



COMMUNITY DEVELOPMENT DEPARTMENT

ANNUAL REPORT

CALENDAR YEAR 2018

SUMMARY

This report provides a summary of the Community Development Department's activities for calendar year 2018, with comparisons to prior calendar years. Upon reviewing several key indicators, 2018 saw the continuation of a trend which began in 2016, namely a decline in total revenue, total building permits, and planning applications for new multi-family and single-family projects. Below is a summary of some of the most notable trends in 2018.

The **Planning and Building** sections of the **Community Enhancement Division** experienced above average development activity from 2013 through 2015. In 2016, activity shifted towards smaller projects that continued into 2018. Other notable trends in 2018 are below.

- A 33 percent decrease in building permits issued for new single-family dwellings since 2017
- A 30 percent decrease in applications for minor site plan reviews (two-story, single-family houses) since the peak in 2016
- A 211 percent increase in permits issued for accessory dwelling units (ADUs)
- A 6 percent decrease in building permit fees; the decline was less pronounced than the decline in total valuation (12 percent)

In addition to regular planning applications, the City's planners completed the Series 2 Zoning Code Amendment and a draft comprehensive Zoning Code Update, the first since 1960. Adoption is expected in Summer of 2019.

The **Community Preservation** function saw a decline in activity in 2018, due to a reduction in staff. Despite this, Community Preservation opened 1,702 code compliance cases in 2018, which was a 50 percent increase over 2016. The largest number of cases were for property maintenance. For every case initiated at the request of the public, staff opened 35 cases on their own initiative. With the recent hiring of an additional staff member, it is expected that the numbers will increase in 2019. As always, the City's Community Preservation staff works diligently with residents to achieve voluntary compliance, which is the reason for the very low number of cases requiring an administrative citation to compel compliance (1.5 percent).

The **Infrastructure and Maintenance Division** spent 2017 working on an update to the Pavement Management Program. Upon its completion, the resurfacing of Temple City streets will resume. On the maintenance side, the City maintenance crew completed 298 work orders. At the end of 2018, the City's long-time lead maintenance worker retired. The City is working to fill the vacancy in a timely manner.

The number of annual and daily overnight parking permits issued has continued to increase over the past two years. This is likely due to more consistent and regular enforcement.

Revenues this year decreased overall from last year, consistent with the decline in building permit valuation and fewer large planning project applications.

