



COMMUNITY DEVELOPMENT DEPARTMENT

ANNUAL REPORT

CALENDAR YEAR 2019

SUMMARY

This report provides a summary of the Community Development Department's activities for calendar year 2019, with comparisons to prior calendar years. Since 2016 several key indicators (total revenue, total building permits, and planning applications for new multi-family and single-family projects) have been in decline. However, in 2019 that decline has now levelled off. Below is a summary of some of the most notable trends.

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 2019. Other notable trends in 2019 are below.

- Building permits issued for new single-family dwellings have remained constant since 2018.
- A 41 percent decrease in minor site plan reviews (two-story, single-family houses) since the peak in 2016.
- A 36 percent increase in permits issued for accessory dwelling units (ADUs).
- An 8 percent decrease in building permit fees.

In addition to regular planning applications, the City's planners completed the City's first comprehensive Zoning Code Update since the City was incorporated in 1960. Notably, the City also approved the first mixed use project within the Crossroads Specific Plan, a four-story building with 73 residential units and 15,000 square feet of commercial space.

The **Community Preservation** function saw a decline in activity in 2019 due to a reduction in staff and the training of a new inspector. Despite this, Community Preservation opened 1,643 code compliance cases in 2019, which was a 29 percent increase over 2016. The largest number of cases were for property maintenance. Of the 1,643 code compliance cases, 16 percent were initiated at the request of the public. 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 (1.1 percent).

The **Infrastructure and Maintenance Division** spent 2019 working on updates to the Pavement Management Program and Americans with Disabilities Act (ADA) Transition Plan. The City completed a major repaving project on Rosemead Boulevard, paving 1.9 miles of city streets. On the maintenance side, the City's crew completed 877 work orders, nearly 600 more than 2018. It should be noted that some of this is likely due to better record keeping.

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. In addition to this, the maintenance crew also replaced 440 linear feet of sidewalk.

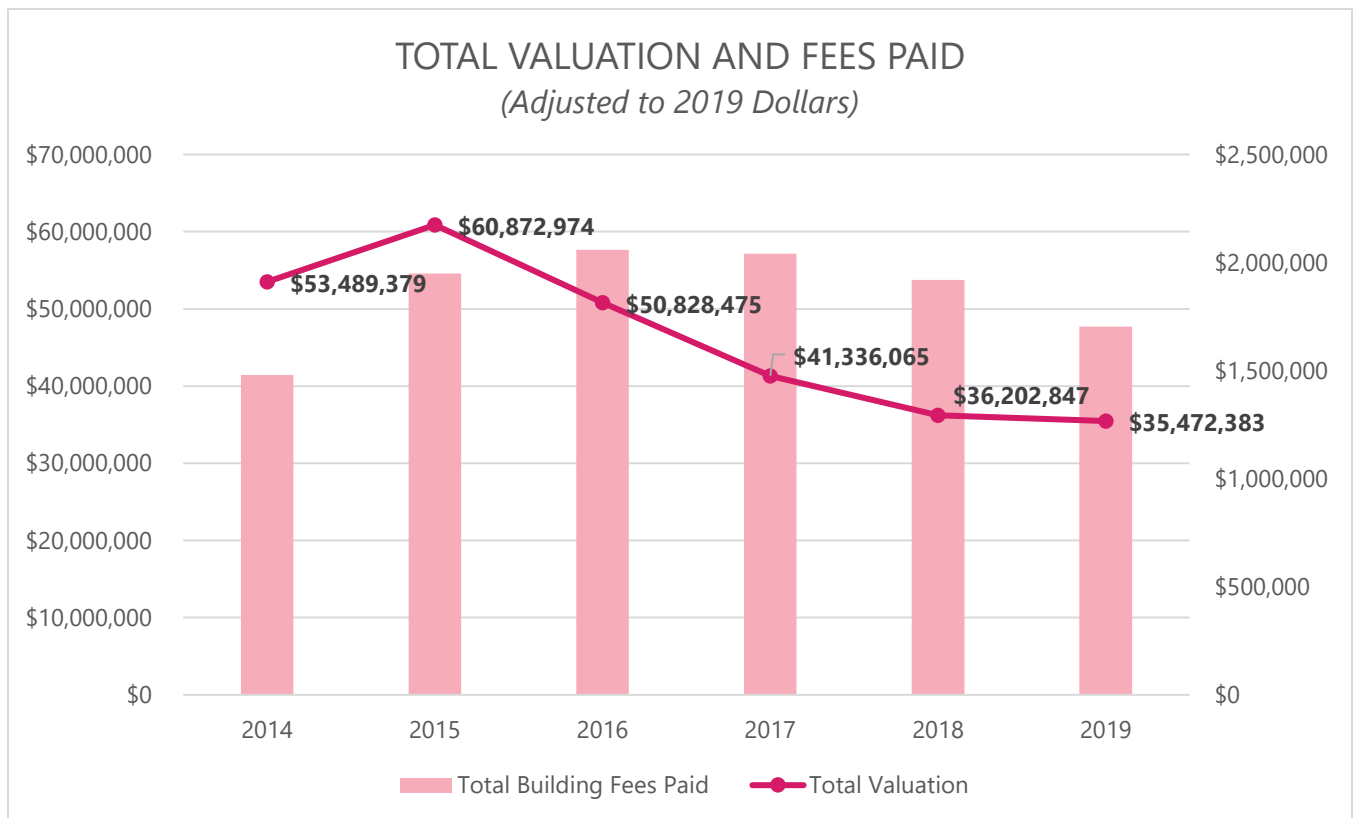
Revenues this year decreased overall from last year, consistent with the decline in building permit valuation and fewer large planning project applications.

