# COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT

CALENDAR YEAR 2025

## SUMMARY

2025 was a year of continuing trends for the Community Development Department. Below is a summary of the most notable developments.

**Permits issued** in 2025 climbed to **2,540**, the highest level recorded in more than a decade, reinforcing the continued pace of smaller-scale construction activity citywide. While total **building permit valuation** declined from the record high reached in 2024, activity remained elevated compared to most years prior to 2023 when adjusted for inflation. The 2024 peak of approximately $67.2 million was attributed to the mixed-use project at 9465 Las Tunas Drive, which significantly increased total valuation for that year. In 2025, valuation totaled approximately $42.8 million — a notable year-over-year decrease, yet still well above levels seen between 2020 and 2023 and far above the pandemic low in 2020.

Despite these sustained activity levels, the number of net-new housing units remains modest. Residential growth in 2025 continued to be driven primarily by Accessory Dwelling Units (ADUs), with **51 units constructed**, compared to just **6 single-family** and **3 multi-family units**. Elevated valuation levels reflect continued investment in additions, remodels, and ADU construction rather than large new residential developments. As in prior years, the gap between total permit volume and the relatively small number of new housing units highlights the shift toward incremental, small-scale reinvestment across the community.

The **Planning Division** experienced a year of similar overall activity compared to 2024, with total cases received decreasing slightly from **387** to **385**. This stability masks shifts within individual case types. Conditional Use Permit applications received increased significantly, rising from **3** to **12**, while Sign Permits increased from **29** to **39**. Zoning Clearances and Minor Site Plan Reviews both declined, continuing the gradual reduction in these case types seen over the past several years.

The Planning Commission also experienced a quieter year, reviewing 11 public hearing entitlements, down from 18 in 2024 and well below the activity levels seen in 2023. Conditional Use Permits accounted for the largest share of hearings, while Tentative Maps and Site Plan Reviews remained limited. As in recent years, overall construction activity remained high even as discretionary planning activity continued to trend downward.

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

**Current Development Projects:**

- 9008 Pentland Street: A pre-application was received for a 5-unit condominium project with "attainable" housing units.
- 4450 Temple City Boulevard: A tentative parcel map application was submitted to subdivide a 4-unit development project that is currently under construction.
- 5809 Cloverly Avenue: Application for a 9-unit multi-family project was approved by the Planning Commission.
- 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: Construction of a 46-dwelling unit, mixed-use development is ongoing.
- 5134 Sereno Drive: Construction of a 5-unit detached condominium development is ongoing.
- 5935 Kauffman Avenue: Construction of a 3-unit detached condominium development is ongoing.
- 9014 Pentland Avenue: Construction of a 3-unit attached apartment development is ongoing.
- 5528 McCulloch Avenue: Building permits were issued for the construction of an 11-unit detached condominium development.
- 9040 Broadway: Construction of a 3-unit detached condominium development was completed.
- 5937 Primrose Avenue: Construction of a 3-unit condominium development was completed.
- 6119 Temple City Boulevard: Building plans were submitted for an 18-unit condominium project with "attainable" housing. density bonus project was submitted and building permits are ready to be issued.

There were also several advanced planning projects begun, completed, or remain ongoing in 2025, including:

**Code Amendments:**

- Adopted Urgency Ordinance No. 25-1081 to comply with Senate Bill (SB) 1185 to allow cannabis sales (limited to medicinal sales and delivery-only).
- A professional consulting firm assisted in updating the City's subdivision and accessory dwelling unit (ADU) regulations, ensuring compliance with State law and improving efficiency.
- Code amendments were approved by the Planning Commission related to: minimum floor area standards, density bonus and enhanced-density bonus provisions, community care facilities, etc. These amendments are anticipated to be presented for City Council approval in early 2026.
- A study on the City's SB-9 Ordinance was submitted to the Department of Housing and Community Development (HCD) for review. HCD previously required the City to conduct the study to identify any governmental constraints.

**Collaborative Planning:**

- Worked with the San Gabriel Valley Council of Governments (SGV-COG) and the Arroyo Group 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 2026.

**ADU Program & Compliance:**

- A consultant reviewed the City's ADU ordinance for compliance with state law, with a code amendment anticipated for adoption in FY 25-26.
- Prototype plans were reviewed by the Building Division to include in the City's "Pre-Approved ADU Program" to streamline the review and construction process for ADUs.

**Public Works**

- A consultant developed recommendations regarding development impact fees, with the project expected to conclude in 2026.
- Approximately 15 miles of streets were rehabilitated per the Pavement Rehabilitation Project.

**Mixed-Use & Multi-Family Housing:**

- A consultant worked on developing objective design standards for the City's mixed-use and multi-family zones to ensure all projects are well designed. This is expected to be completed in 2026.

**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.

**Las Tunas Drive Streetscape Improvements:**

- Sidewalk pots and landscaping were installed.
- Purchased and installed new street signs along Las Tunas Drive.
- Converted and painted streetlights to LED.
- Completed painting of the traffic signals and streets in and around the downtown.
- Designed and fabricated signs welcoming people to the downtown. Installation is expected in March of 2026.
- Designed and installed new seasonal vinyl banners for Las Tunas Drive.
- Hired 20 local artists to paint 26 utility boxes with artwork unique to Temple City.