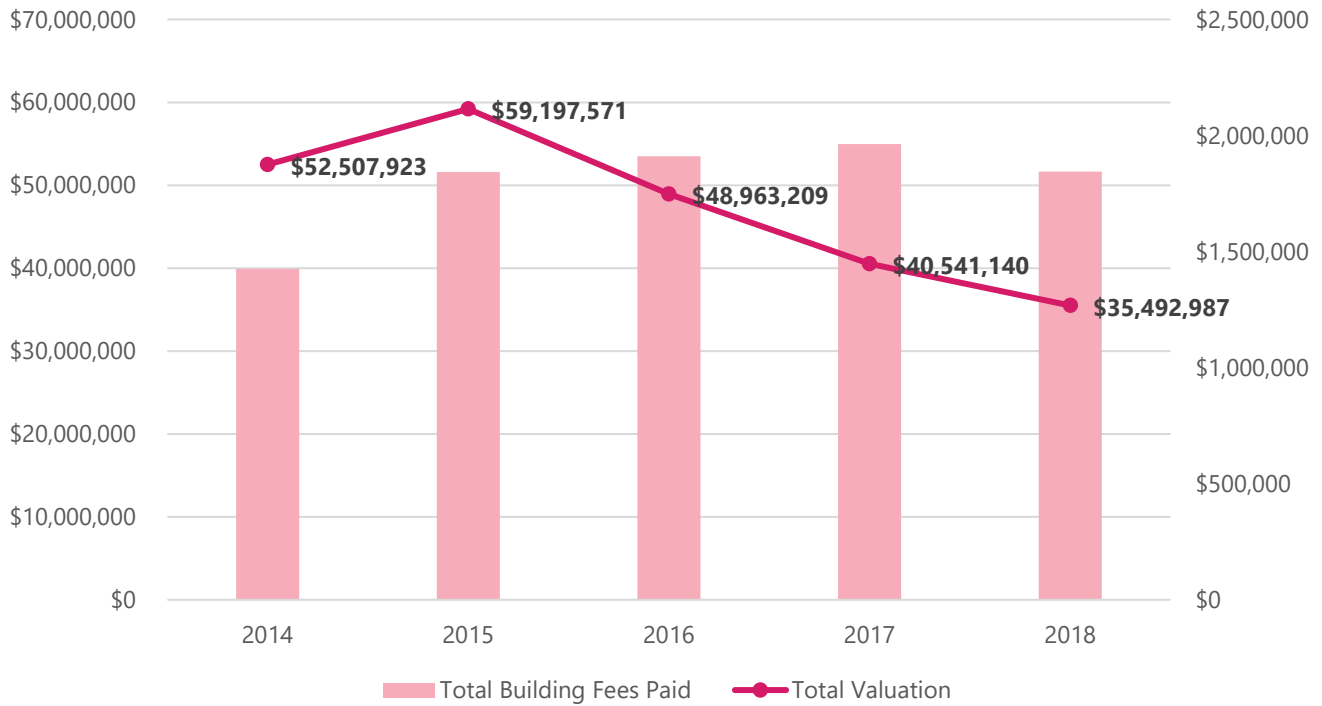
BUILDING PERMIT ACTIVITY

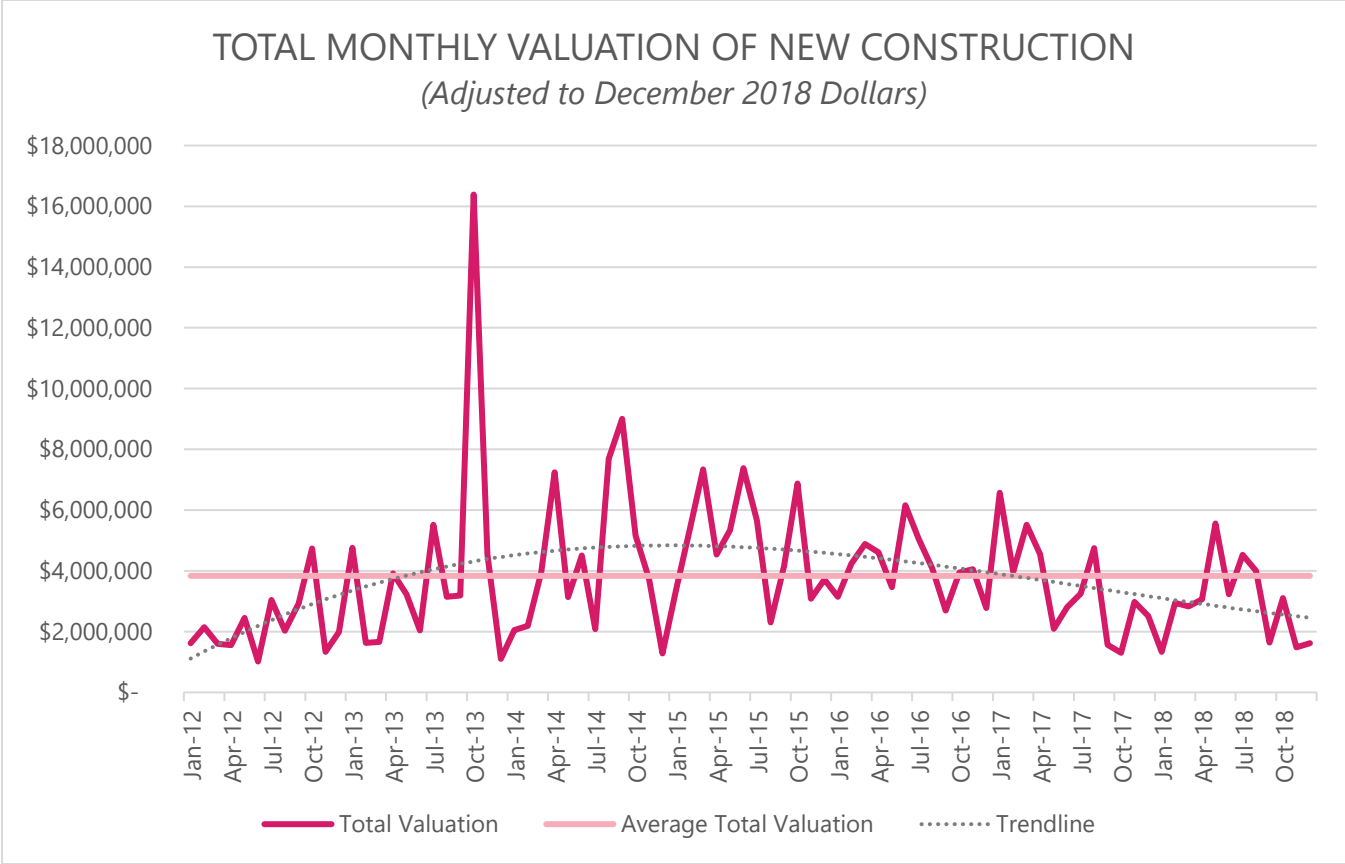
ACTIVITY TYPE	2014	2015	2016	2017	2018
Permits					
<i>Total Valuation</i>	\$52,507,923	\$59,197,571	\$48,963,209	\$40,541,140	\$35,492,987
<i>Total Fees Paid*</i>	\$1,425,6282	\$1,843,786	\$1,910,361	\$1,963,099	\$1,844,532
<i>Permits Issued**</i>	2,095	2,475	2,090	1,951	1,846
<i>Permits Finaled</i>	1,690	2,109	1,462	1,595	1,846