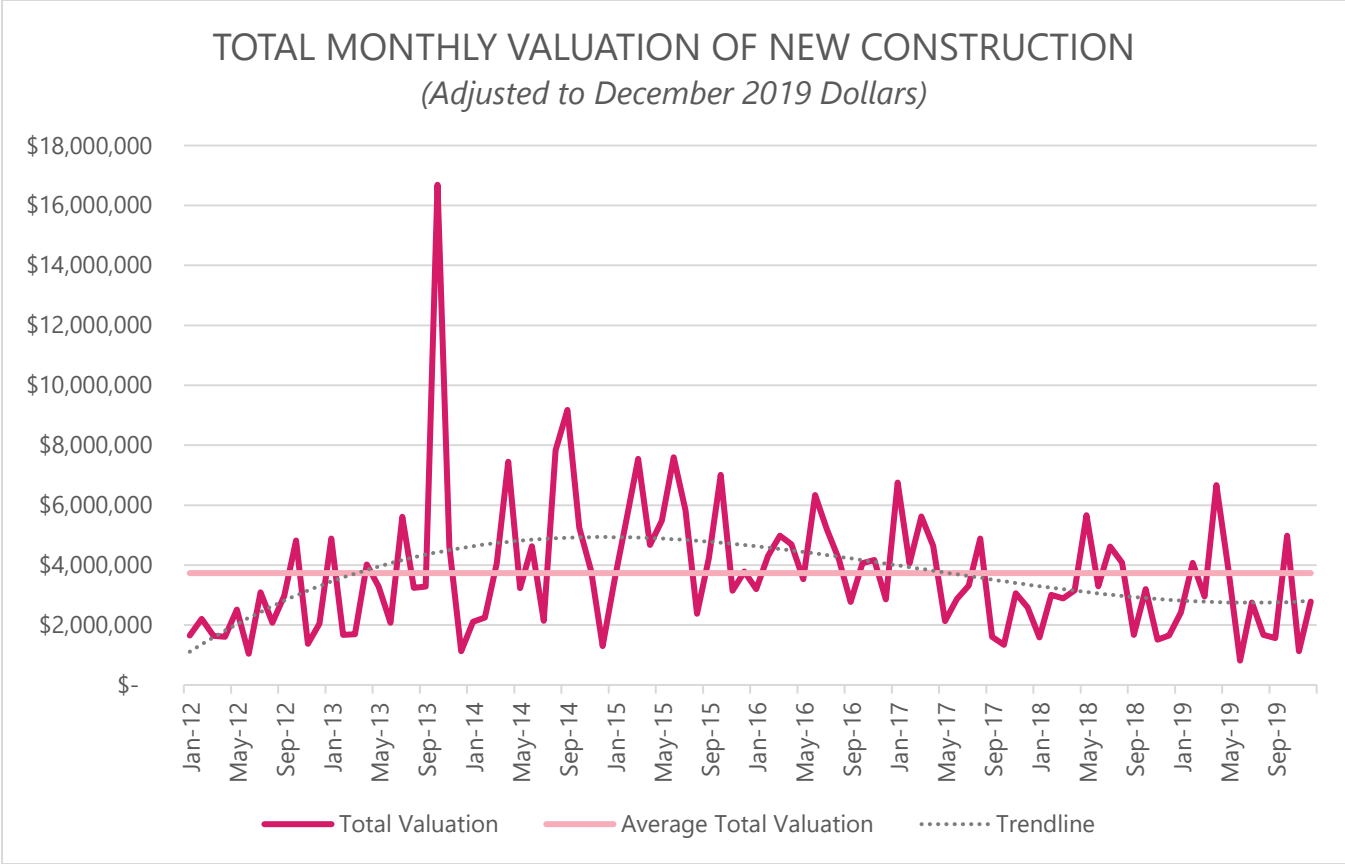
BUILDING PERMIT ACTIVITY

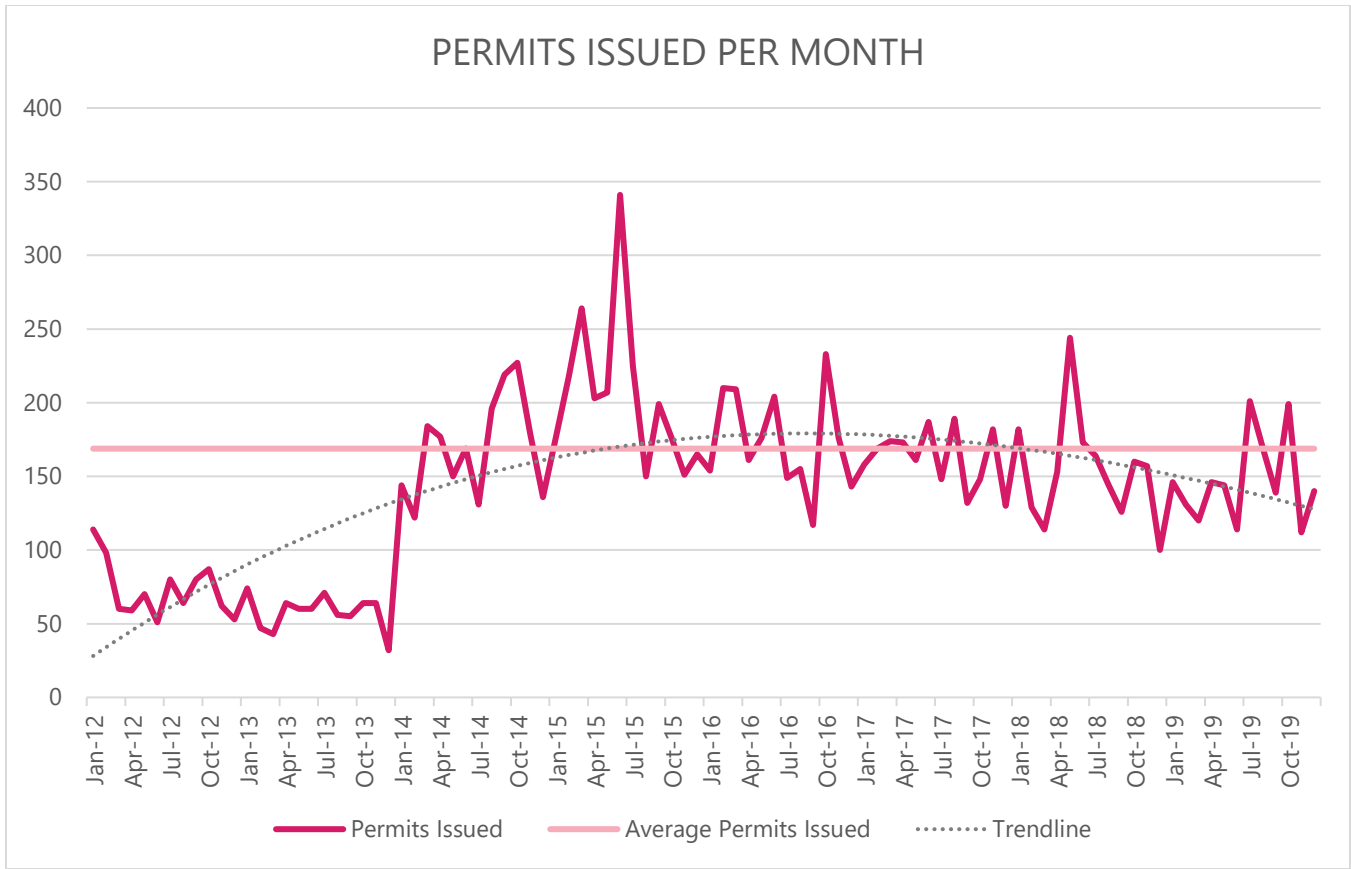
ACTIVITY TYPE	2014	2015	2016	2017	2018	2019
Permits						
Total Valuation	\$53,489,379	\$60,872,974	\$50,828,475	\$41,336,065	\$36,202,847	\$35,472,383
Total Fees Paid*	\$1,357,267	\$1,788,650	\$1,888,702	\$1,962,344	\$1,881,423	\$1,703,341
Permits Issued**	2,095	2,475	2,090	1,951	1,846	1,761
Permits Finaled	1,690	2,109	1,462	1,595	1,846	1,330