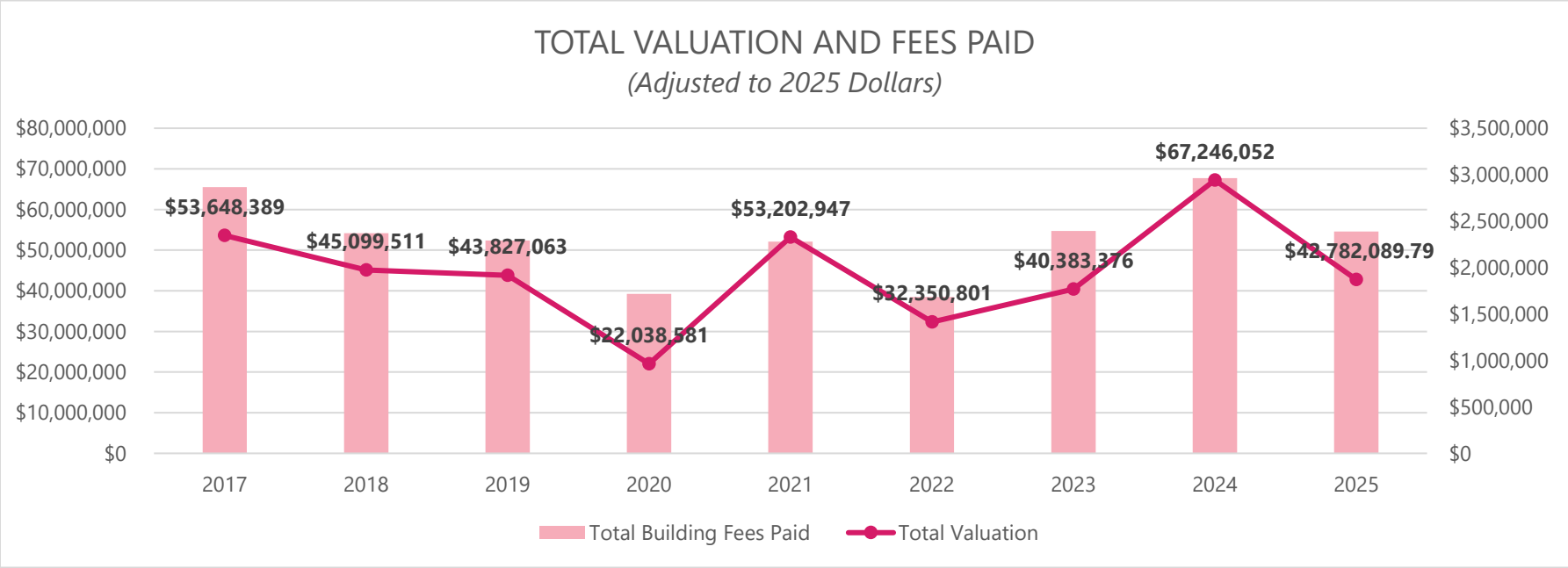
**Public Works** had a productive year in 2025, resurfacing nearly 15 miles of streets, an increase over the 10 miles paved in 2024. This was the highest number of miles resurfaced since 2016, when a record 11.5 miles were completed. In fact, the total miles paved in 2025 was more than the combined total for 2018 to 2022, which highlights a significant increase in activity. Additionally, the department successfully completed 1,754 work orders in 2025, a notable increase from the 970 work orders completed in 2024.

**Community Preservation** saw a slight decrease in cases opened in 2025, with 1,633 cases compared to 1,660 in 2024. Despite this decline, the total number of cases remained high, continuing the consistent

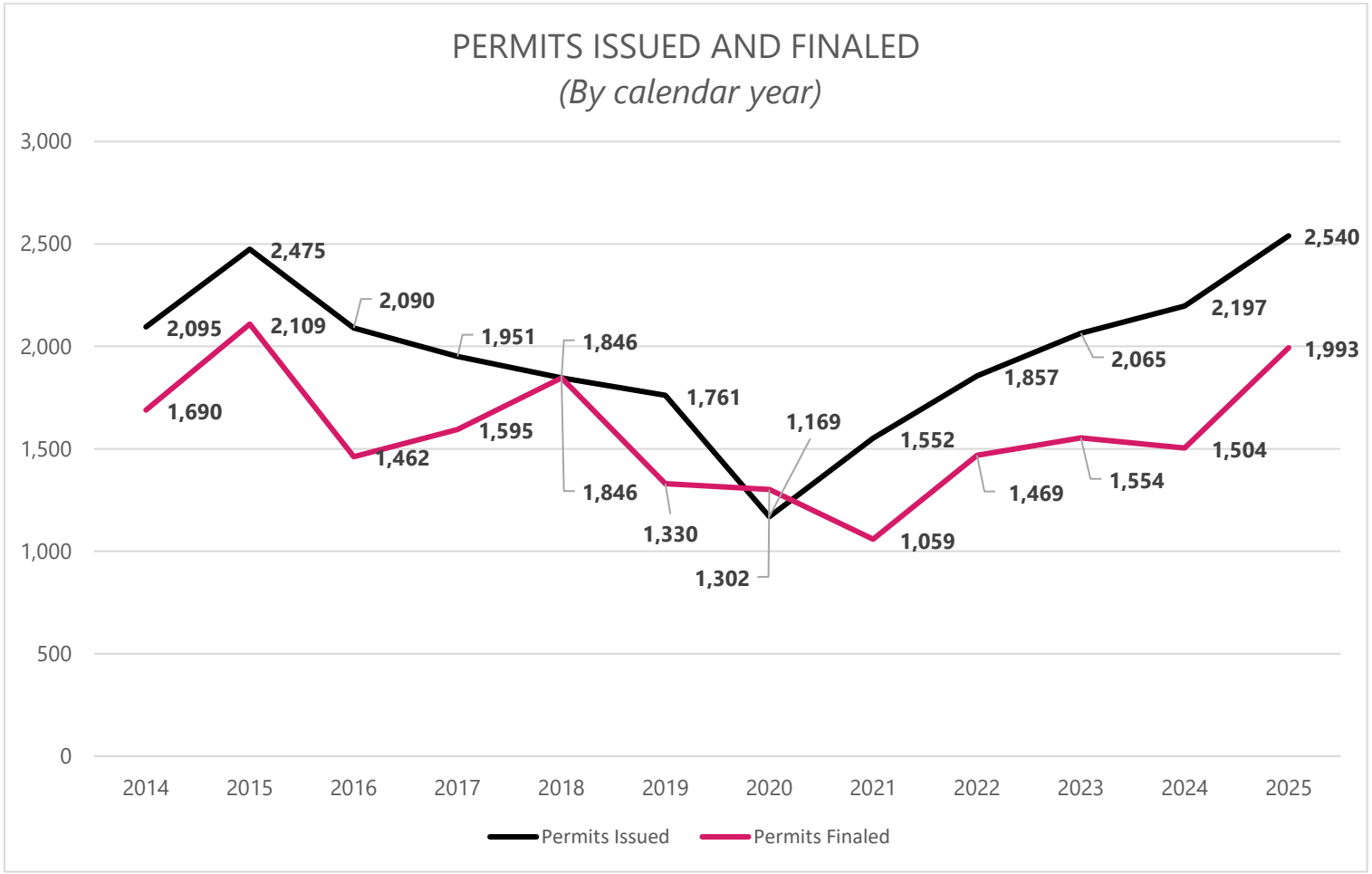
level of activity seen in recent years. Most cases in 2025 were related to property maintenance issues, which accounted for nearly half of all activity.