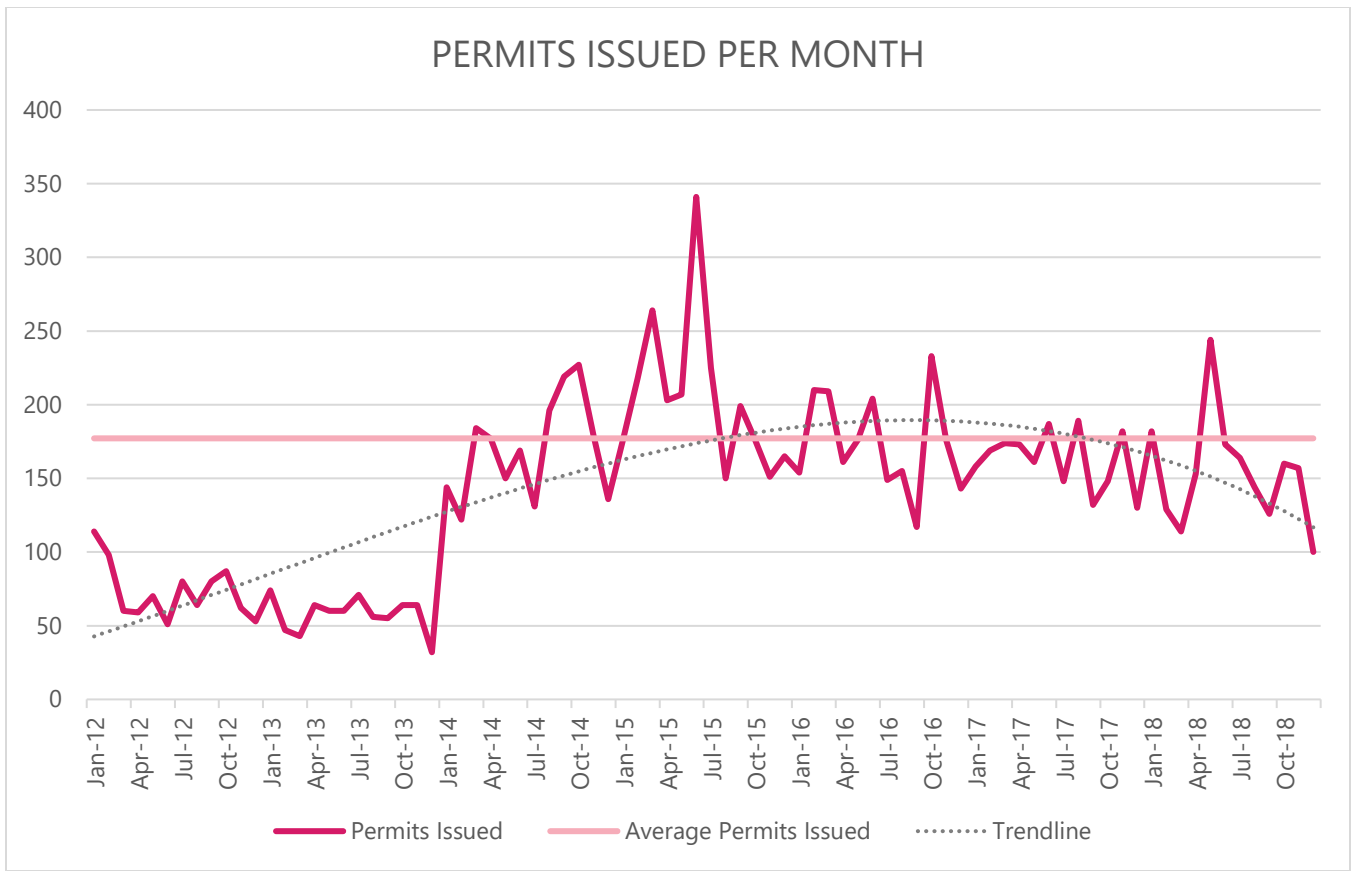
* Includes permit and plan check fees

** All types of permits including building, plumbing, electrical, mechanical, grading, demolition, and miscellaneous

TOTAL VALUATION AND FEES PAID
(Adjusted to 2018 Dollars)





