COMMUNITY DEVELOPMENT DEPARTMENT ANNUAL REPORT, 2025

High activity.
Modest growth.
Strong reinvestment.

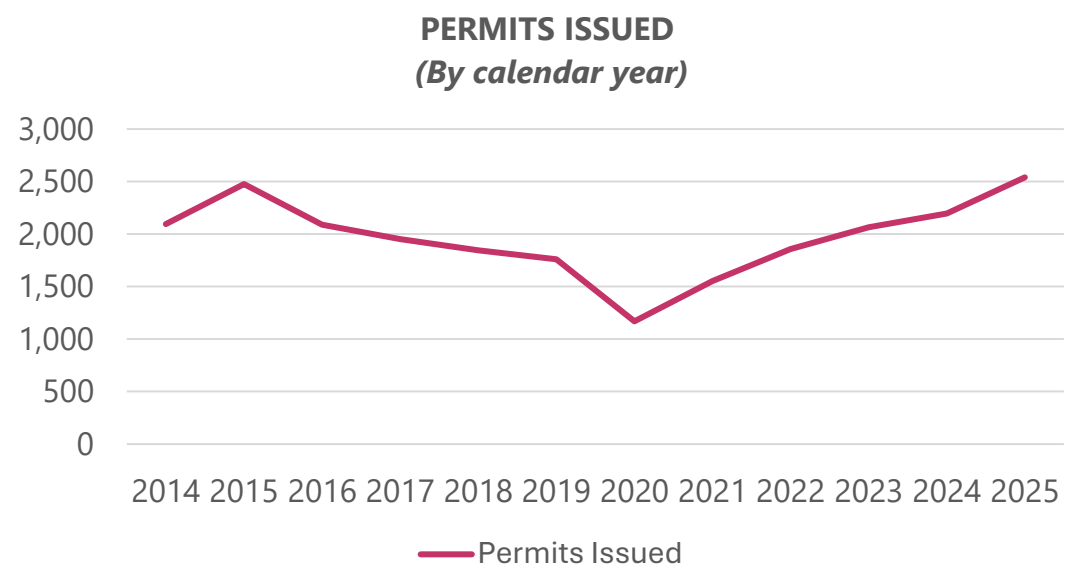
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EXPLAINING TRENDS IN 2025



2025 At-A-Glance

- Highest permit activity in over a decade
- Activity stayed strong following the 2024 spike
- Housing production relied heavily on ADUs
- Major policy, infrastructure and streetscape progress



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Key Development Trend: Incremental Reinvestment

- Permit activity reflects homeowner reinvestment
- Valuation decline tied to absence of large one-time projects
- Construction activity driven by remodels, additions, and ADUs
- Reinvestment rather than rapid growth



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Housing Production Reality

- Housing growth remained modest
- ADUs continued to dominate new residential production
- Limited single-family and multi-family construction
- Growth is incremental and spread-out, limiting impacts



Planning Division: Stable but Shifting Workload

- Overall case volume steady
- Increase in Conditional Use Permits and Sign Permits
- Continued decline in zoning clearances and minor site plan reviews
- Construction activity is high even with fewer hearings



Major Development Pipeline

- Multiple small and mid-scale condominium projects in construction
- Continued progress on mixed-use development at 9465 Las Tunas Drive
- Additional attainable housing projects in review or permit stage
- Gradual, steady housing growth



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Policy & Code Implementation

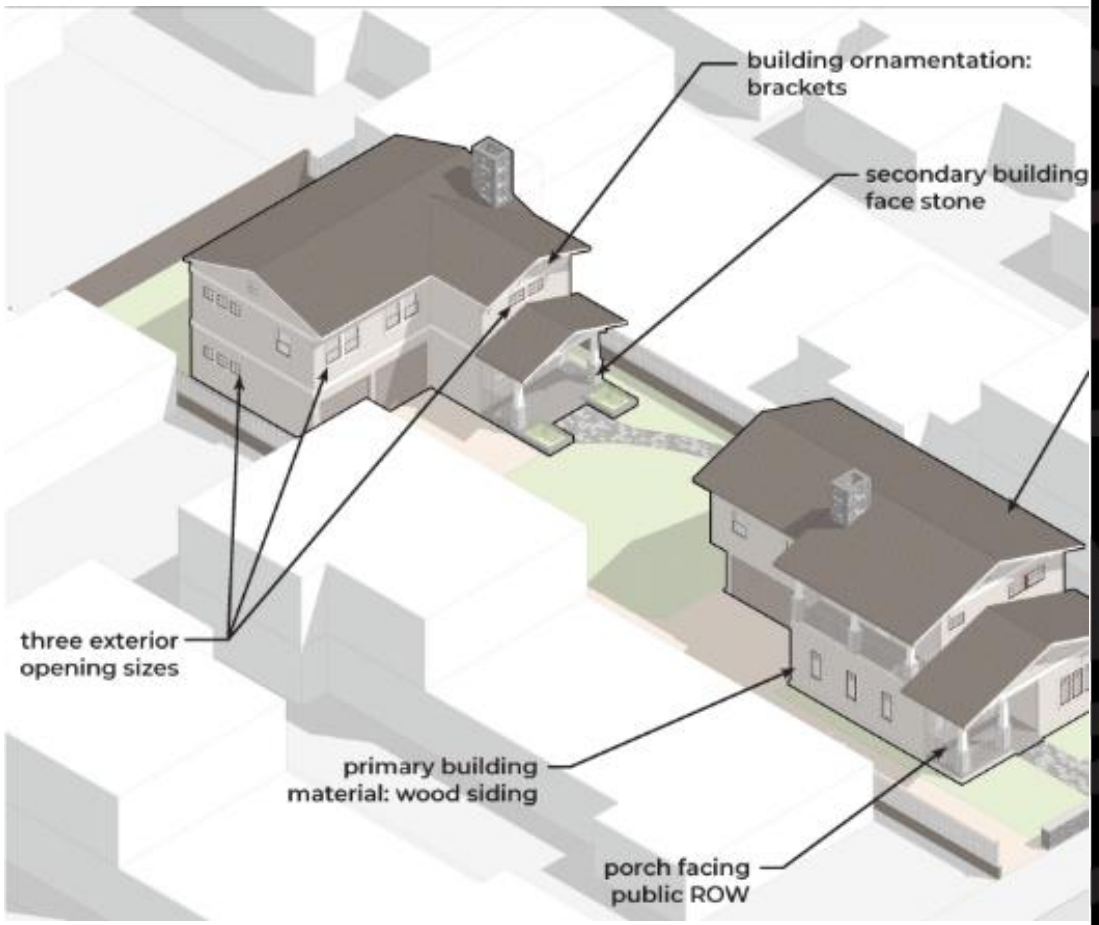
- Comply with State law while preserving local priorities
- State law compliance efforts including ADU and subdivision updates
- Non-storefront, delivery-only, medicinal Cannabis ordinance implementation (SB 1185)
- Zoning code modernization underway
- SB-9 constraints study submitted to HCD