Inspectors initiated 62 percent of cases, nearly identical to the previous year, while public-initiated cases increased slightly to 30 percent. The average case duration increased to 28 days, compared to 21 days in 2024. Despite this increase, 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 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
2025
2,095
2,475
2,090
1,951
1,846
1,761
1,302
1,169
1,857
2,065
2,197
2,540
1,690
2,109
1,462
1,595
1,846
1,330
1,059
1,552
1,469
1,554
1,504
1,993
Permits Issued
Permits Finaled

## HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

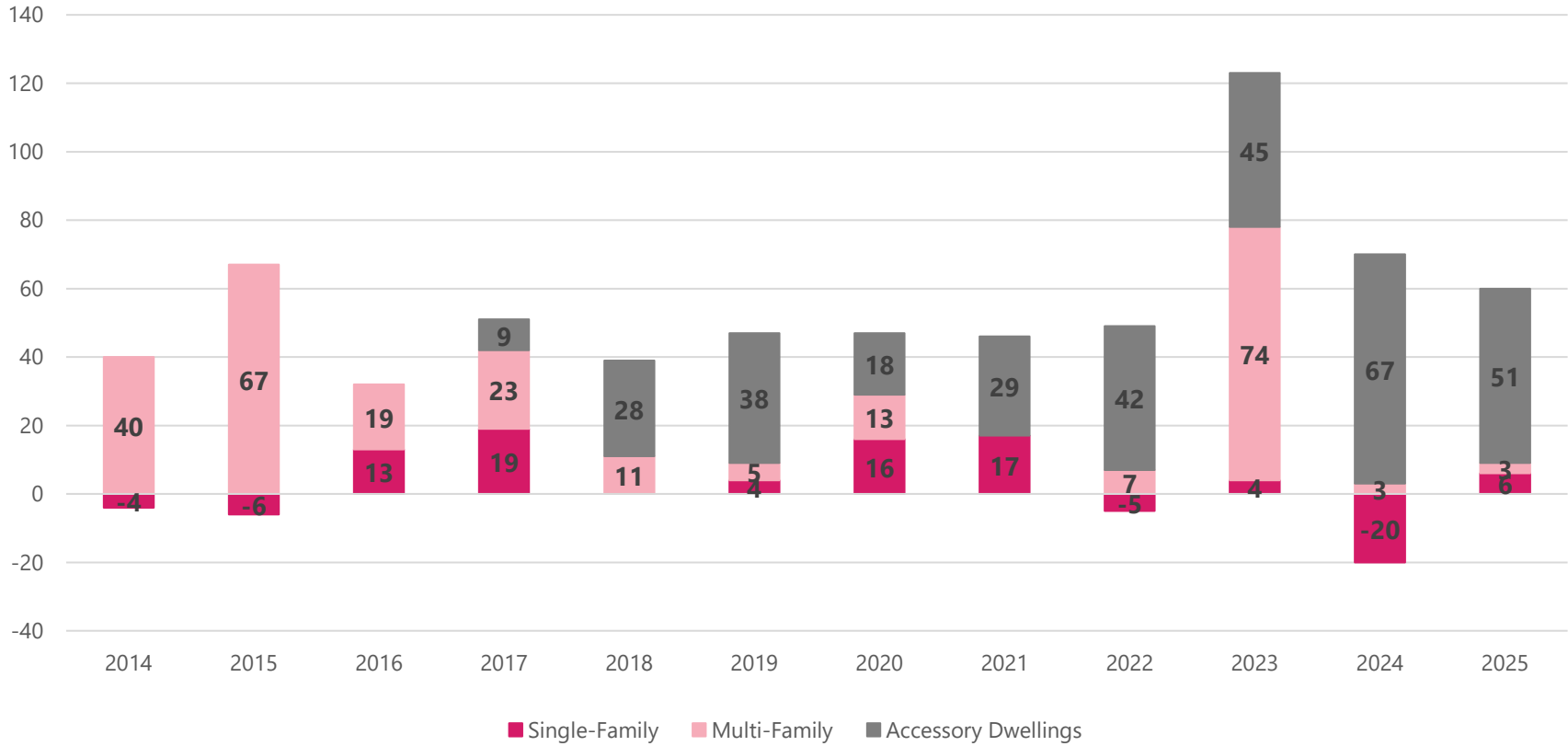
| ACTIVITY TYPE | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | **2025** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Single Family** | | | | | | | | | | | |
| *Units Constructed* | 52 | 51 | 51 | 34 | 36 | 28 | 27 | 14 | 17 | 9 | **19** |
| *Units Demolished* | 58 | 38 | 32 | 34 | 32 | 12 | 10 | 19 | 13 | 29 | **13** |
| **Net New Units** | -6 | 13 | 19 | 0 | 4 | 16 | 17 | -5 | 4 | -20 | **6** |
| **Multi-Family*** | | | | | | | | | | | |
| *Units Constructed* | 67 | 37 | 31 | 22 | 5 | 17 | 0 | 7 | 79 | 3 | **3** |
| *Units Demolished* | 0 | 18 | 8 | 11 | 0 | 4 | 0 | 0 | 5 | 0 | **0** |
| **Net New Units** | 67 | 19 | 23 | 11 | 5 | 13 | 0 | 7 | 74 | 3 | **3** |
| **Accessory Dwelling Units**** | | | | | | | | | | | |
| *Units Constructed* | | | 9 | 28 | 38 | 18 | 29 | 42 | 45 | 67 | **51** |
| ***Total (Gross)*** | 119 | 88 | 91 | 84 | 79 | 63 | 56 | 63 | 141 | 79 | **73** |
| ***Total (Net-New)*** | 61 | 32 | 51 | 39 | 47 | 47 | 46 | 44 | 123 | 50 | **60** |