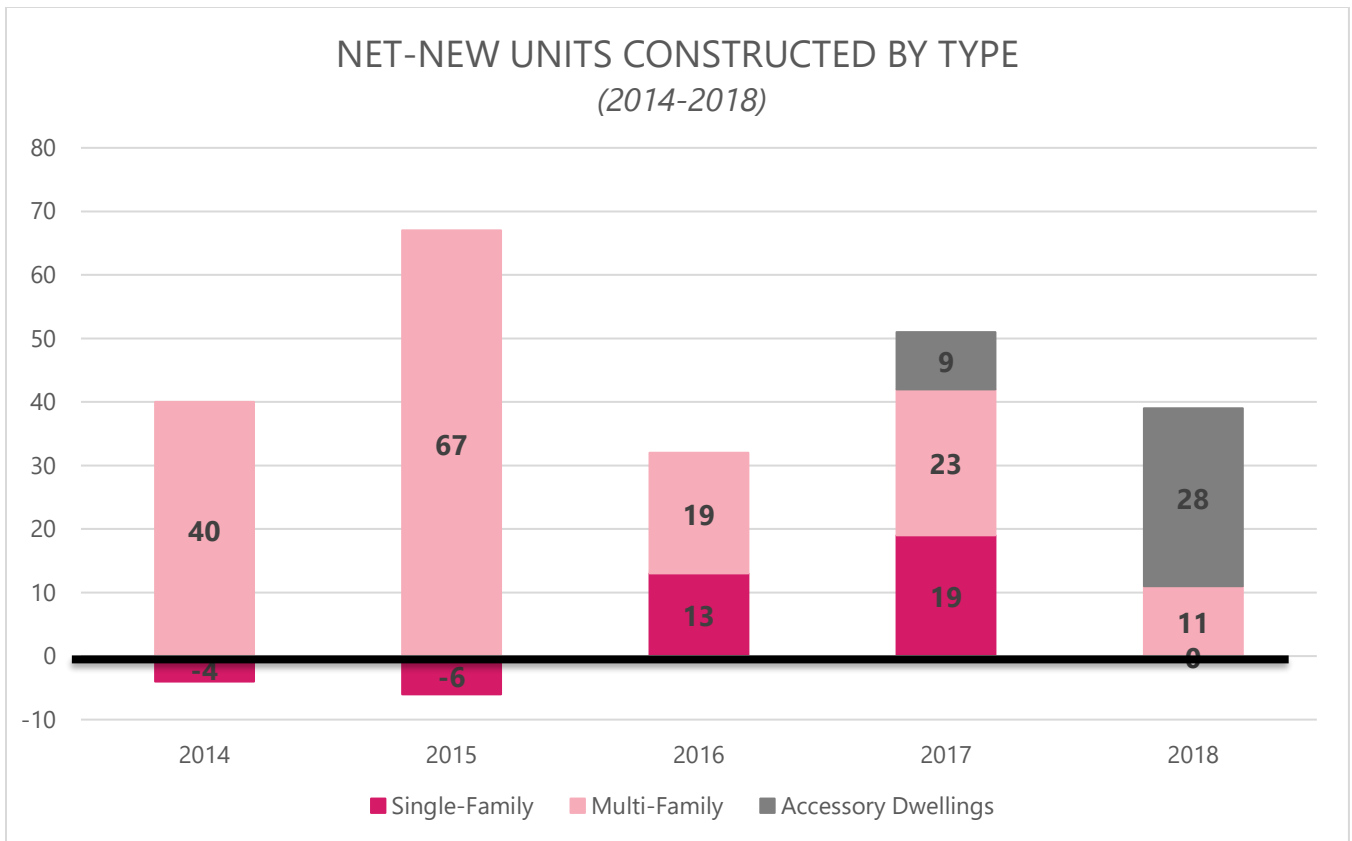


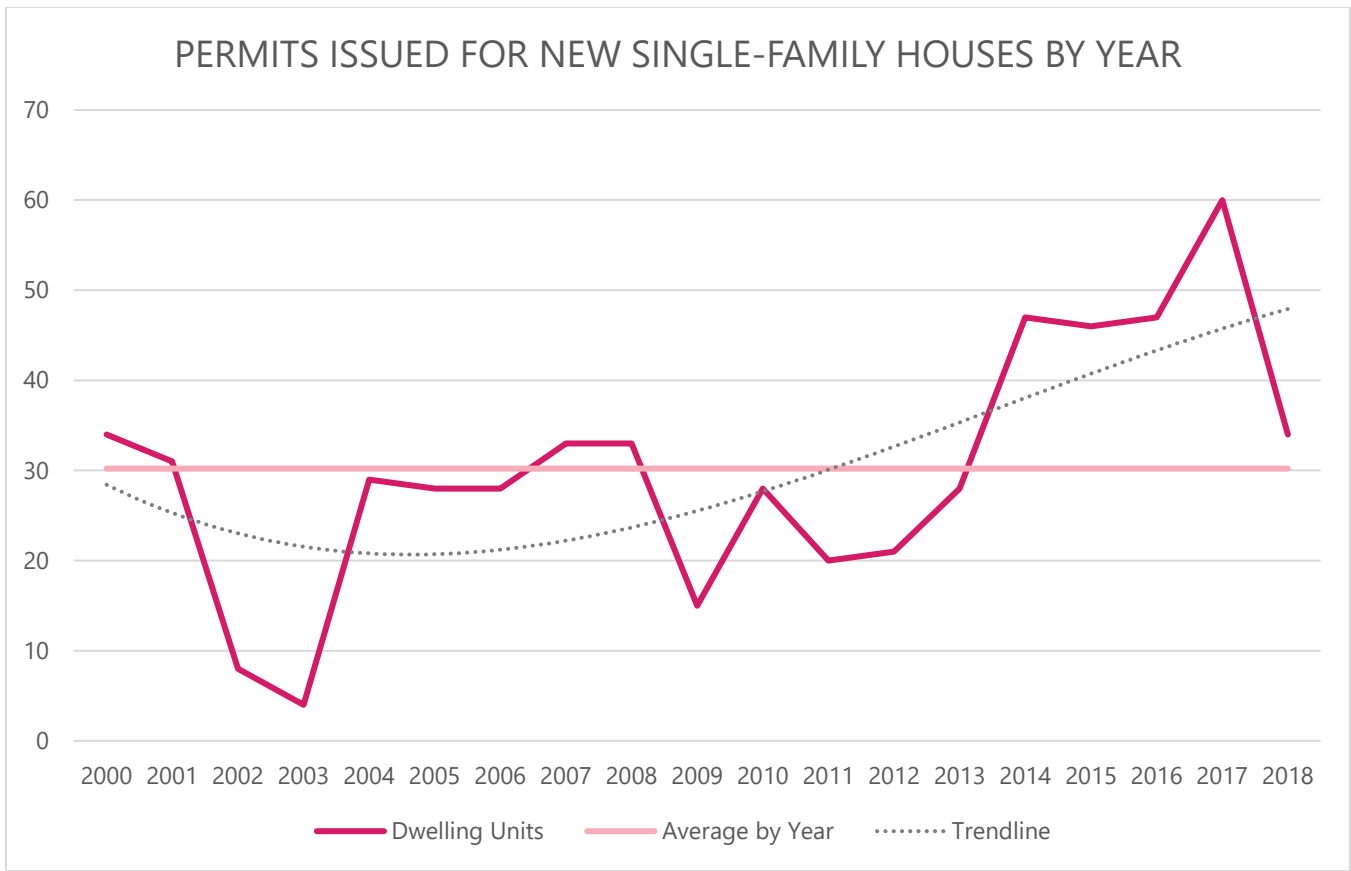
HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

ACTIVITY TYPE	2014	2015	2016	2017	2018
Single Family					
<i>Units Constructed</i>	55	52	51	51	34
<i>Units Demolished</i>	59	58	38	32	34
Net New Units	-4	-6	13	19	0
Multi-Family*					
<i>Units Constructed</i>	50	67	37	31	22
<i>Units Demolished</i>	10	0	18	8	11
Net New Units	40	67	19	23	11
Accessory Dwelling Units**					
<i>Units Constructed</i>				9	28