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Strategic & Collaborative Planning

- Crossroads Specific Plan implementation strategy in progress
- Objective design standards for mixed-use and multi-family development underway
- Development impact fee study underway
- Pre-Approved ADU Program development to streamline housing delivery



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Public Works & Streetscape Impact

- Highest pavement rehabilitation output in nearly a decade
- Significant increase in completed work orders
- Downtown streetscape enhancements along Las Tunas Dr.



Community Preservation Approach

- Case activity remained consistently high
- Majority of issues related to property maintenance
- Focus on education and voluntary compliance, not citations



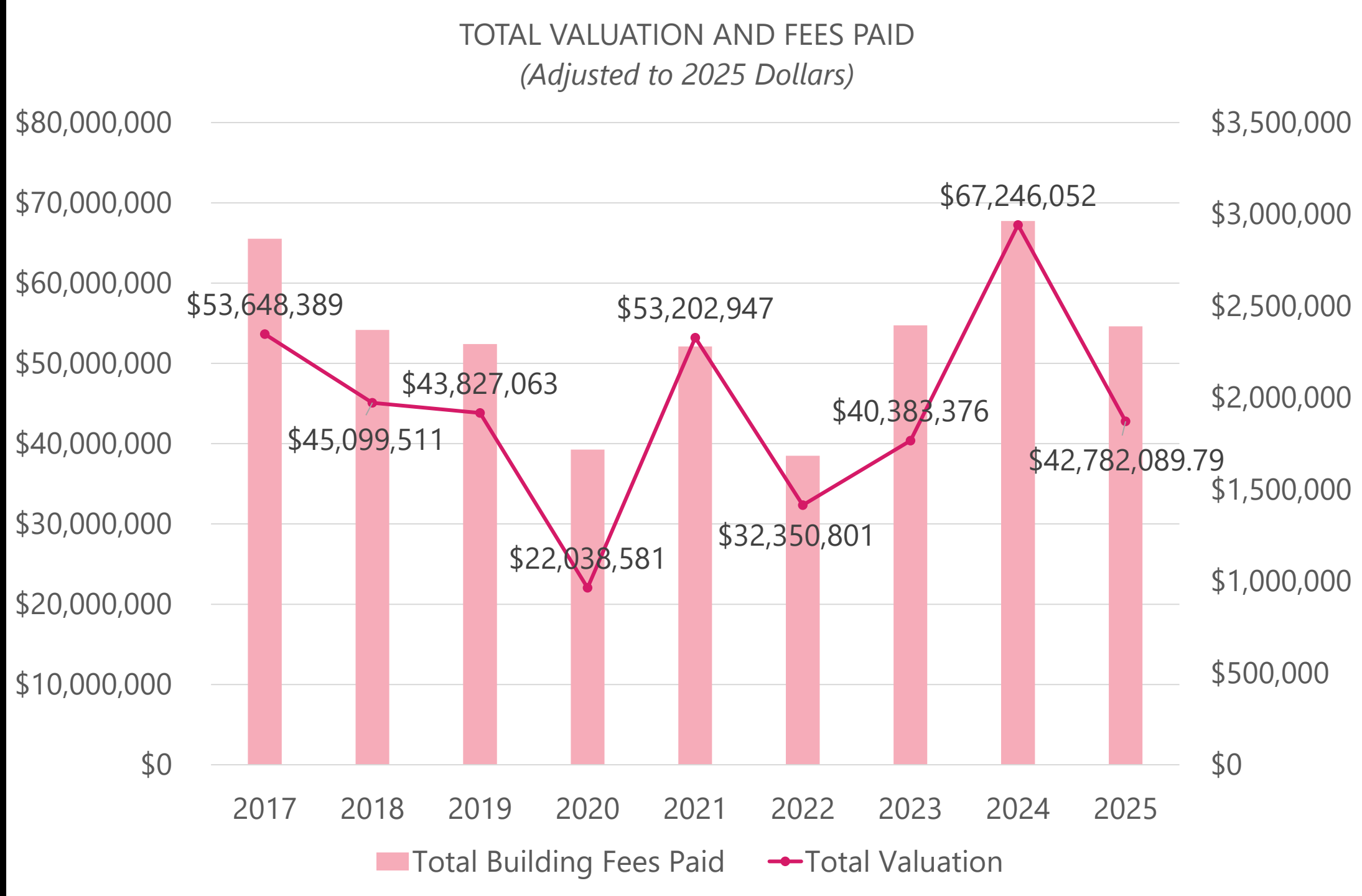
Looking Ahead to 2026

- Complete Crossroads Specific Plan strategy and objective design standards
- Implement ADU ordinance update and prototype program
- Install new Downtown welcome signs and other streetscape improvements