* Includes permit and plan check fees

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





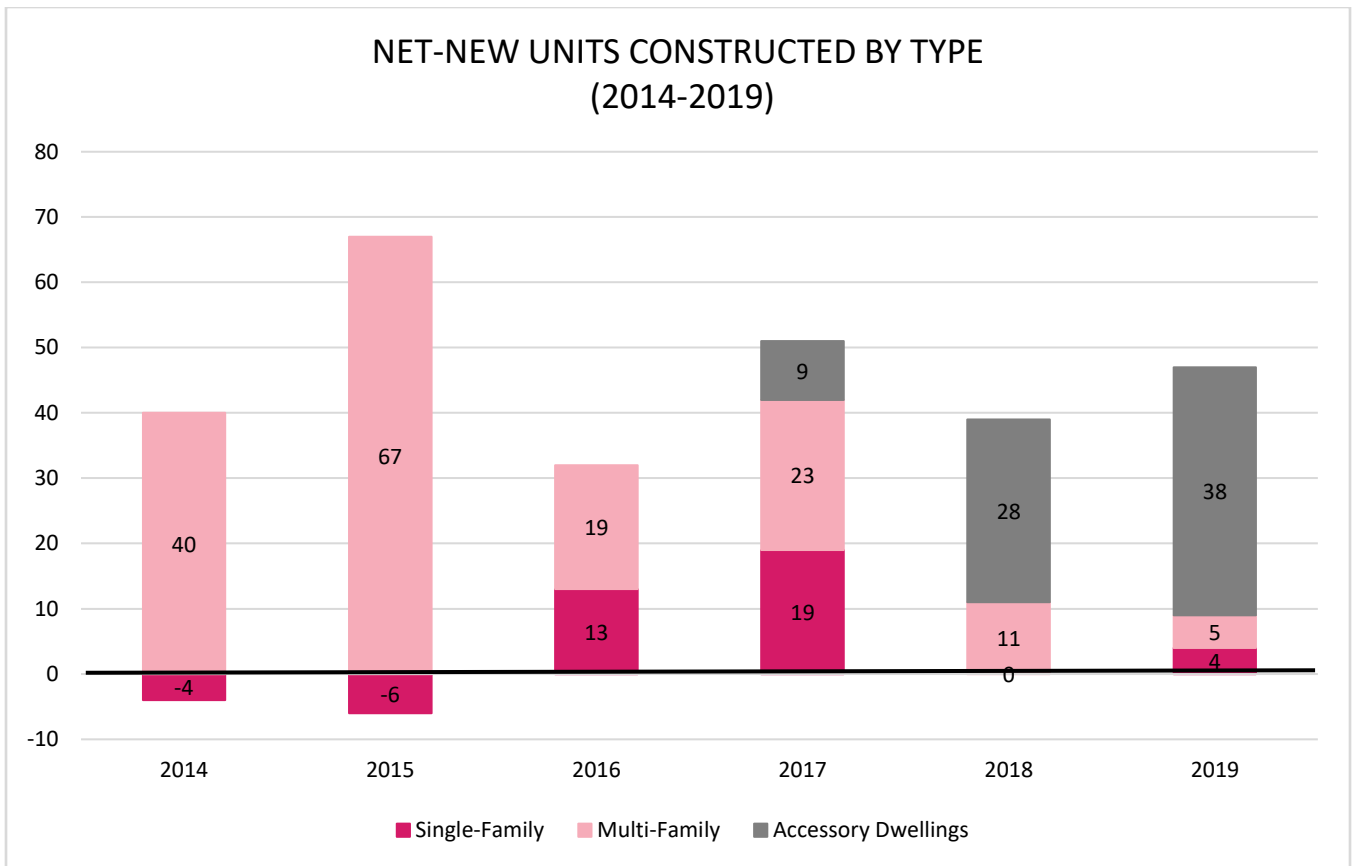