* 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

*(2014-2025)*



## TOP 10 BUILDING PERMITS ISSUED IN 2025, BY VALUATION

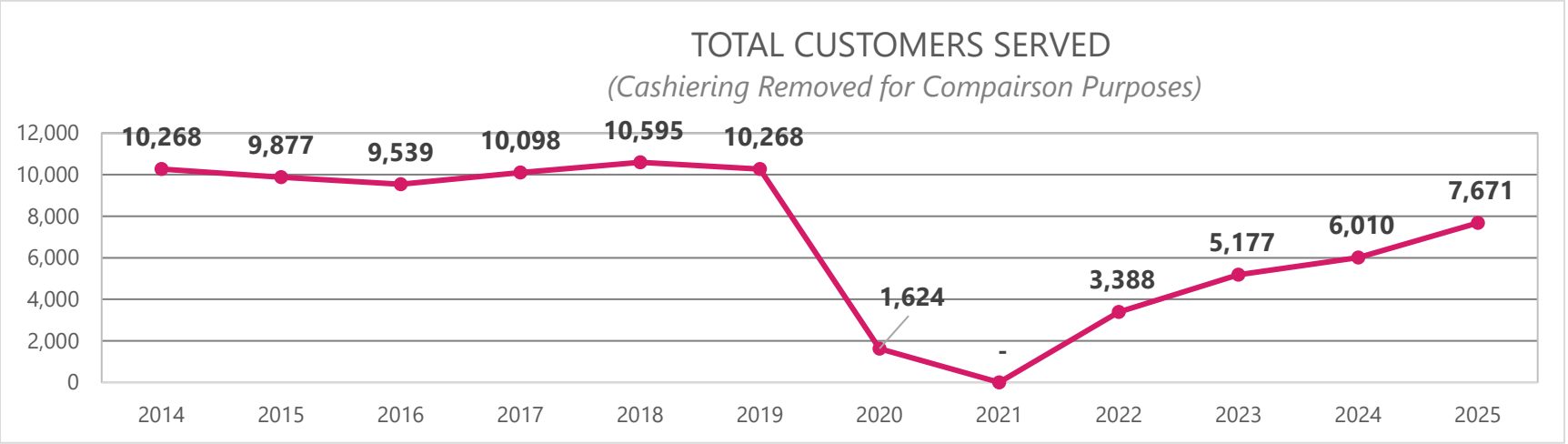
| ADDRESS | DESCRIPTION | VALUATION | FEES PAID* |
|---|---|---|---|
| 9510 Olive Street | New 2-Story Single Family Dwelling | $800,000 | $10,635 |
| 4450 Temple City Boulevard | New 4-Unit Condominium Development | $1,440,131 | $19,378 |
| 5409 Baldwin Avenue | New 1-Story Single Family Dwelling | $631,785 | $8,635 |
| 4950 Heleo Avenue | New 1-Story Single Family Dwelling | $628,800 | $8,943 |
| 6029 Agnes Avenue | New 2-Story Single Family Dwelling | $622,486 | $8,869 |
| 4946 Heleo Avenue | New 1-Story Single Family Dwelling | $602,200 | $8,621 |
| 10252 Nadine Street | New 2-Story Single Family-Dwelling | $600,000 | $8,584 |
| 5333 Barela Avenue | New 2-Story Single Family Dwelling | $596,085 | $7,926 |
| 5411 Baldwin Avenue | New 2-Story Single Family Dwelling | $594,635 | $8,195 |

* 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* | 3,638 |
| *Parking Tickets and Permits Customers* | 802 |
| *Total Planning Customers* | 2,521 |
| *Business Licenses* | 416 |
| ***Total All Customers*** | **7,671** |

| | TOTAL |
|---|---|
| **Business Licenses** | |
| *New Business Licenses Issued* | 45 |
| *Business License Renewals* | 1,102 |
| ***Total*** | **1,147** |