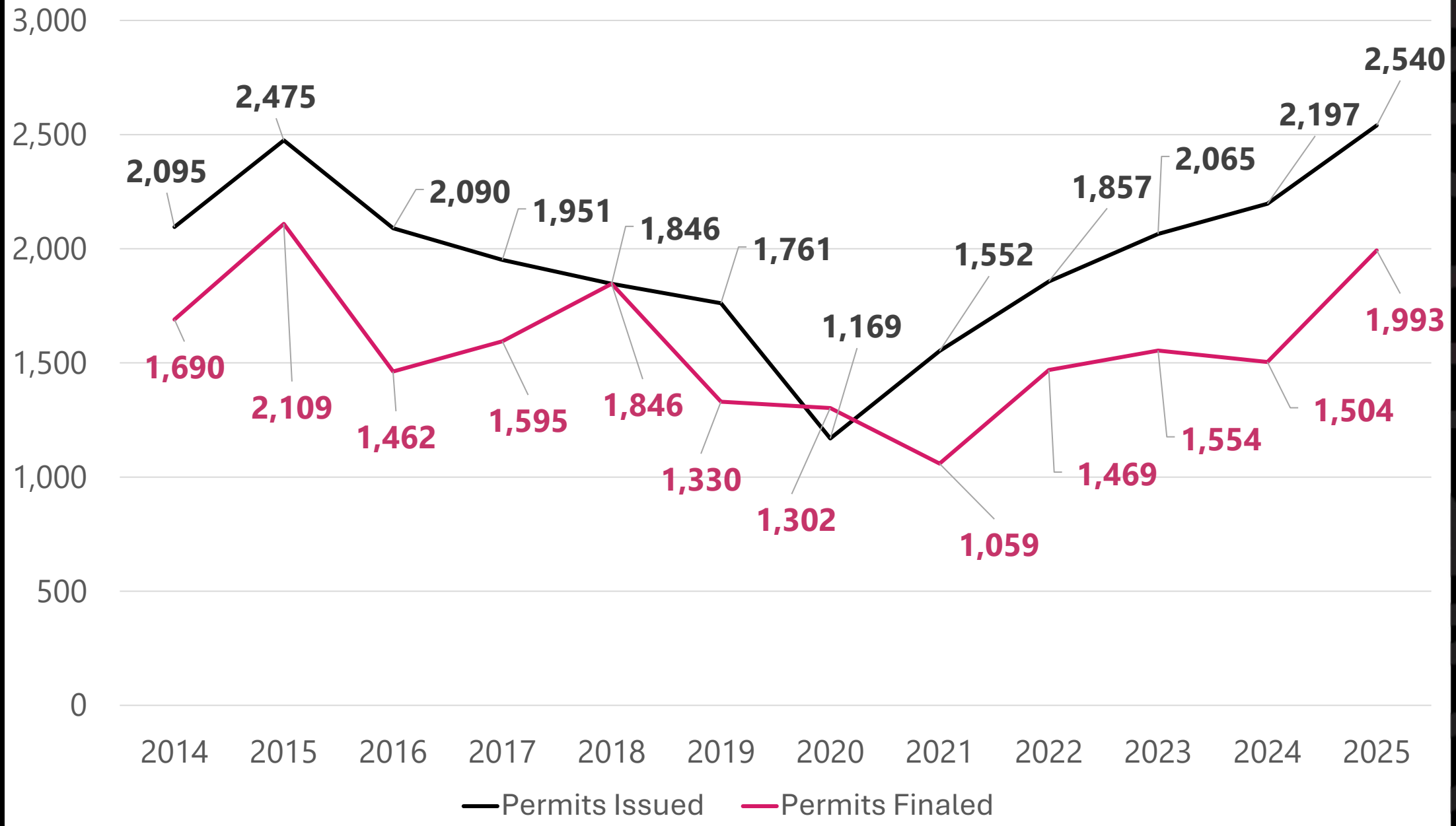
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SUPPORTING DATA


TOTAL VALUATION AND FEES PAID
(Adjusted to 2025 Dollars)
$80,000,000
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
$53,648,389
$45,099,511
$43,827,063
$22,038,581
$53,202,947
$32,350,801
$40,383,376
$67,246,052
$42,782,089.79
2017
2018
2019
2020
2021
2022
2023
2024
2025
Total Building Fees Paid
Total Valuation

PERMITS ISSUED AND FINALED

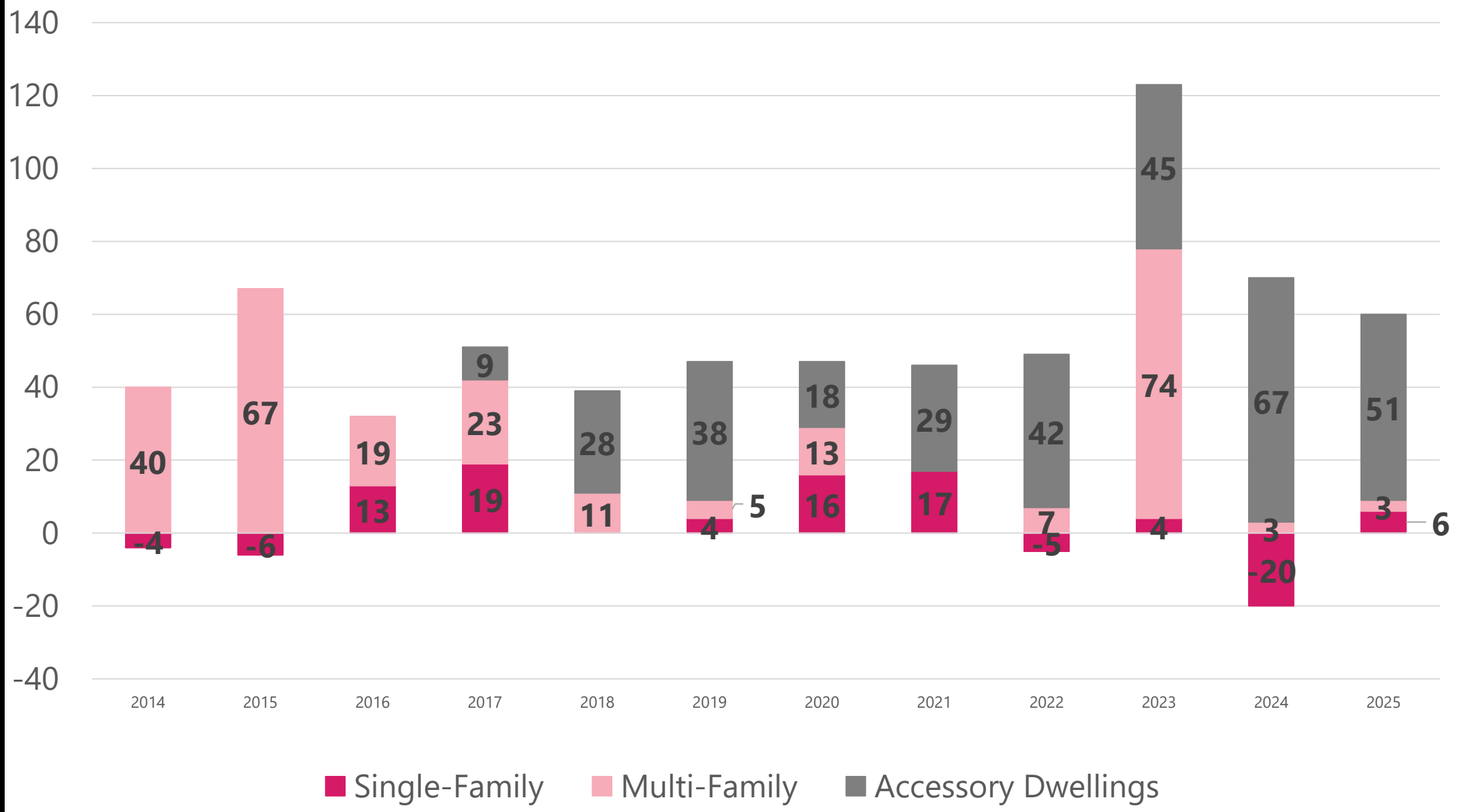
(By calendar year)