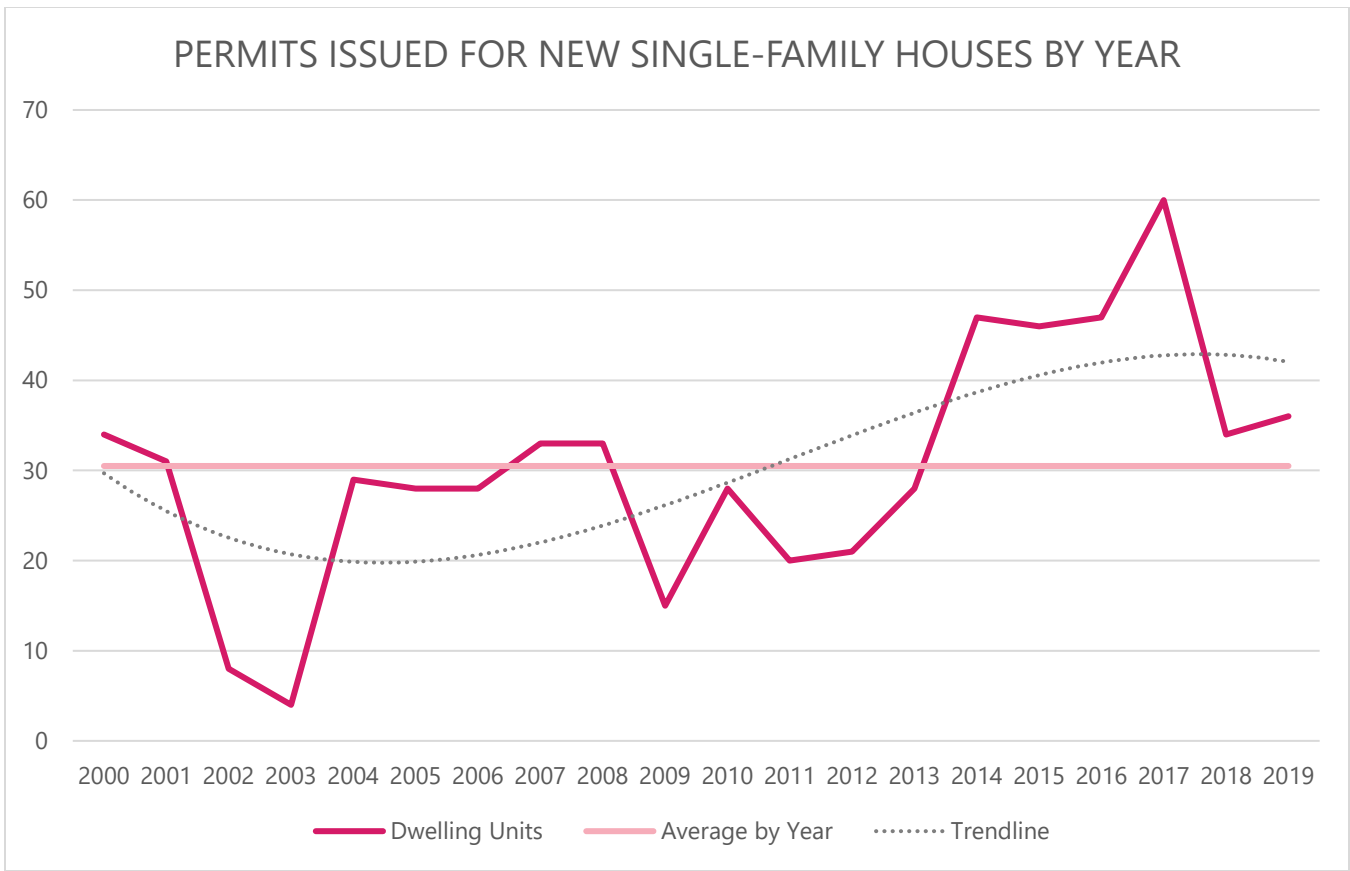
HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

