remained high, following a consistent trend of activity in recent years. Most cases in 2024 were related to **property maintenance** issues. Inspectors initiated 63 percent of the cases, a slight decrease from 68 percent in 2023. The **average case duration** was 21 days, similar to the previous year. The division remained focused on maintaining positive community relations, with 99 percent of cases closed voluntarily, without the need for administrative citations. Staff's proactive approach to property maintenance and enforcement continued to be effective in resolving issues quickly and maintaining community standards.



* 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
2024
2,095
2,475
2,090
1,951
1,846
1,761
1,169
1,552
1,857
2,065
2197
1,690
2,109
1,462
1,595
1,846
1,330
1,302
1,059
1,469
1,554
1504
Permits Issued
Permits Finaled

HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

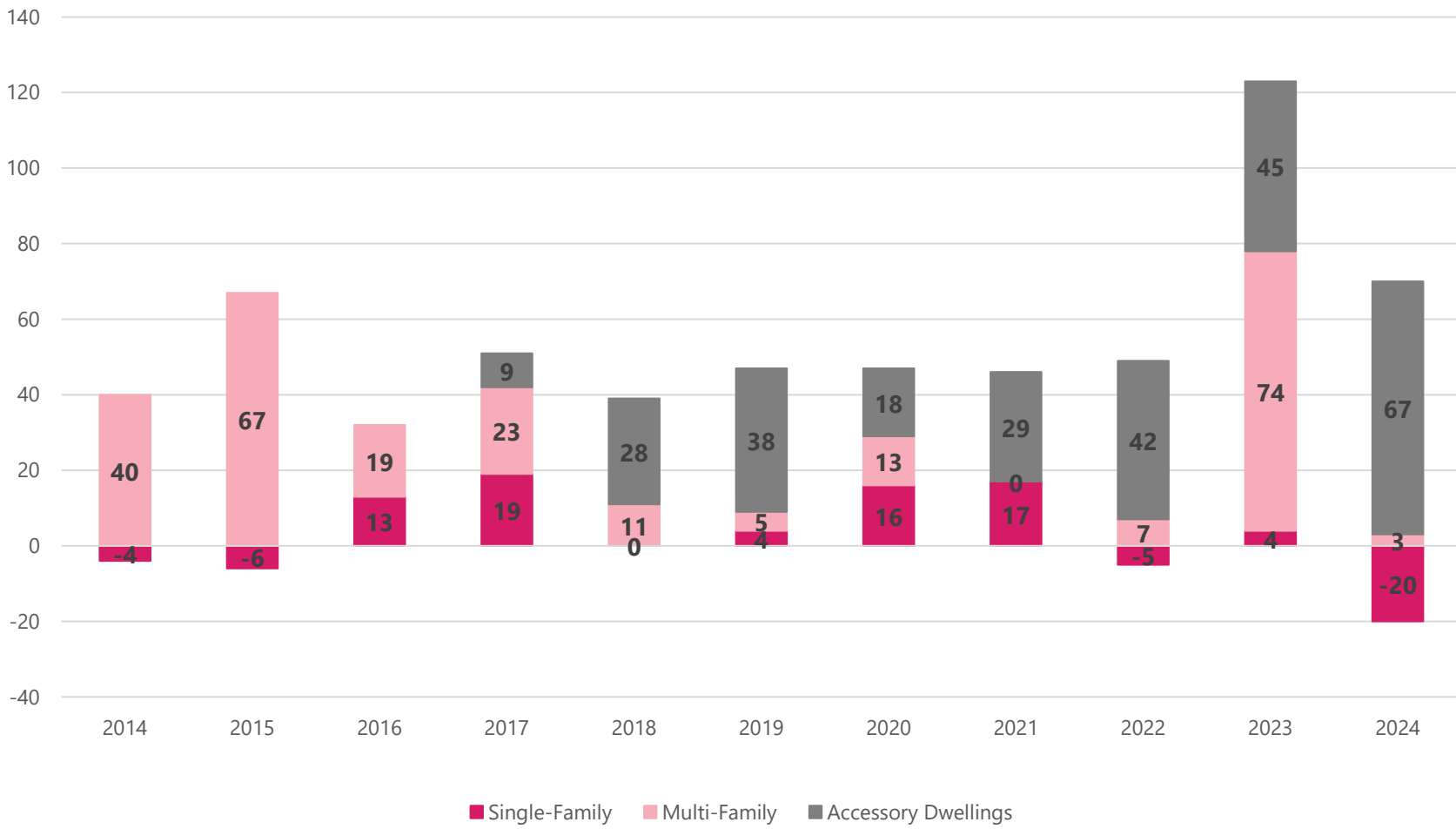
ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021	2022	2023	**2024**
Single Family										
Units Constructed	52	51	51	34	36	28	27	14	17	**9**
Units Demolished	58	38	32	34	32	12	10	19	13	**29**
Net New Units	-6	13	19	0	4	16	17	-5	4	**-20**
Multi-Family*										
Units Constructed	67	37	31	22	5	17	0	7	79	**3**
Units Demolished	0	18	8	11	0	4	0	0	5	**0**
Net New Units	67	19	23	11	5	13	0	7	74	**3**
Accessory Dwelling Units**										
Units Constructed			9	28	38	18	29	42	45	**67**
Total (Gross)	119	88	91	84	79	63	56	63	141	**79**
Total (Net-New)	61	32	51	39	47	47	46	44	123	**50**