* Includes detached townhouse units in multi-family zones

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





TOP 10 BUILDING PERMITS ISSUED IN 2018, BY VALUATION

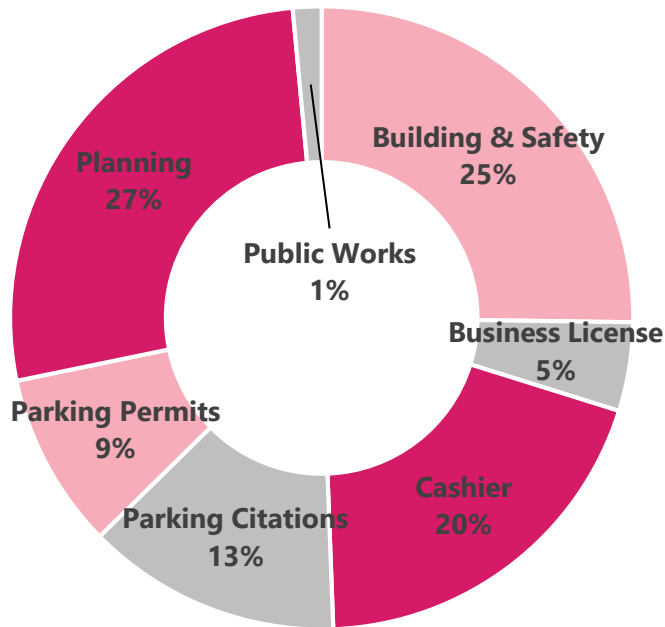
ADDRESS	DESCRIPTION	VALUATION	FEES PAID*
5550-5560 Welland Ave.	6-Unit Condominium Development	\$1,216,925.80	\$76,186.32
4839-4933 Glickman Ave.	8-Unit Condominium Development	\$1,765,257.20	\$74,878.25
5712-5720 Noel Dr.	4-Unit Condominium Development	\$1,069,908.00	\$57,773.12
6243-6249 Rosemead Blvd.	4-Unit Condominium Development	\$902,789.76	\$52,548.57
9216 Broadway	New Single-Family Dwelling	\$628,229.00	\$14,018.60
5526 Halifax Rd.	New Single-Family Dwelling	\$546,252.72	\$14,507.79
6463 Loma Ave.	New Single-Family Dwelling	\$593,460.26	\$13,248.75
10662 Arrowood Ave.	New Single-Family Dwelling	\$577,283.04	\$13,202.45
9226 Live Oak Ave.	New Single-Family Dwelling	\$532,971.26	\$12,191.38
6120 Sultana Ave.	New Single-Family Dwelling	\$521,168.67	\$12,145.68

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

PUBLIC COUNTER ACTIVITY

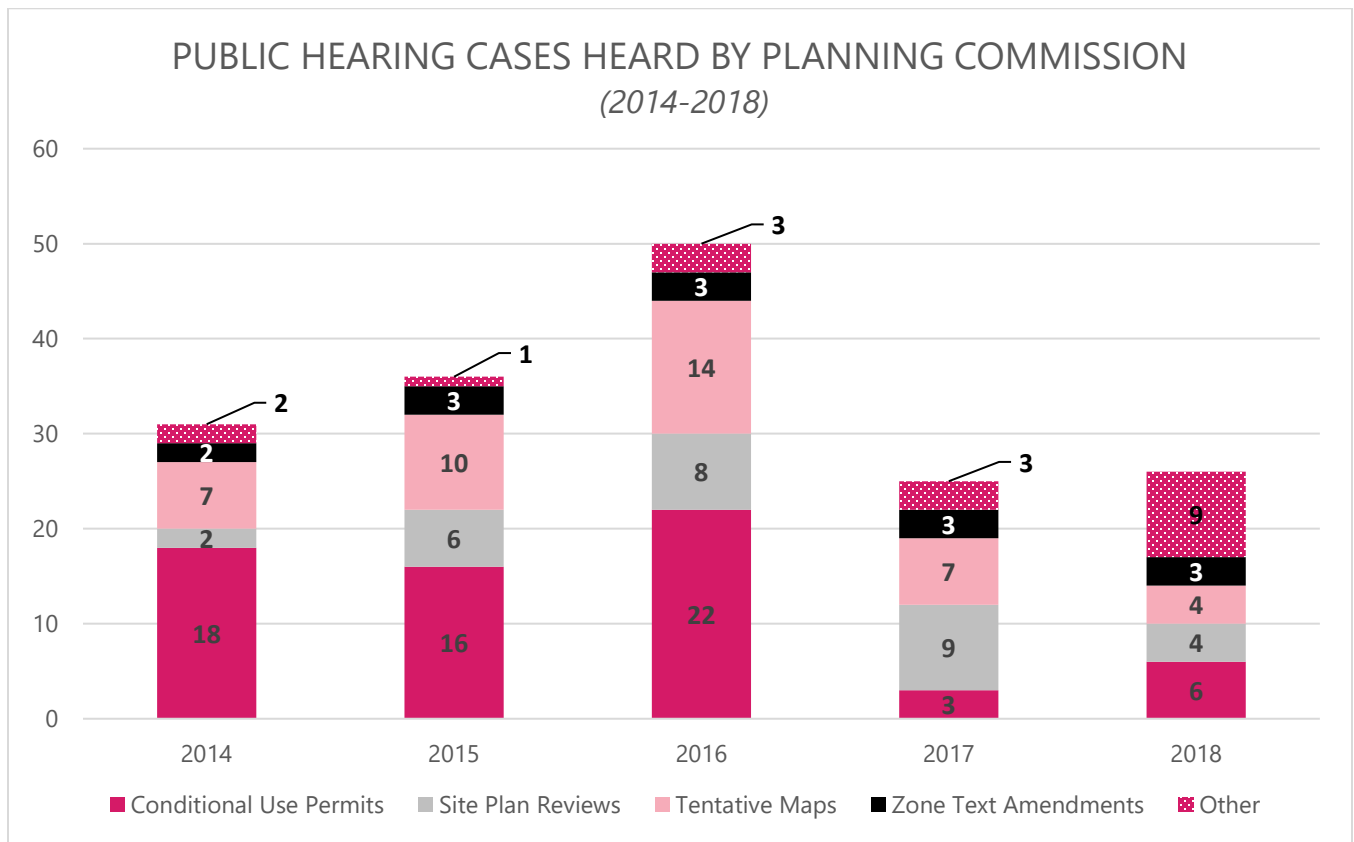
	2014	2015	2016	2017	2018
Counter Service	Customers	Customers	Customers	Customers	Customers
<i>Building & Safety</i>	2,921	3,431	3,351	3,167	3,323
<i>Business License</i>	697	807	816	578	837
<i>Cashier</i>	Not Available	Not Available	1,674	2,459	2,587
<i>Parking Citations</i>	1,668	987	775	1,660	1,389
<i>Parking Permits</i>	1,064	826	1,017	1,147	1,063
<i>Planning</i>	3,577	3,599	3,353	3,359	3,792
<i>Public Works</i>	134	227	227	187	191
Total	10,061	9,877	11,213	12,557	13,182