ACTIVITY TYPE	2014	2015	2016	2017	2018	2019
Single Family						
<i>Units Constructed</i>	55	52	51	51	34	36
<i>Units Demolished</i>	59	58	38	32	34	32
Net New Units	-4	-6	13	19	0	4
Multi-Family*						
<i>Units Constructed</i>	50	67	37	31	22	5
<i>Units Demolished</i>	10	0	18	8	11	0
Net New Units	40	67	19	23	11	5
Accessory Dwelling Units**						
<i>Units Constructed</i>				9	28	38

* 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 2019, BY VALUATION

ADDRESS	DESCRIPTION	VALUATION	FEES PAID*
5350-5358 McCulloch Ave	5-Unit Condominium Development	\$ 1,007,942.41	\$ 58,077.28
6158 Muscatel Ave	New Single Family Dwelling	\$ 750,000.00	\$ 17,881.37
6157 Reno Ave	New Single Family Dwelling	\$ 608,400.00	\$ 14,037.33
5424 Temple City Blvd	New Single Family Dwelling	\$ 588,446.76	\$ 14,996.13
9848 Miloann St	New Single Family Dwelling	\$ 583,979.85	\$ 13,874.90
9842 Val St	Single Family Dwelling	\$ 573,499.94	\$ 13,400.99
10039 Green St	New Single Family Dwelling	\$ 565,079.14	\$ 13,909.48
5428 Temple City Blvd	New Single Family Dwelling	\$ 553,162.50	\$ 14,453.39
9238 Blackley St	Single Family Dwelling	\$ 551,667.36	\$ 12,998.06
6043 Rowland Ave	New Single Family Dwelling	\$ 547,265.60	\$ 12,920.12