* 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

(2014-2024)



TOP 10 BUILDING PERMITS ISSUED IN 2024, BY VALUATION

ADDRESS	DESCRIPTION	VALUATION	FEES PAID*
9465 Las Tunas Drive	New 46 Unit Condominium Development	$11,866,377.64	$143,594.24
9465 Las Tunas Drive	Parking Garage	$9,198,632.30	$111,562.24
5826 Cloverly Avenue	5-Unit Condominium Development	$1,600,000.00	$17,884.94
9701 Las Tunas Drive	City Hall Re-Roof	$1,344,000.00	$18,604.53
5938 Kauffman Avenue	Council Chambers Re-Roof	$1,000,000.00	$12,305.78
5212 Halifax Road	New Single-Family Dwelling	$759,181.28	$9,798.23
9314 Blackley Street	New Single-Family Dwelling	$740,000.00	$9,920.97
6044 Loma Avenue	New Single-Family Dwelling	$721,539.60	$9,361.84
5004 Pal Mal Avenue	New Single-Family Dwelling	$710,247.24	$9,235.51
5336 Noel Drive	New Single-Family Dwelling	$700,000.00	$9,444.72

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

CUSTOMER SERVICE ACTIVITY

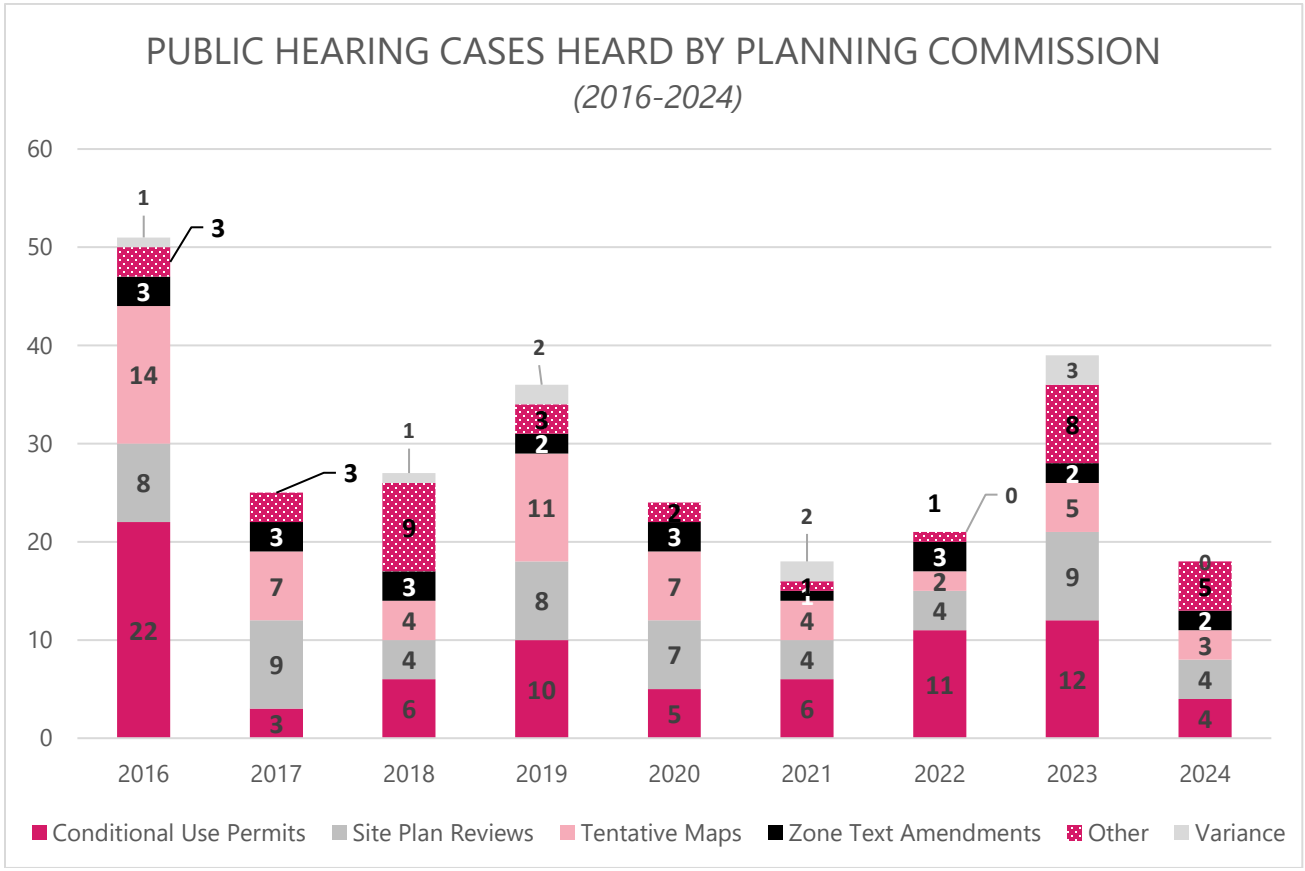
	TOTAL
Counter Activity	
Total Building Customers	2972
Parking Tickets and Permits Customers	561
Total Planning Customers	2030
Business Licenses	416
Total All Customers	**5,979**

	TOTAL
Business Licenses	
New Business Licenses Issued	28
Business License Renewals	1,115
Total	**1,143**

PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2016	2017	2018	2019	2020	2021	2022	2023	**2024**
Planning Commission Meetings	15	13	17	16	11	9	14	11	**11**
Public Hearing Entitlements Reviewed by Planning Commission									
Conditional Use Permits	22	3	6	10	5	6	11	12	**4**
Site Plan Reviews	8	9	4	8	7	4	4	9	**4**
Tentative Maps	14	7	4	11	7	4	2	5	**3**
Zone Text Amendments	3	3	3	2	3	1	3	2	**2**
Variance	1	0	1	2	0	2	0	3	**0**
Other	3	3	9	3	2	1	1	8	**5**
Total	51	25	27	36	24	18	21	39	**18**