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NET-NEW UNITS CONSTRUCTED BY TYPE

(2014-2025)



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TOP 10 BUILDING PERMITS ISSUED IN 2025, BY VALUATION

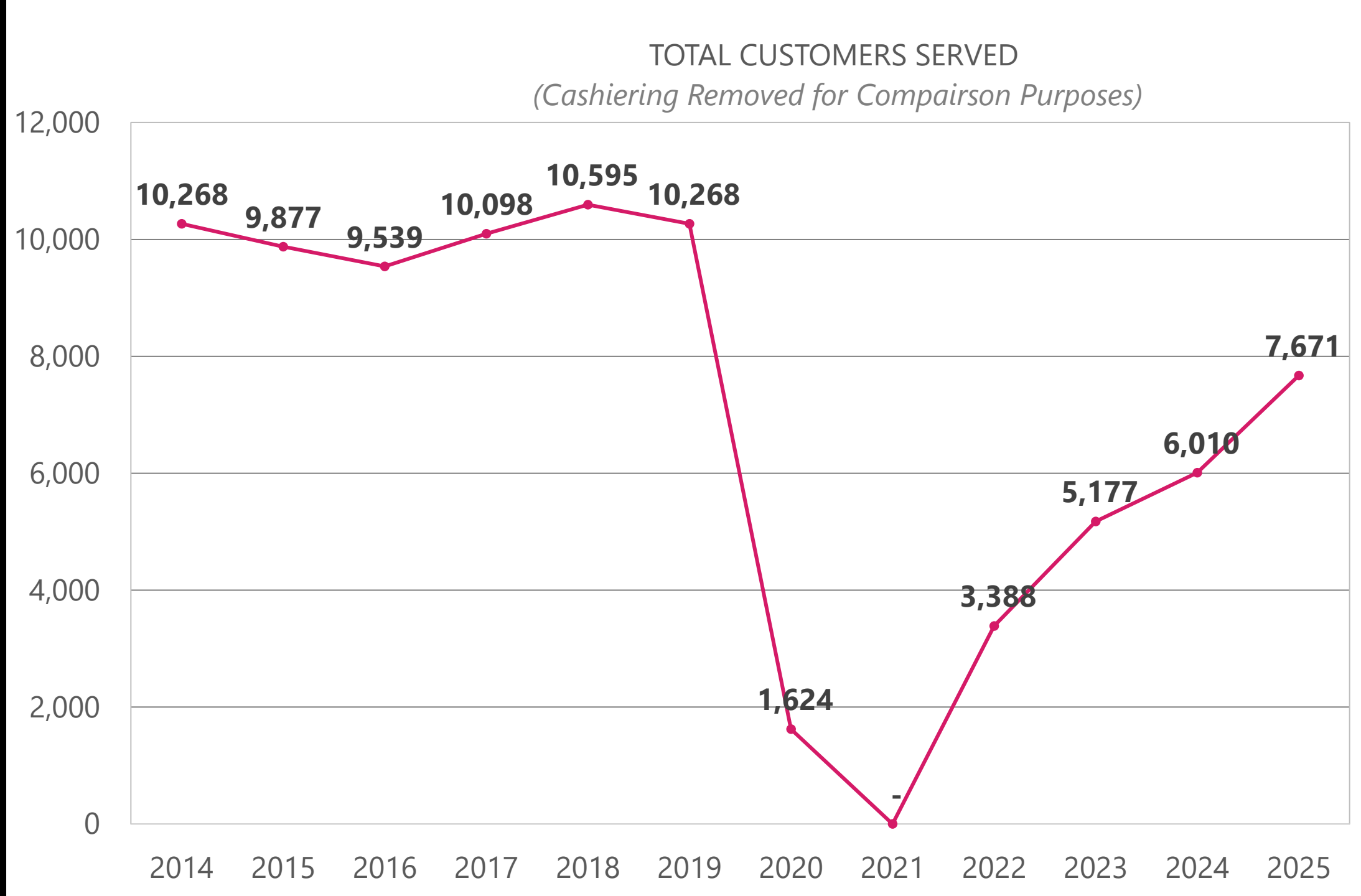
ADDRESS	DESCRIPTION	VALUATION	FEES PAID*
9510 Olive Street	New 2-Story Single Family Dwelling	$800,000	$10,635
4450 Temple City Boulevard	New 4-Unit Condominium Development	$1,440,131	$19,378
5409 Baldwin Avenue	New 1-Story Single Family Dwelling	$631,785	$8,635
4950 Heleo Avenue	New 1-Story Single Family 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