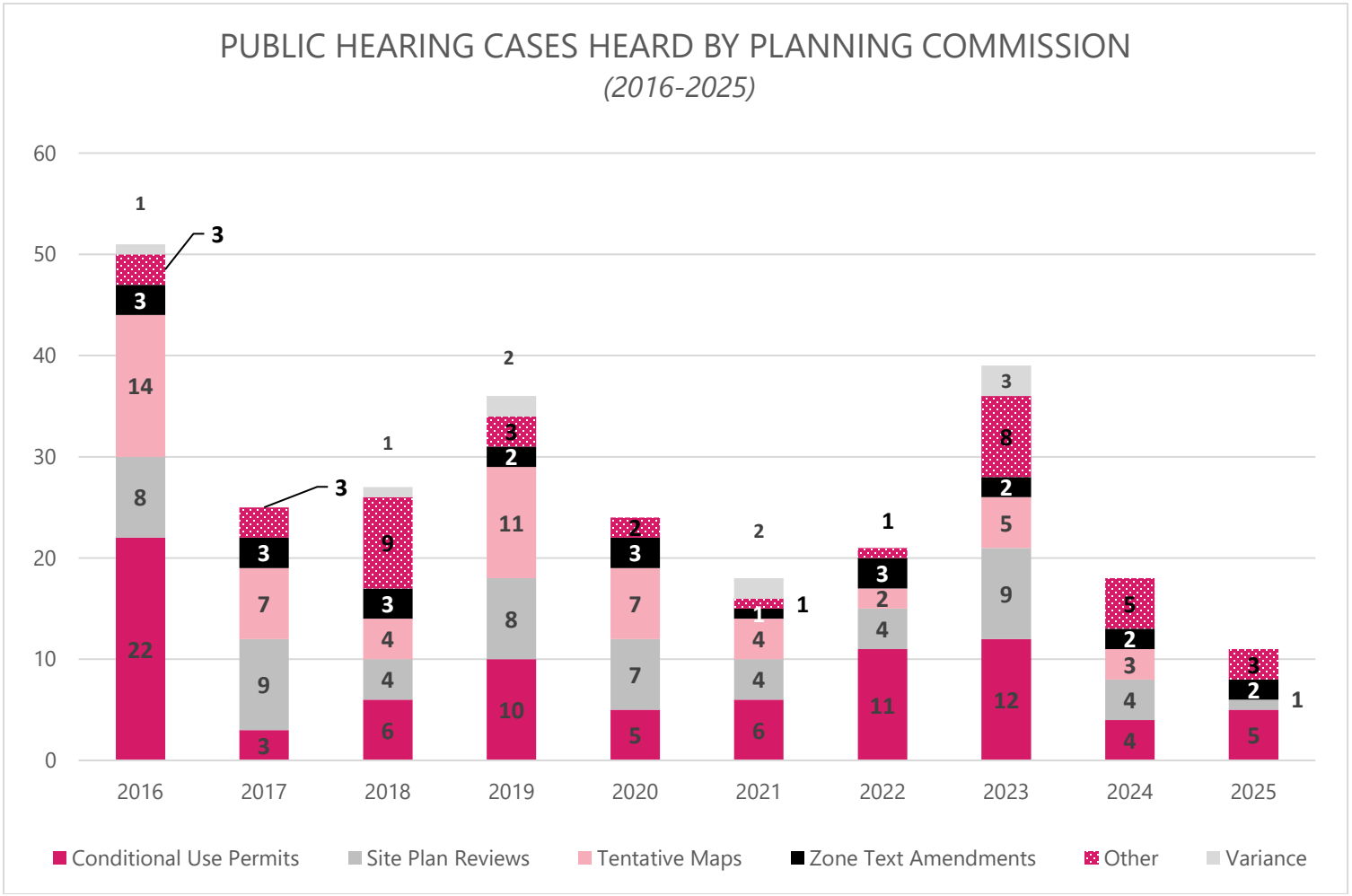



*2021 customer data unavailable due to pandemic

## PLANNING COMMISSION ACTIVITY

| ACTIVITY TYPE | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | **2025** |
|---|---|---|---|---|---|---|---|---|---|---|
| **Planning Commission Meetings** | 15 | 13 | 17 | 16 | 11 | 9 | 14 | 11 | 11 | **7** |
| Public Hearing Entitlements Reviewed by Planning Commission | | | | | | | | | | |
| *Conditional Use Permits* | 22 | 3 | 6 | 10 | 5 | 6 | 11 | 12 | 4 | **5** |
| *Site Plan Reviews* | 8 | 9 | 4 | 8 | 7 | 4 | 4 | 9 | 4 | **1** |
| *Tentative Maps* | 14 | 7 | 4 | 11 | 7 | 4 | 2 | 5 | 3 | **0** |
| *Zone Text Amendments* | 3 | 3 | 3 | 2 | 3 | 1 | 3 | 2 | 2 | **2** |
| *Variance* | 1 | 0 | 1 | 2 | 0 | 2 | 0 | 3 | 0 | **3** |
| *Other* | 3 | 3 | 9 | 3 | 2 | 1 | 1 | 8 | 5 | **0** |
| **Total** | 51 | 25 | 27 | 36 | 24 | 18 | 21 | 39 | 18 | **11** |

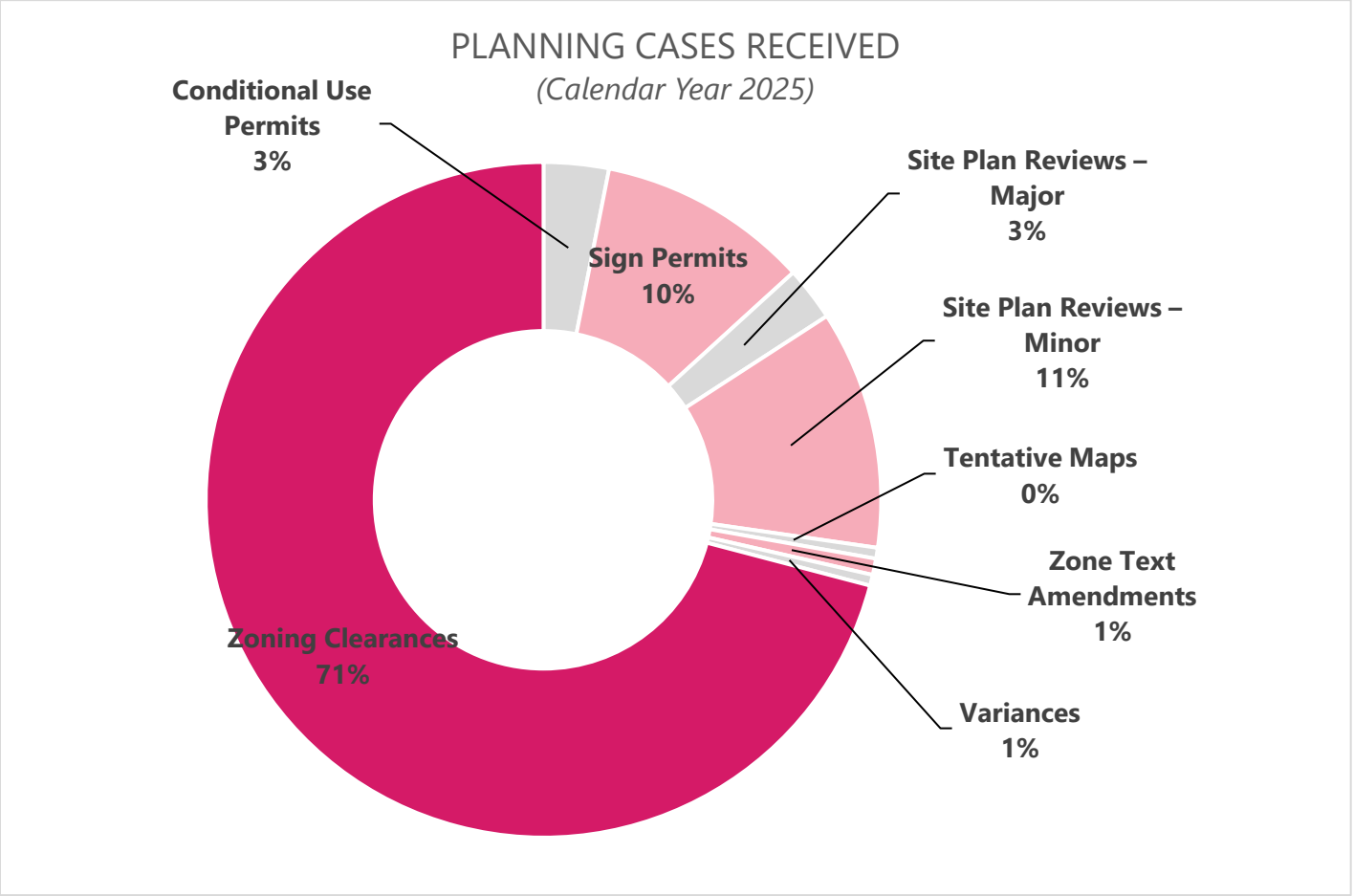
*Some projects include multiple entitlements. The above table reports the total number of entitlements, not the total number of projects or cases.