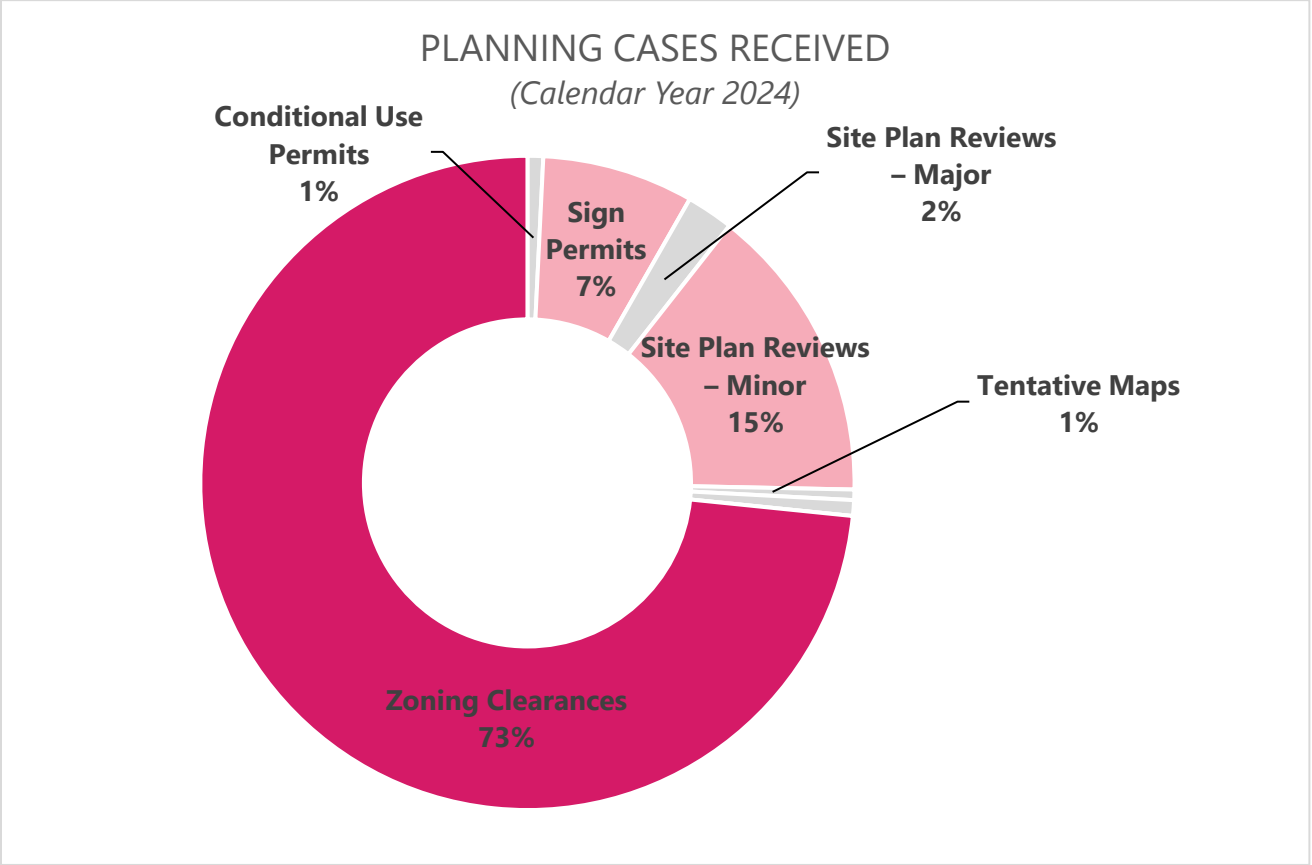
*Some projects include multiple entitlements. The above table reports the total number of entitlements, not the total number of projects or cases.


PUBLIC HEARING CASES HEARD BY PLANNING COMMISSION
(2016-2024)
60
50
40
30
20
10
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
Conditional Use Permits
Site Plan Reviews
Tentative Maps
Zone Text Amendments
Other
Variance

PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

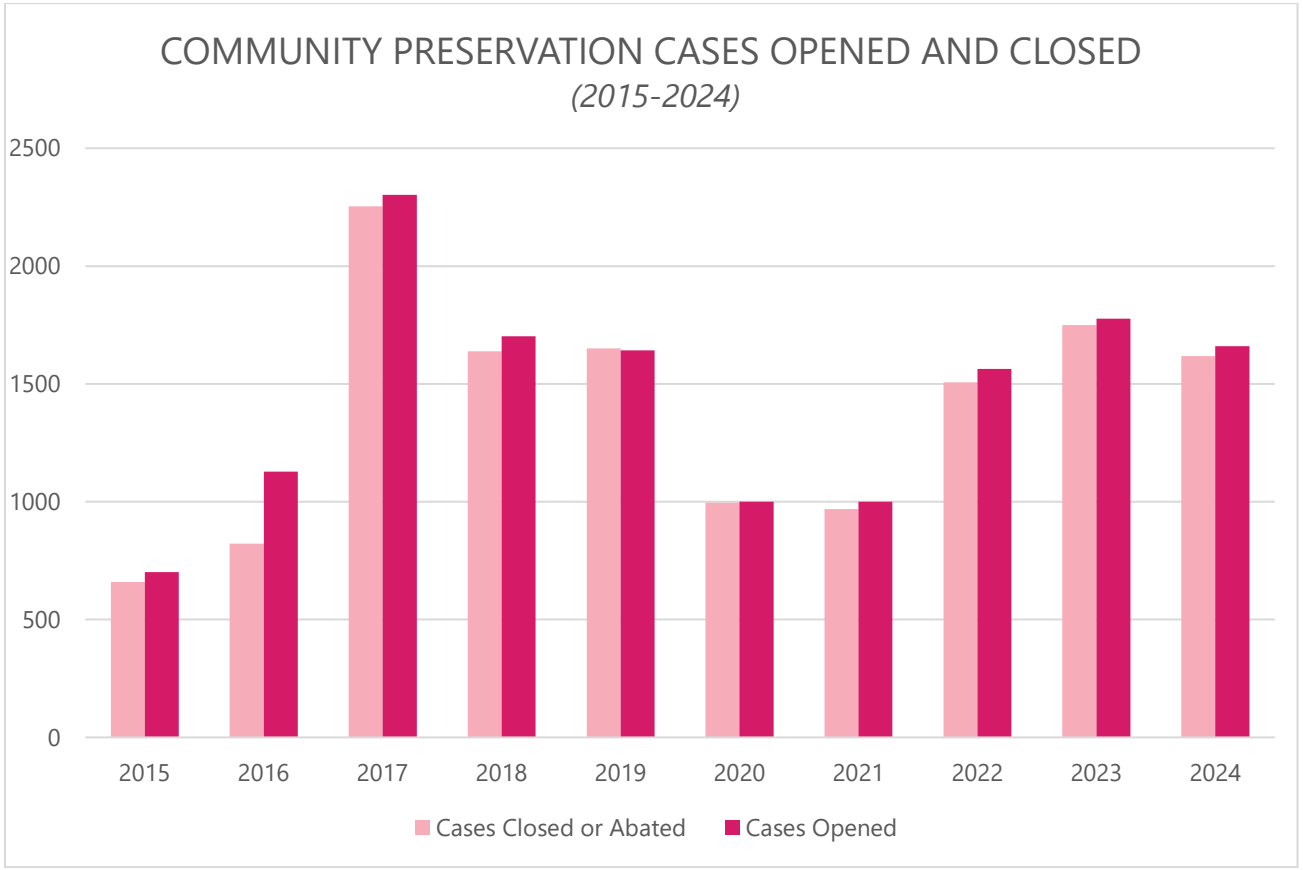
	2015	2016	2017	2018	2019	2020	2021	2022	2023	**2024**
Number of Cases Received										
Conditional Use Permits	20	14	5	9	12	5	11	12	6	**3**
Lot Line Adjustments	1	3	0	0	0	0	0	0	0	**0**
Modifications	3	7	0	0	0	0	0	0	0	**0**
Sign Permits	39	65	68	67	52	28	29	35	58	**29**
Site Plan Reviews – Major	4	17	16	12	15	4	10	8	12	**9**
*Site Plan Reviews – Minor**		56	41	39	33	46	48	52	44	**57**
Tentative Maps	14	18	5	4	11	2	3	2	3	**2**
Zone Variances	1	1	0	2	0	3	2	1	2	**0**
*Zone Text Amendments***	5	5	3	1	1	3	5	3	3	**3**
*Zoning Clearance**	265	210	362	373	479	346	316	535	443	**284**
Total	352	396	500	507	603	437	424	648	571	**387**

* 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 2024)
Conditional Use Permits 1%
Sign Permits 7%
Site Plan Reviews – Major 2%
Site Plan Reviews – Minor 15%
Tentative Maps 1%
Zoning Clearances 73%