COUNTER ACTIVITY, 2018



PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2014	2015	2016	2017	2018
Planning Commission Meetings	14	17	15	13	17
Public Hearing Cases Heard by Planning Commission					
<i>Conditional Use Permits</i>	18	16	22	3	6
<i>Site Plan Reviews</i>	2	6	8	9	4
<i>Tentative Maps</i>	7	10	14	7	4
<i>Zone Text Amendments</i>	2	3	3	3	3
<i>Other</i>	2	1	3	3	9
Total	31	36	50	25	26

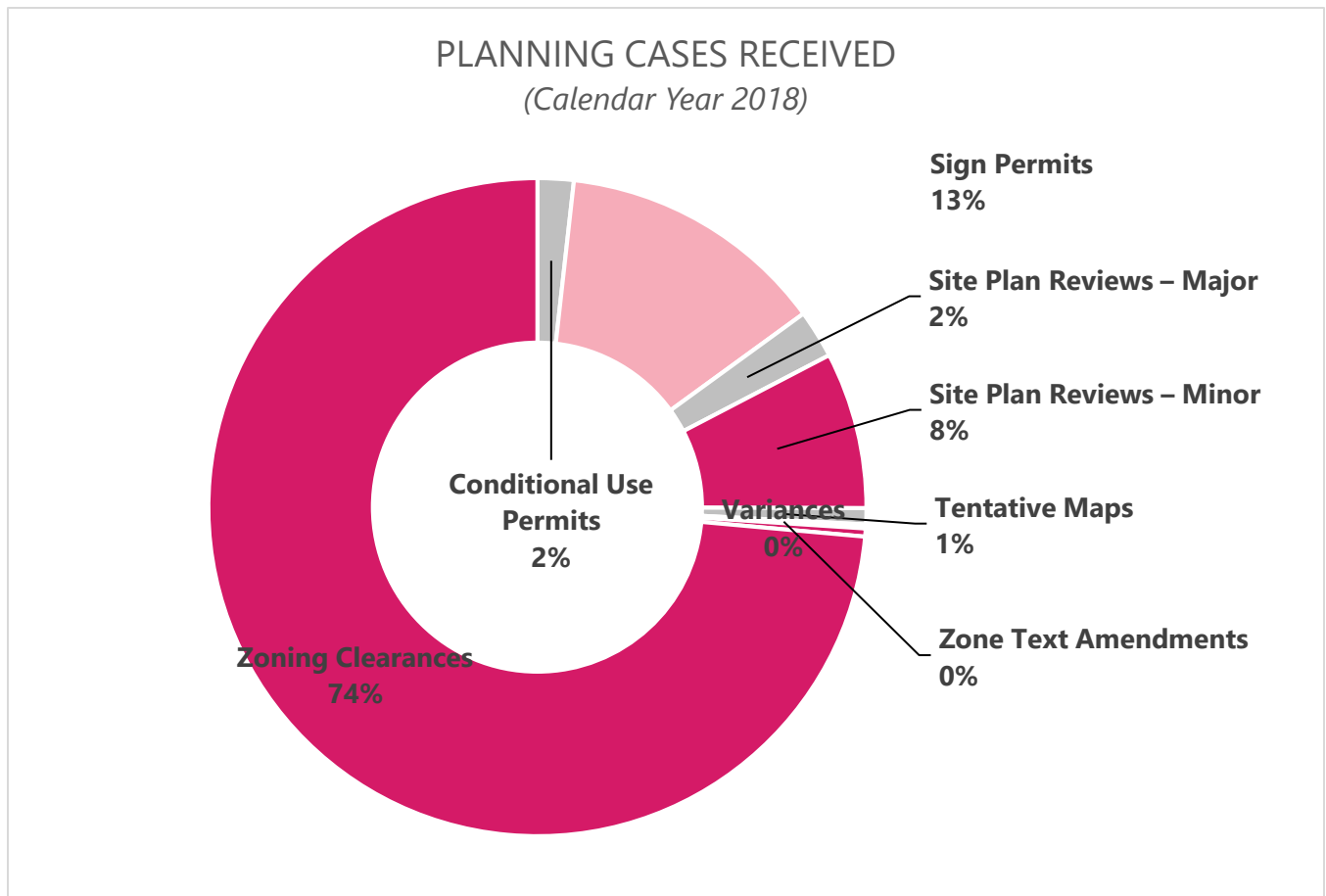


PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

	2014	2015	2016	2017	2018
Number of Cases Received					
<i>Conditional Use Permits</i>	7	20	14	5	9
<i>Lot Line Adjustments</i>	1	1	3	0	0
<i>Modifications</i>	1	3	7	0	0
<i>Sign Permits</i>	22	39	65	68	67
<i>Site Plan Reviews – Major</i>	1	4	17	16	12
<i>Site Plan Reviews – Minor*</i>			56	41	39
<i>Tentative Maps</i>	10	14	18	5	4
<i>Zone Variances</i>	0	1	1	0	2
<i>Zone Text Amendments**</i>	0	5	5	3	1
<i>Zoning Clearance*</i>	98	265	210	362	373
Total	140	352	396	500	507