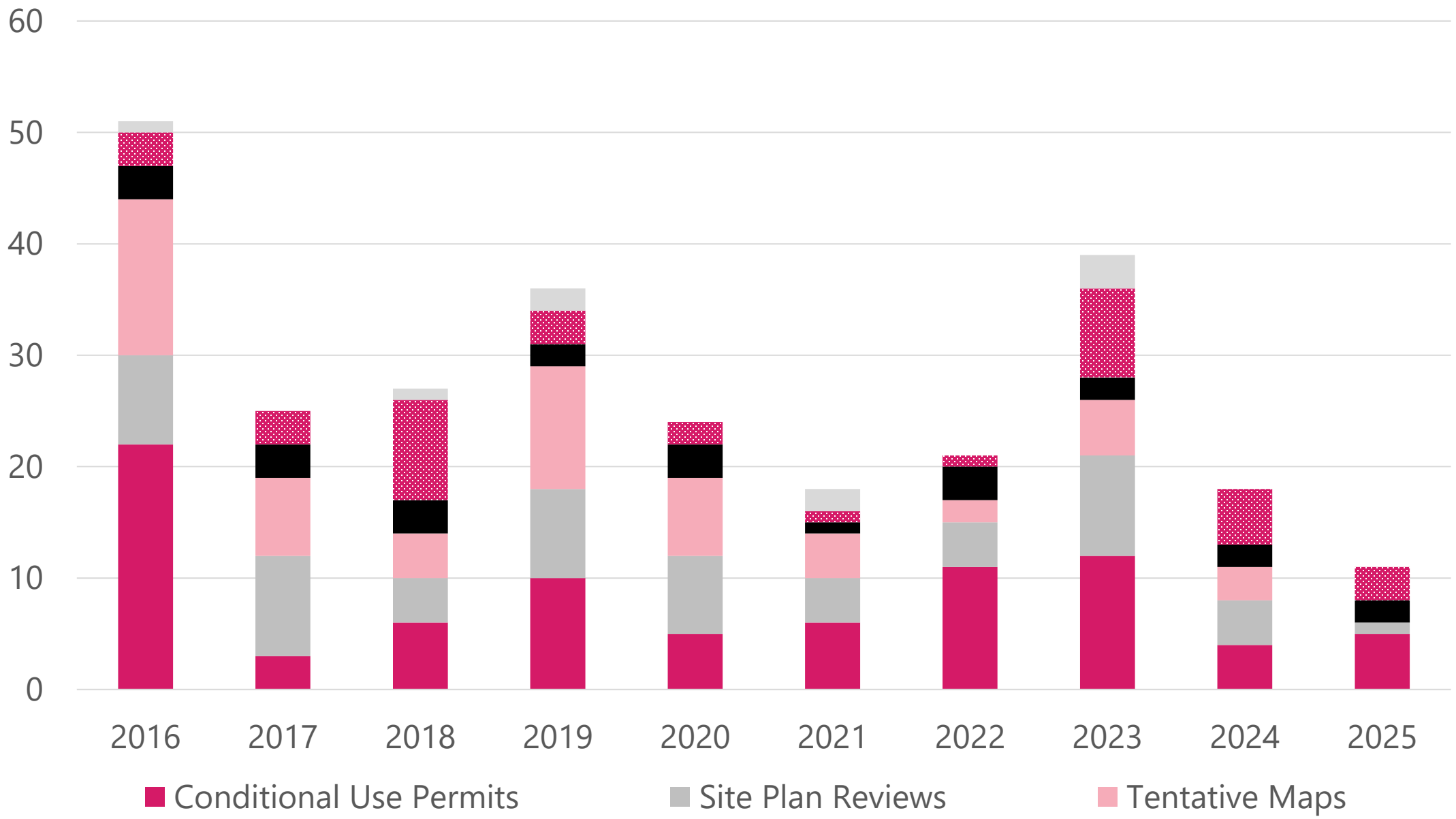
	TOTAL
Counter Activity	
Total Building Customers	3,638
Parking Tickets and Permits Customers	802
Total Planning Customers	2,521
Business Licenses	416
Total All Customers	**7,671**

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


TOTAL CUSTOMERS SERVED
(Cashiering Removed for Compairson Purposes)
12,000
10,000
8,000
6,000
4,000
2,000
0
10,268
9,877
9,539
10,098
10,595
10,268
1,624
-
3,388
5,177
6,010
7,671
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