PUBLIC HEARING CASES HEARD BY PLANNING COMMISSION
(2016-2025)
60
50
40
30
20
10
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Conditional Use Permits
Site Plan Reviews
Tentative Maps
Zone Text Amendments
Other
Variance

## PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

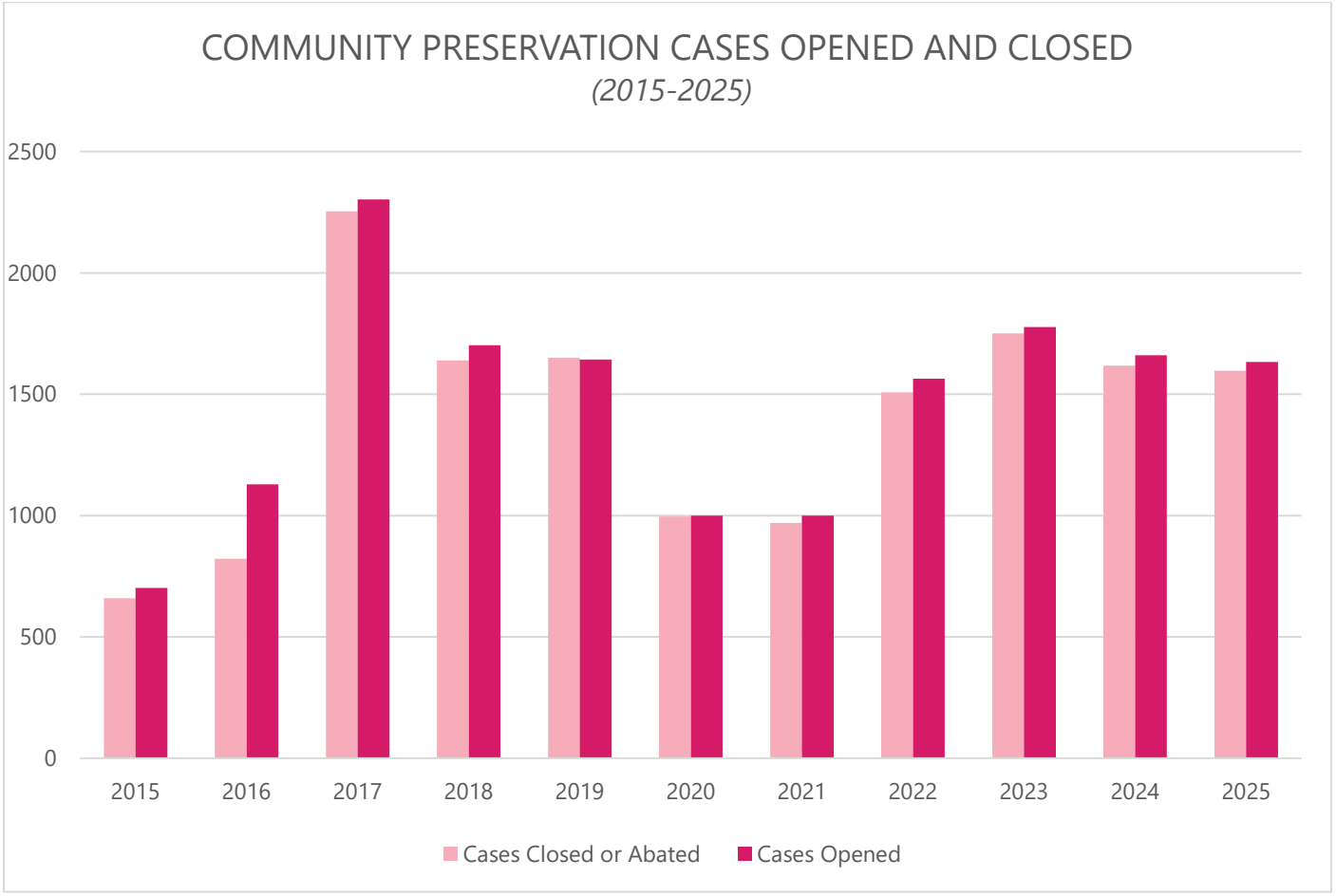
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | **2025** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Number of Cases Received | | | | | | | | | | | |
| *Conditional Use Permits* | 20 | 14 | 5 | 9 | 12 | 5 | 11 | 12 | 6 | *3* | ***12*** |
| *Lot Line Adjustments* | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ***0*** |
| *Modifications* | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ***0*** |
| *Sign Permits* | 39 | 65 | 68 | 67 | 52 | 28 | 29 | 35 | 58 | 29 | **39** |
| *Site Plan Reviews – Major* | 4 | 17 | 16 | 12 | 15 | 4 | 10 | 8 | 12 | 9 | **10** |
| *Site Plan Reviews – Minor** | | 56 | 41 | 39 | 33 | 46 | 48 | 52 | 44 | 57 | **44** |
| *Tentative Maps* | 14 | 18 | 5 | 4 | 11 | 2 | 3 | 2 | 3 | 2 | ***2*** |
| *Zone Variances* | 1 | 1 | 0 | 2 | 0 | 3 | 2 | 1 | 2 | 0 | **2** |
| *Zone Text Amendments*** | 5 | 5 | 3 | 1 | 1 | 3 | 5 | 3 | 3 | 3 | **3** |
| *Zoning Clearance** | 265 | 210 | 362 | 373 | 479 | 346 | 316 | 535 | 443 | 284 | **273** |
| **Total** | 352 | 396 | 500 | 507 | 603 | 437 | 424 | 648 | 571 | 387 | **385** |