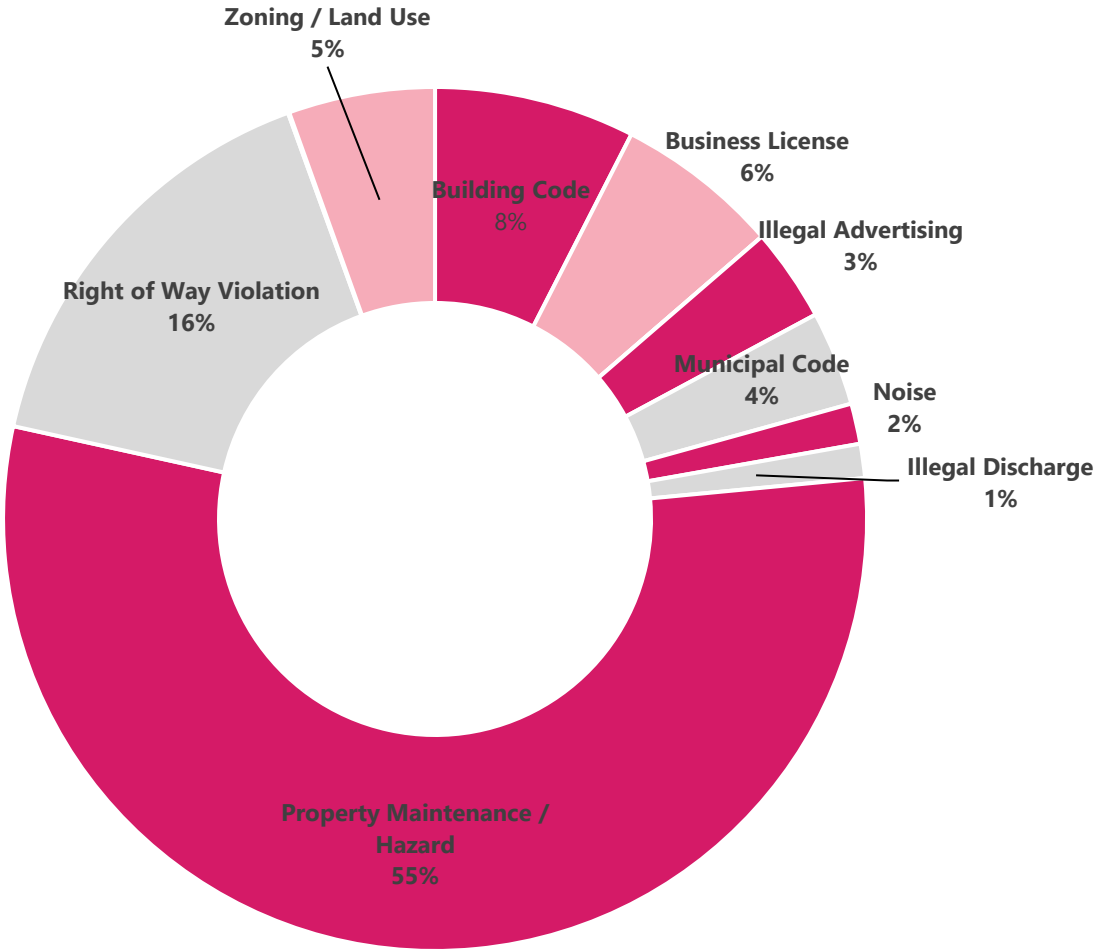
COMMUNITY PRESERVATION ACTIVITY

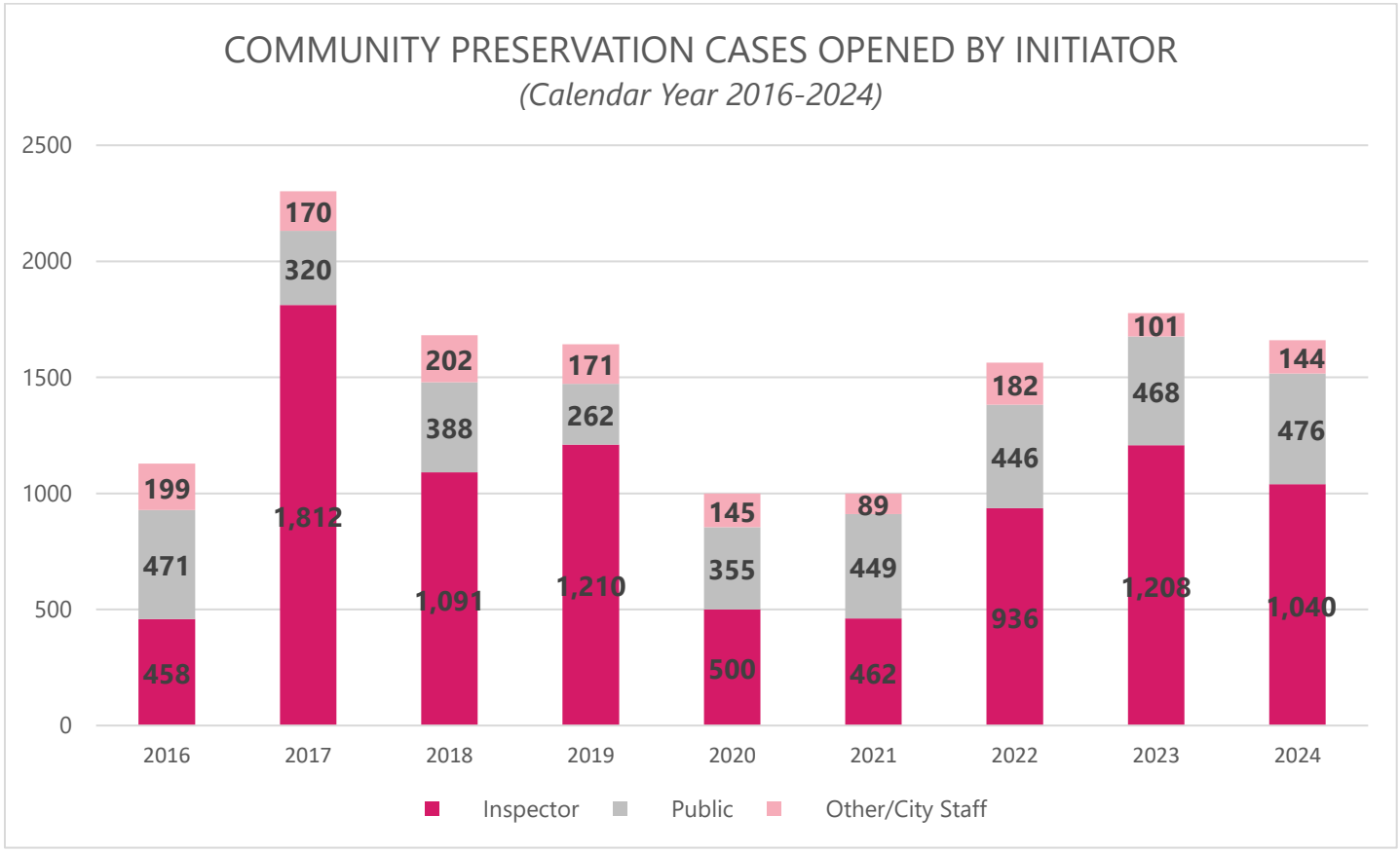
	2015	2016	2017	2018	2019	2020	2021	2022	2023	**2024**
Cases Opened Total	701	1,128	2,302	1,702	1,643	1,000	1,000	1,564	1,777	**1,660**
Cases Opened by Initiator										
Public	N/A	42%	14%	22%	16%	36%	45%	28%	26%	**29%**
Inspector	N/A	40%	79%	64%	74%	50%	46%	60%	68%	**63%**
Other	N/A	18%	7%	1%	10%	14%	9%	12%	6%	**9%**
Total Closed or Abated	659	822	2,254	1,639	1,650	996	969	1,507	1,750	**1,618**
Cases Closed or Abated by Duration										
Within 7 Days	46%	41%	29%	26%	30%	35%	26%	19%	17%	**22%**
Within 14 Days	59%	64%	62%	57%	63%	62%	40%	38%	49.5%	**35%**
Average Case Duration (Days)	22	20	18	22	29	20	18	18	19	**21**
Without Citations	93.3%	99.6%	99.9%	98.5%	98.9%	99.7%	99%	99%	99.6%	**99%**


COMMUNITY PRESERVATION CASES OPENED AND CLOSED
(2015-2024)
2500
2000
1500
1000
500
0
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Cases Closed or Abated
Cases Opened

COMMUNITY PRESERVATION ACTIVITIES

(Calendar Year 2024)




COMMUNITY PRESERVATION CASES OPENED BY INITIATOR
(Calendar Year 2016-2024)
2500
2000
1500
1000
500
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
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
144
476
1,040
Inspector
Public
Other/City Staff

PARKING PERMIT AND PUBLIC WORKS ACTIVITY

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021	2022	2023	**2024**
Parking Permits Issued										
Annual and Monthly Overnight Parking Permits	970	1,057	1,108	1,175	1,298	458	1,041	853	1,029	**1,087**
Daily Overnight Permits	45,692	37,728	55,376	60,757	68,892	N/A*	8,320	28,072	23,095	**63,507**
Public Works										
Miles of Streets Resurfaced	5.5	11.5	5.7	0	1.9	1.3	3.5	0	9	**9.8**
Work Orders Completed	390	268	432	298	877	824	1,119	819	748	**970**
Encroachment Permits Issued	437	403	390	337	313	230	319	406	303	**237**

*Overnight parking was not enforced due to the pandemic.

SUMMARY OF REVENUE COLLECTED