PUBLIC HEARING CASES HEARD BY PLANNING COMMISSION

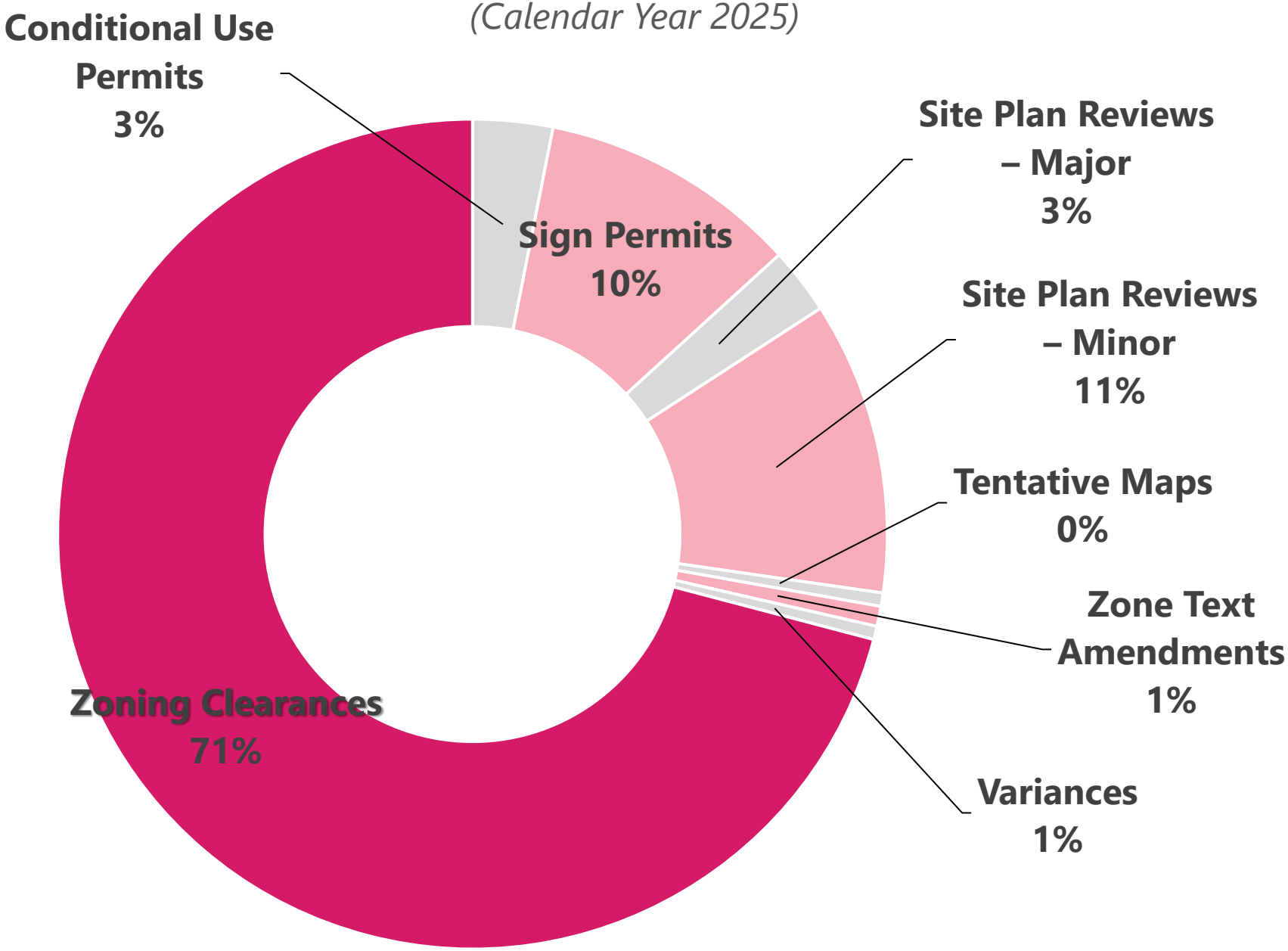
(2016-2025)



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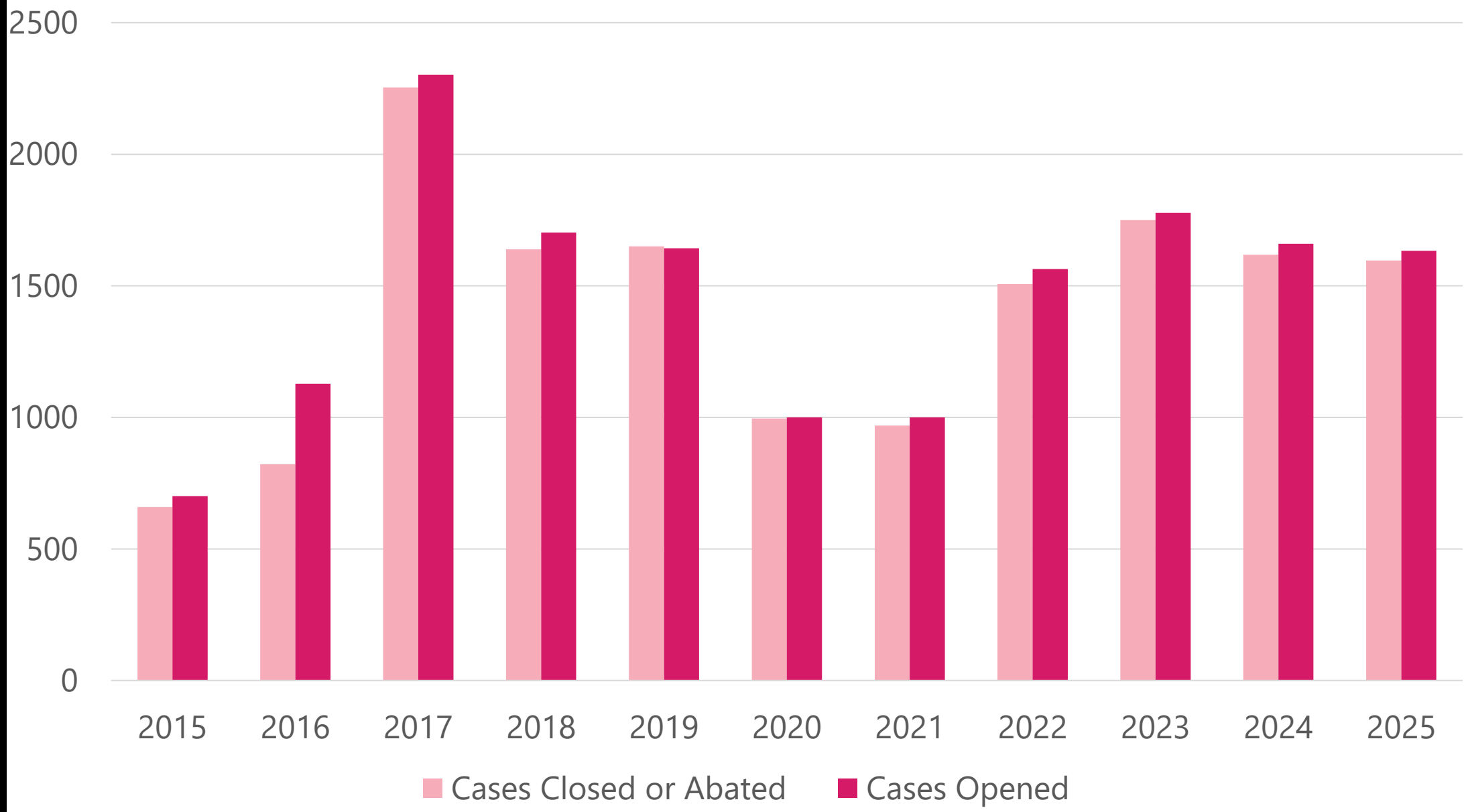
PLANNING CASES RECEIVED