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

PUBLIC COUNTER ACTIVITY

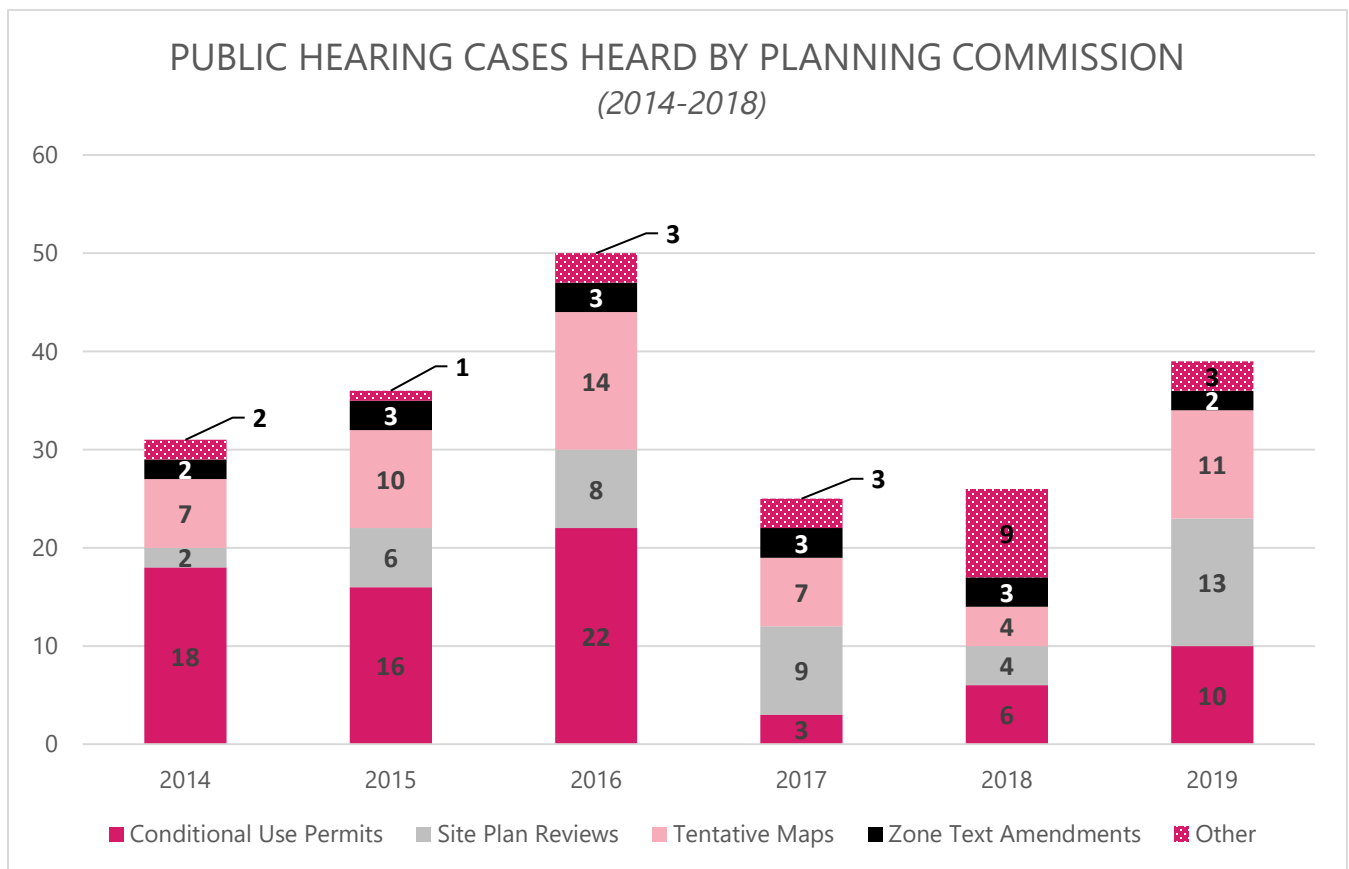
	2014	2015	2016	2017	2018	2019
Counter Service	Customers	Customers	Customers	Customers	Customers	Customers
<i>Building & Safety</i>	2,921	3,431	3,351	3,167	3,323	3,108
<i>Business License</i>	697	807	816	578	837	736
<i>Cashier</i>	Not Available	Not Available	1,674	2,459	2,587	2814
<i>Parking Citations</i>	1,668	987	775	1,660	1,389	1202
<i>Parking Permits</i>	1,064	826	1,017	1,147	1,063	1,298
<i>Planning</i>	3,577	3,599	3,353	3,359	3,792	3,748
<i>Public Works</i>	134	227	227	187	191	176
Total	10,061	9,877	11,213	12,557	13,182	13,082



PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2014	2015	2016	2017	2018	2019
Planning Commission Meetings	14	17	15	13	17	16
Public Hearing Entitlements Reviewed by Planning Commission						
<i>Conditional Use Permits</i>	18	16	22	3	6	10
<i>Site Plan Reviews</i>	2	6	8	9	4	8
<i>Tentative Maps</i>	7	10	14	7	4	11
<i>Zone Text Amendments</i>	2	3	3	3	3	2
<i>Other</i>	2	1	3	3	9	3
Total	31	36	50	25	26	39