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

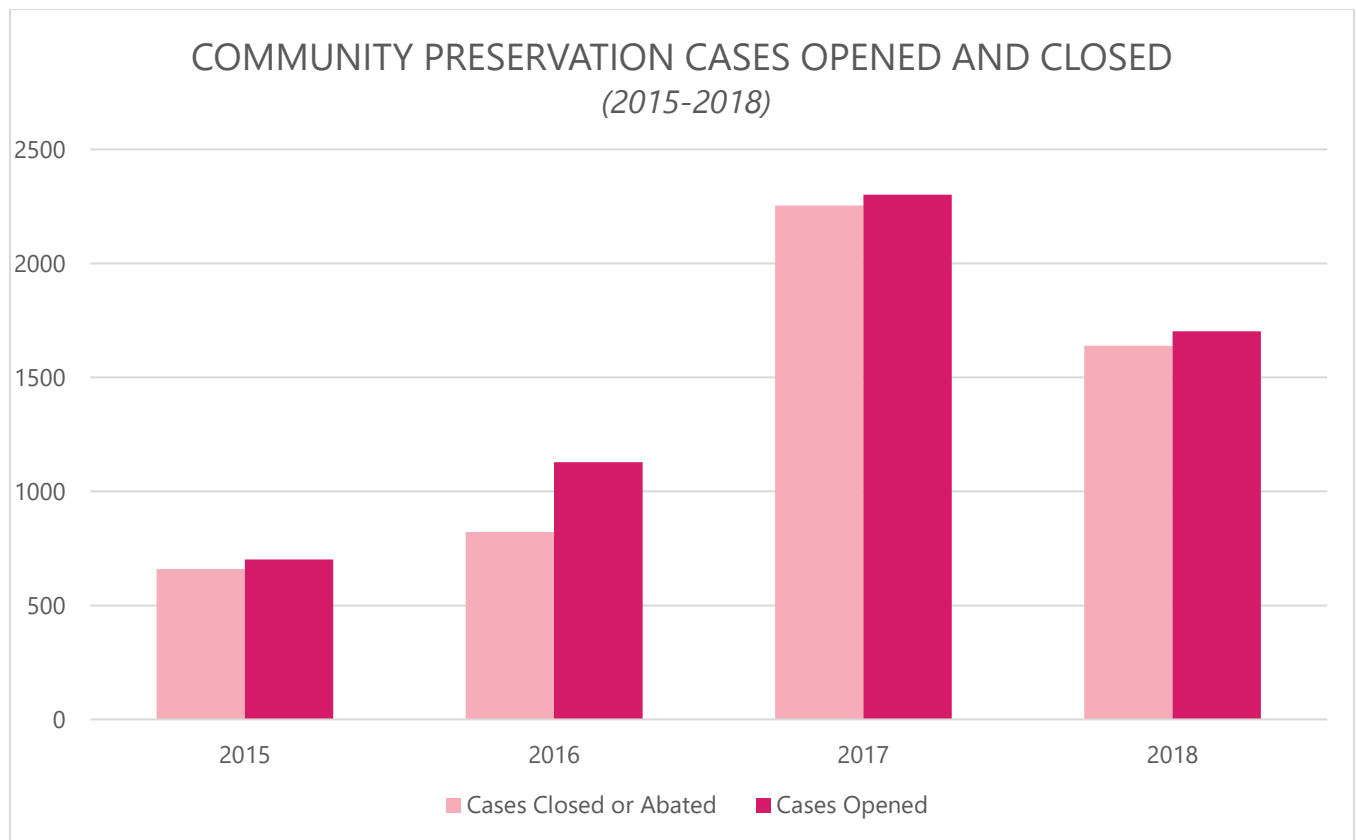
** City initiated



COMMUNITY PRESERVATION ACTIVITY

	2015	2016	2017	2018
Cases Opened Total	701	1,128	2,302	1,702
Cases Opened by Initiator				
<i>Public</i>	N/A	42%	14%	22%
<i>Inspector</i>	N/A	40%	79%	64%
<i>Other</i>	N/A	18%	7%	1%
Cases Closed or Abated Total	659	822	2,254	1,639
Cases Closed or Abated by Duration				
<i>Within 7 Days</i>	46%	41%	29%	26%
<i>Within 14 Days</i>	59%	64%	62%	31%
<i>Average Case Duration (Days)</i>	22	20	18	22
<i>Without Citations</i>	93.3%	99.6%	99.9%	98.5%