(Calendar Year 2025)



COMMUNITY PRESERVATION CASES OPENED AND CLOSED

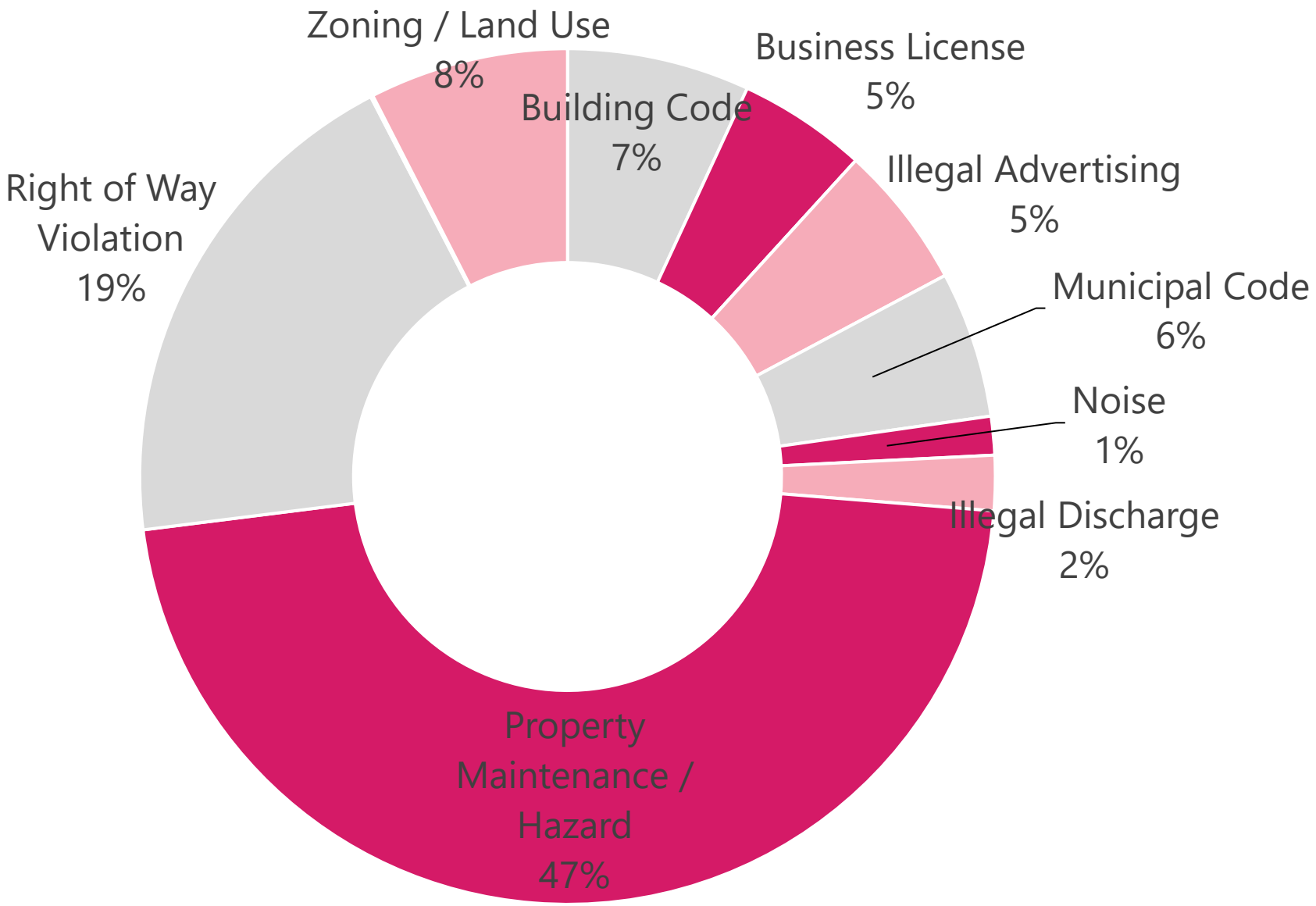
(2015-2025)



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COMMUNITY PRESERVATION ACTIVITIES

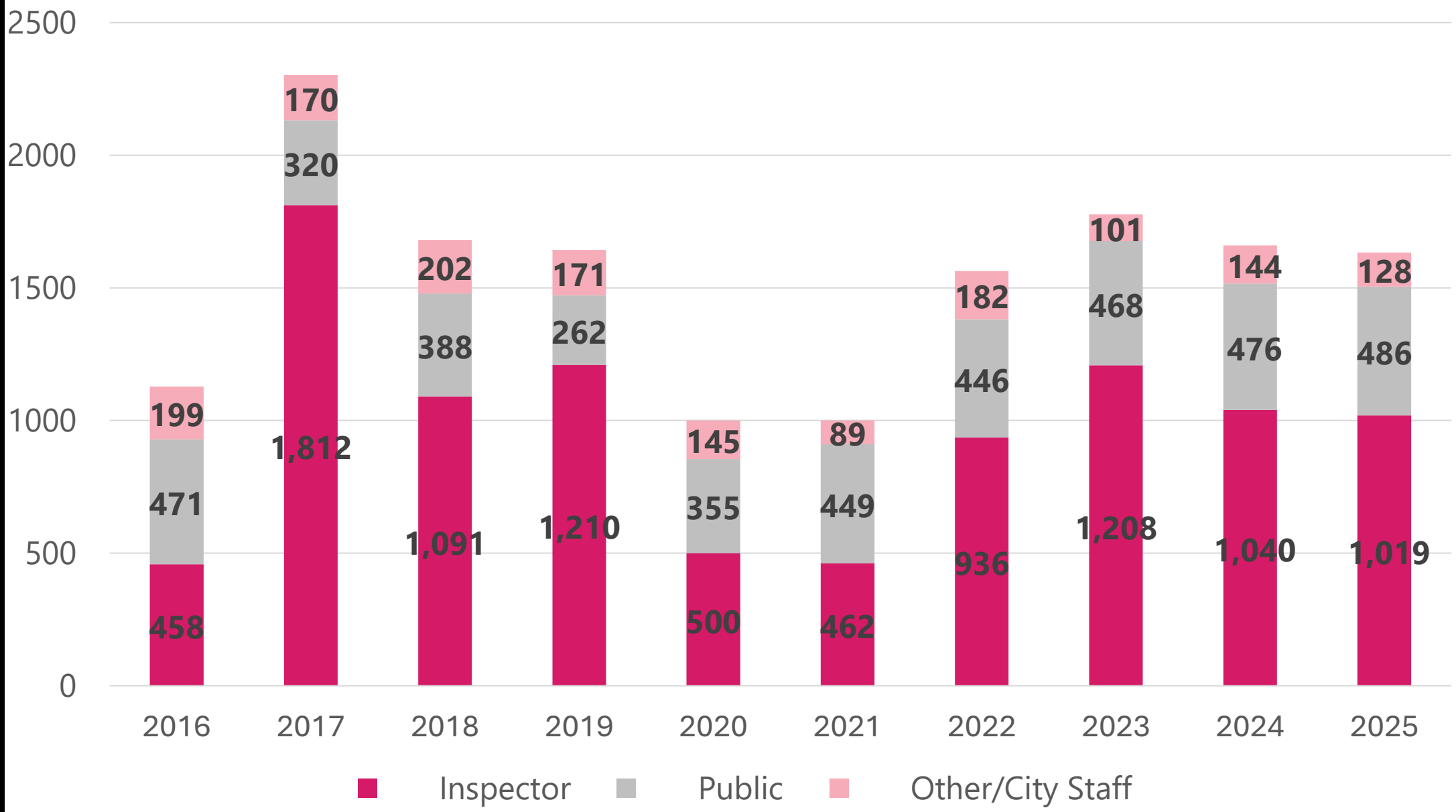
(Calendar Year 2025)