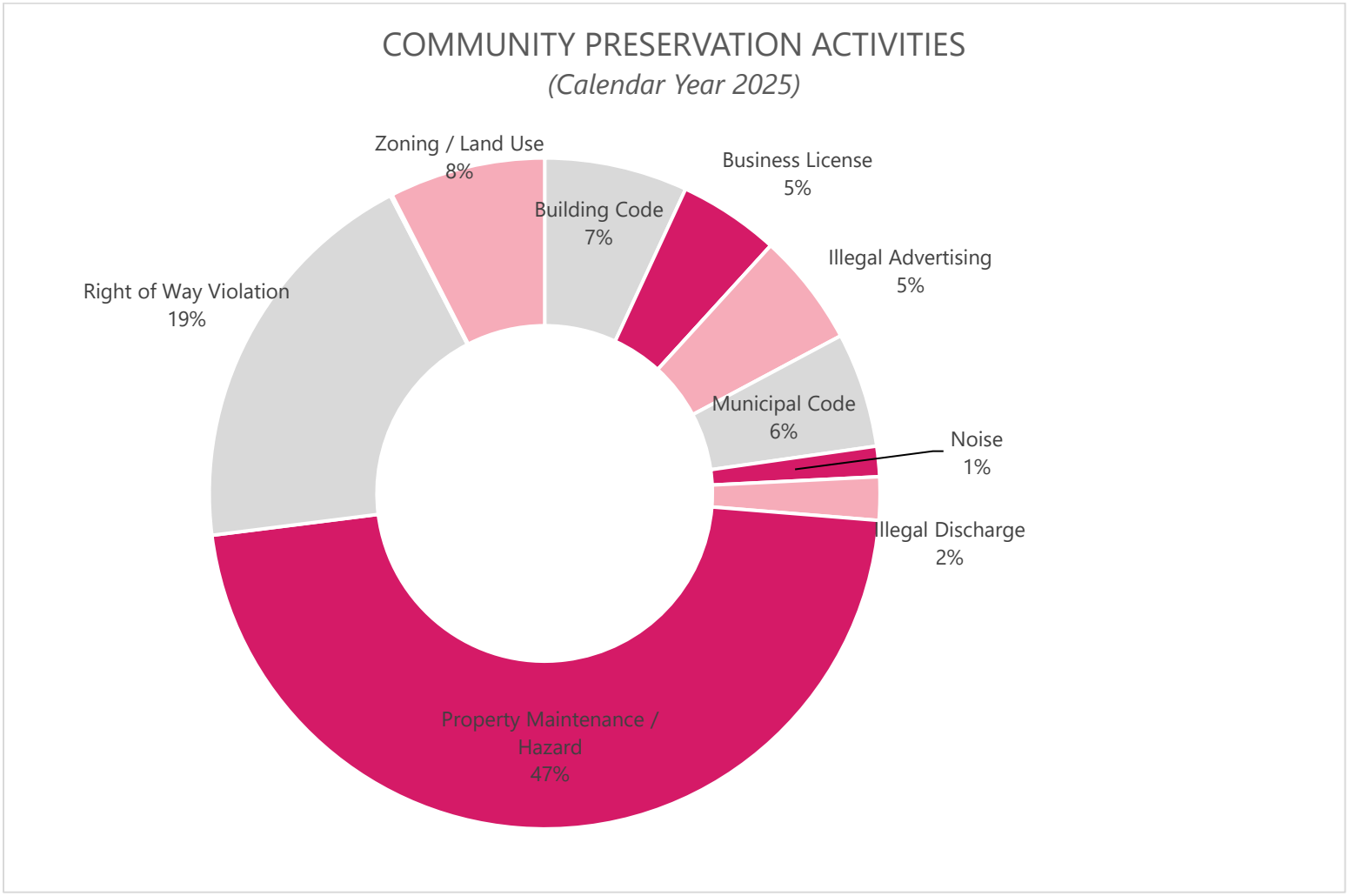
* Zoning Clearance data for 2014 and 2015 includes Site Plan Reviews – Minor. Data is not available separately for each application type prior to 2016.
** City initiated