Note: Data for 2014 unavailable

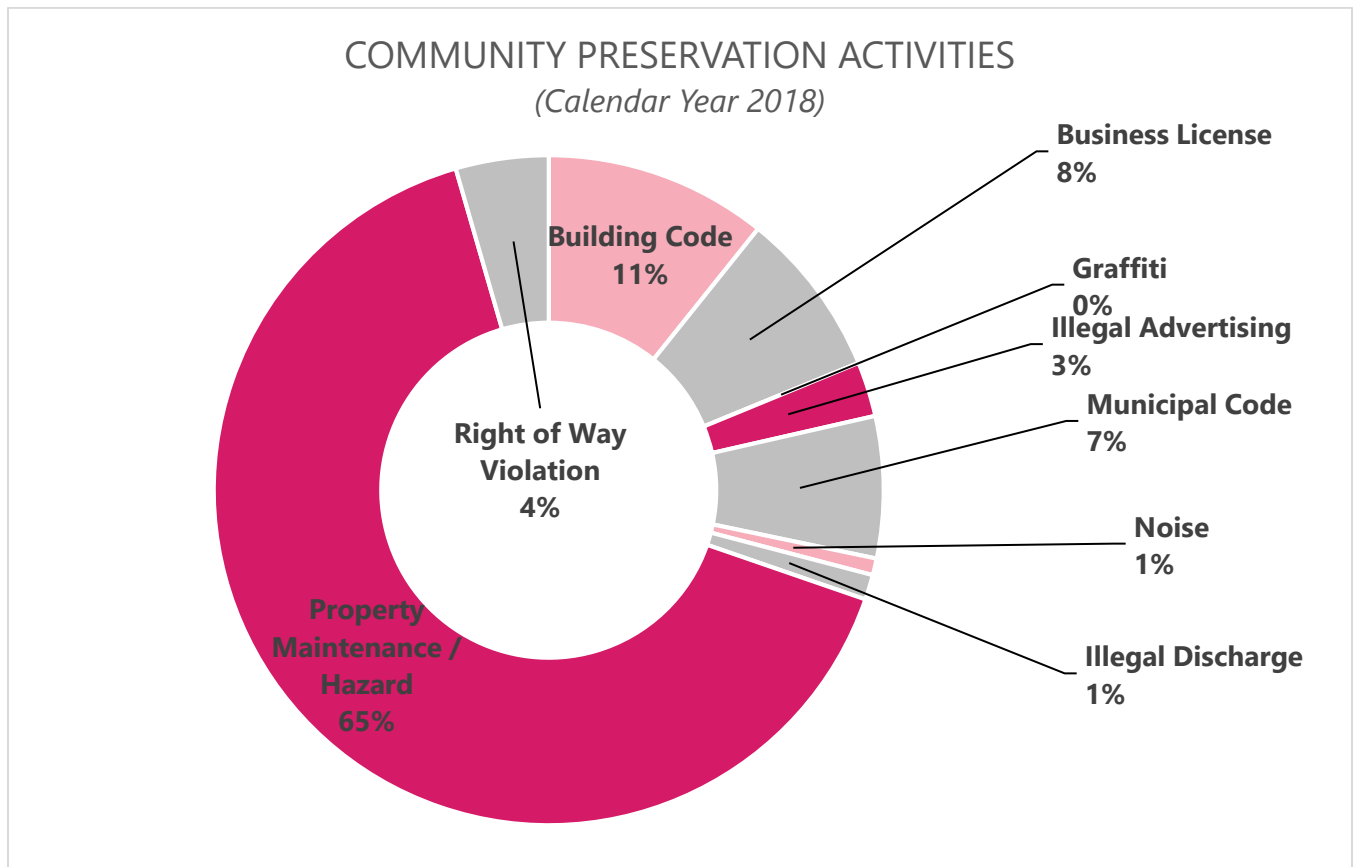


COMMUNITY PRESERVATION CASE TYPES

	2015	2016	2017	2018
Types of Violations*				
<i>Building Code</i>	107	99	209	187
<i>Business License</i>	124	90	90	140
<i>Graffiti</i>	3	1	3	0
<i>Illegal Advertising</i>	26	14	163	46
<i>Municipal Code</i>	157	110	147	119
<i>Noise</i>	9	10	8	14
<i>Illegal Discharge</i>	20	10	17	21
<i>Property Maintenance & Overgrown Vegetation</i>	167	629	1,638	1,135
<i>Right of Way Violation</i>	32	34	97	78
<i>Yard Sale</i>	30	41	16	1
<i>Zoning / Land Use</i>	26	23	54	88

Note: Data for 2014 unavailable

* Some cases include multiple types of violations



PARKING PERMIT AND PUBLIC WORKS ACTIVITY

ACTIVITY TYPE	2014	2015	2016	2017	2018
Parking Permits Issued					
<i>Annual and Monthly Overnight Parking Permits</i>	902	970	1,057	1,108	1,175
<i>Daily Overnight Permits</i>	47,184	45,692	37,728	55,376	60,757
Public Works					
<i>Miles of Streets Resurfaced</i>	2.9	5.5	11.5	5.7	0
<i>Work Orders Completed</i>	161	390	268	432	298
<i>Encroachment Permits Issued</i>	386	437	403	390	337

SUMMARY OF REVENUE COLLECTED

DEPARTMENT ACCOUNTS	2014	2015	2016	2017	2018
Planning, Building, and Community Preservation					
<i>Business Licenses</i>	\$207,664	\$201,004	\$234,347	\$202,810	\$203,207
<i>Building Permits</i>	\$872,545	\$1,077,484	\$1,062,097	\$956,965	\$876,826
<i>Building Plan Checks</i>	\$434,344	\$653,622	\$645,068	\$730,199	\$501,356
<i>Planning Applications</i>	\$210,650	\$234,576	\$185,058	\$124,825	\$137,474
<i>Administrative Citations</i>	\$58,627	\$49,057	\$69,998	\$87,113	\$95,697
<i>Animal Licenses</i>	\$66,544	\$46,625	\$35,260	\$43,319	\$39,877
Total	\$1,850,374	\$2,192,368	\$2,231,828	\$2,145,231	\$1,854,437
Parking Permits					
<i>Overnight Parking Permits</i>	\$221,643	\$229,059	\$202,328	\$263,464	\$248,266
Total	\$221,643	\$229,059	\$202,328	\$263,464	\$248,266
Public Works					
<i>Encroachment Permits</i>	\$307,183	\$308,146	\$303,336	\$219,516	\$221,482
<i>Engineering Plan Review and In-Lieu Fees</i>	\$99,197	\$100,058	\$45,150	\$92,733	\$87,660
Total	\$406,380	\$408,204	\$348,486	\$312,249	\$309,142
Grand Total	\$2,478,397	\$2,899,632	\$2,782,641	\$2,720,944	\$2,411,845

Note: Adjusted for inflation to 2018 dollars