TEMPLE CITY

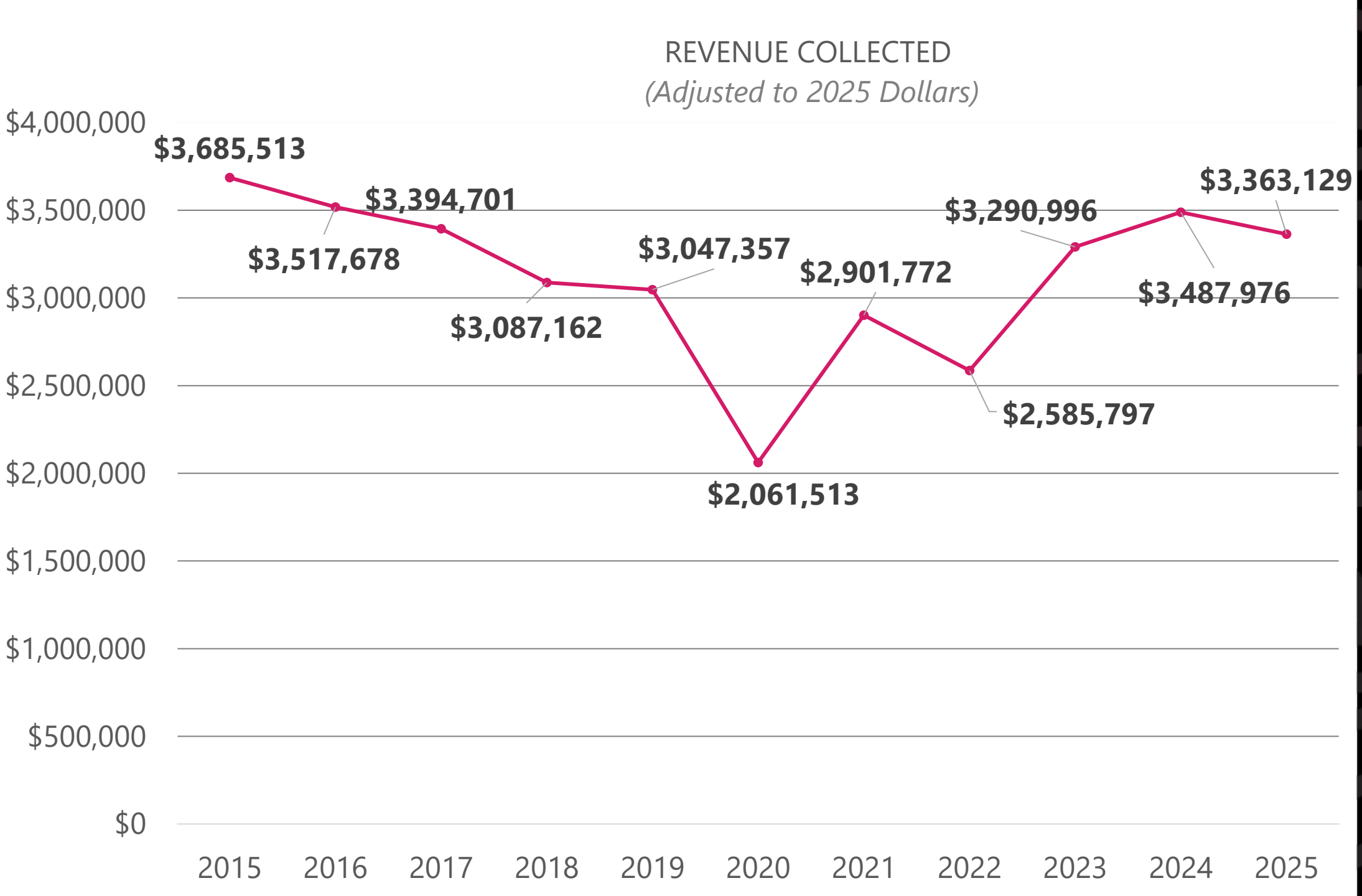
COMMUNITY PRESERVATION CASES OPENED BY INITIATOR

(Calendar Year 2016-2025)



Parking Permits and Public Works

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**


REVENUE COLLECTED
(Adjusted to 2025 Dollars)
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
$3,685,513
$3,517,678
$3,394,701
$3,087,162
$3,047,357
$2,061,513
$2,901,772
$2,585,797
$3,290,996
$3,487,976
$3,363,129
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025