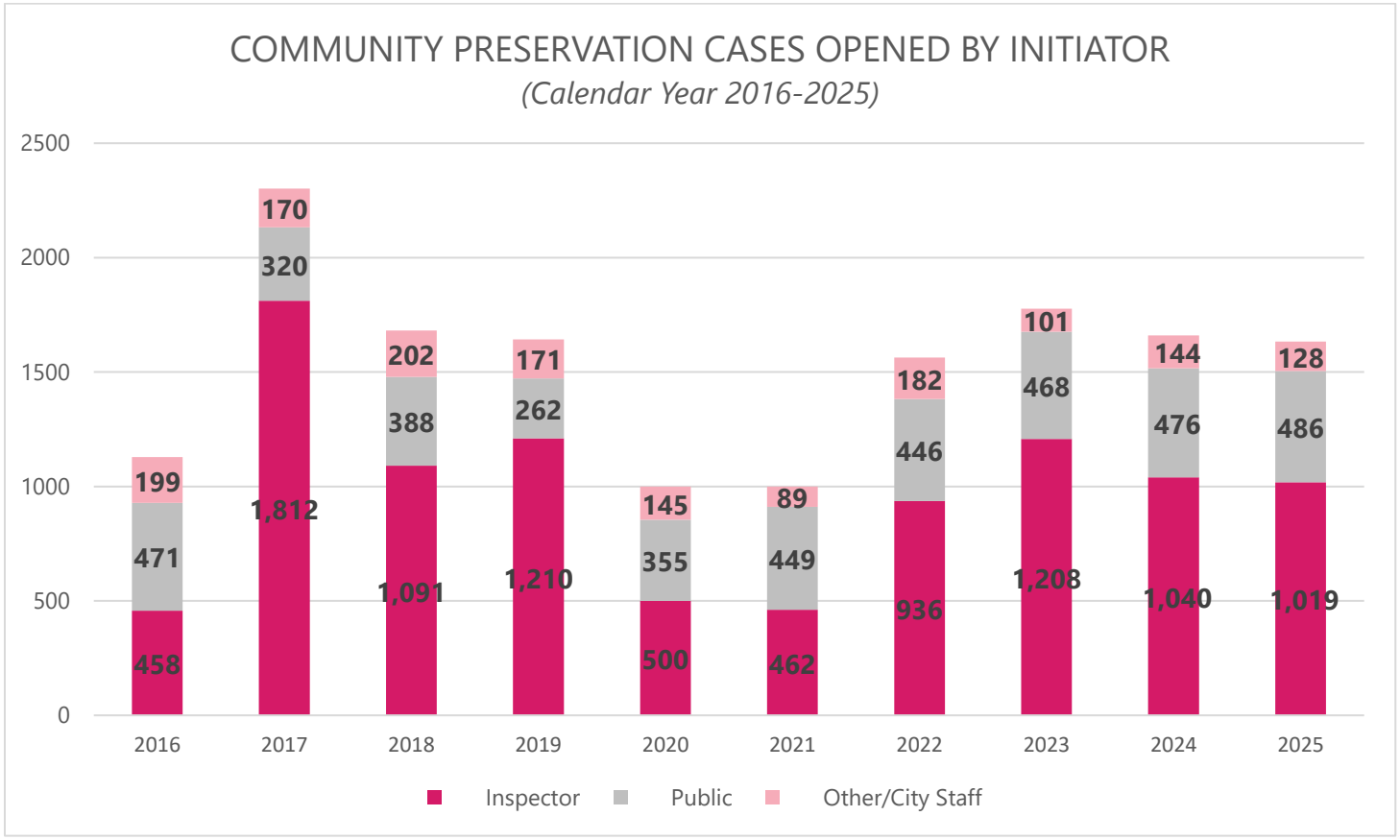

PLANNING CASES RECEIVED
(Calendar Year 2025)
Conditional Use Permits 3%
Sign Permits 10%
Site Plan Reviews – Major 3%
Site Plan Reviews – Minor 11%
Tentative Maps 0%
Zone Text Amendments 1%
Variances 1%
Zoning Clearances 71%

## COMMUNITY PRESERVATION ACTIVITY

| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | **2025** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Cases Opened Total** | 701 | 1,128 | 2,302 | 1,702 | 1,643 | 1,000 | 1,000 | 1,564 | 1,777 | 1,660 | **1,633** |
| **Cases Opened by Initiator** | | | | | | | | | | | |
| *Public* | N/A | 42% | 14% | 22% | 16% | 36% | 45% | 28% | 26% | 29% | **30%** |
| *Inspector* | N/A | 40% | 79% | 64% | 74% | 50% | 46% | 60% | 68% | 63% | **62%** |
| *Other* | N/A | 18% | 7% | 1% | 10% | 14% | 9% | 12% | 6% | 9% | **8%** |
| **Total Closed or Abated** | 659 | 822 | 2,254 | 1,639 | 1,650 | 996 | 969 | 1,507 | 1,750 | 1,618 | **1,596** |
| **Cases Closed or Abated by Duration** | | | | | | | | | | | |
| *Within 7 Days* | 46% | 41% | 29% | 26% | 30% | 35% | 26% | 19% | 17% | 22% | **27%** |
| *Within 14 Days* | 59% | 64% | 62% | 57% | 63% | 62% | 40% | 38% | 49.5% | 35% | **39%** |
| *Average Case Duration (Days)* | 22 | 20 | 18 | 22 | 29 | 20 | 18 | 18 | 19 | 21 | **28** |
| *Without Citations* | 93.3% | 99.6% | 99.9% | 98.5% | 98.9% | 99.7% | 99% | 99% | 99.6% | 99% | **99%** |


COMMUNITY PRESERVATION CASES OPENED AND CLOSED
(2015-2025)
2500
2000
1500
1000
500
0
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
Cases Closed or Abated
Cases Opened


COMMUNITY PRESERVATION ACTIVITIES
(Calendar Year 2025)
Zoning / Land Use
8%
Business License
5%
Building Code
7%
Illegal Advertising
5%
Right of Way Violation
19%
Municipal Code
6%
Noise
1%
Illegal Discharge
2%
Property Maintenance /
Hazard
47%


COMMUNITY PRESERVATION CASES OPENED BY INITIATOR
(Calendar Year 2016-2025)
2500
2000
1500
1000
500
0
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
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
128
486
1,019
Inspector
Public
Other/City Staff

## PARKING PERMIT AND PUBLIC WORKS ACTIVITY

| ACTIVITY TYPE | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | **2025** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **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 | **1,086** |
| *Daily Overnight Permits* | 45,692 | 37,728 | 55,376 | 60,757 | 68,892 | N/A* | 8,320 | 28,072 | 23,095 | 63,507 | **36,226** |
| **Public Works** | | | | | | | | | | | |
| *Miles of Streets Resurfaced* | 5.5 | 11.5 | 5.7 | 0 | 1.9 | 1.3 | 3.5 | 0 | 9 | 9.8 | **15** |
| *Work Orders Completed* | 390 | 268 | 432 | 298 | 877 | 824 | 1,119 | 819 | 748 | 970 | **1,754** |
| *Encroachment Permits Issued* | 437 | 403 | 390 | 337 | 313 | 230 | 319 | 406 | 303 | 237 | **288** |

## SUMMARY OF REVENUE COLLECTED