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

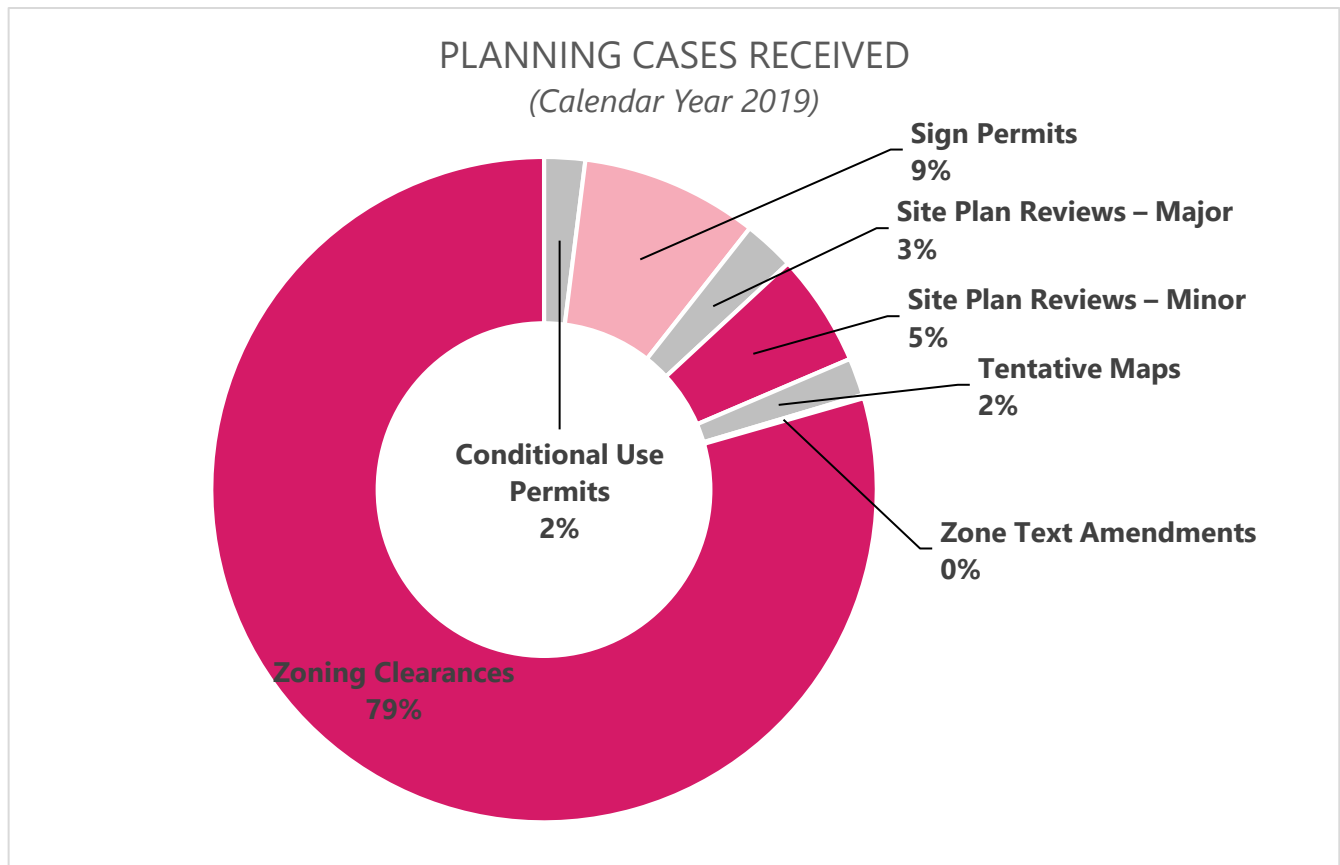


PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

	2014	2015	2016	2017	2018	2019
Number of Cases Received						
<i>Conditional Use Permits</i>	7	20	14	5	9	12
<i>Lot Line Adjustments</i>	1	1	3	0	0	0
<i>Modifications</i>	1	3	7	0	0	0
<i>Sign Permits</i>	22	39	65	68	67	52
<i>Site Plan Reviews – Major</i>	1	4	17	16	12	15
<i>Site Plan Reviews – Minor*</i>			56	41	39	33
<i>Tentative Maps</i>	10	14	18	5	4	11
<i>Zone Variances</i>	0	1	1	0	2	0
<i>Zone Text Amendments**</i>	0	5	5	3	1	1
<i>Zoning Clearance*</i>	98	265	210	362	373	479
Total	140	352	396	500	507	603

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

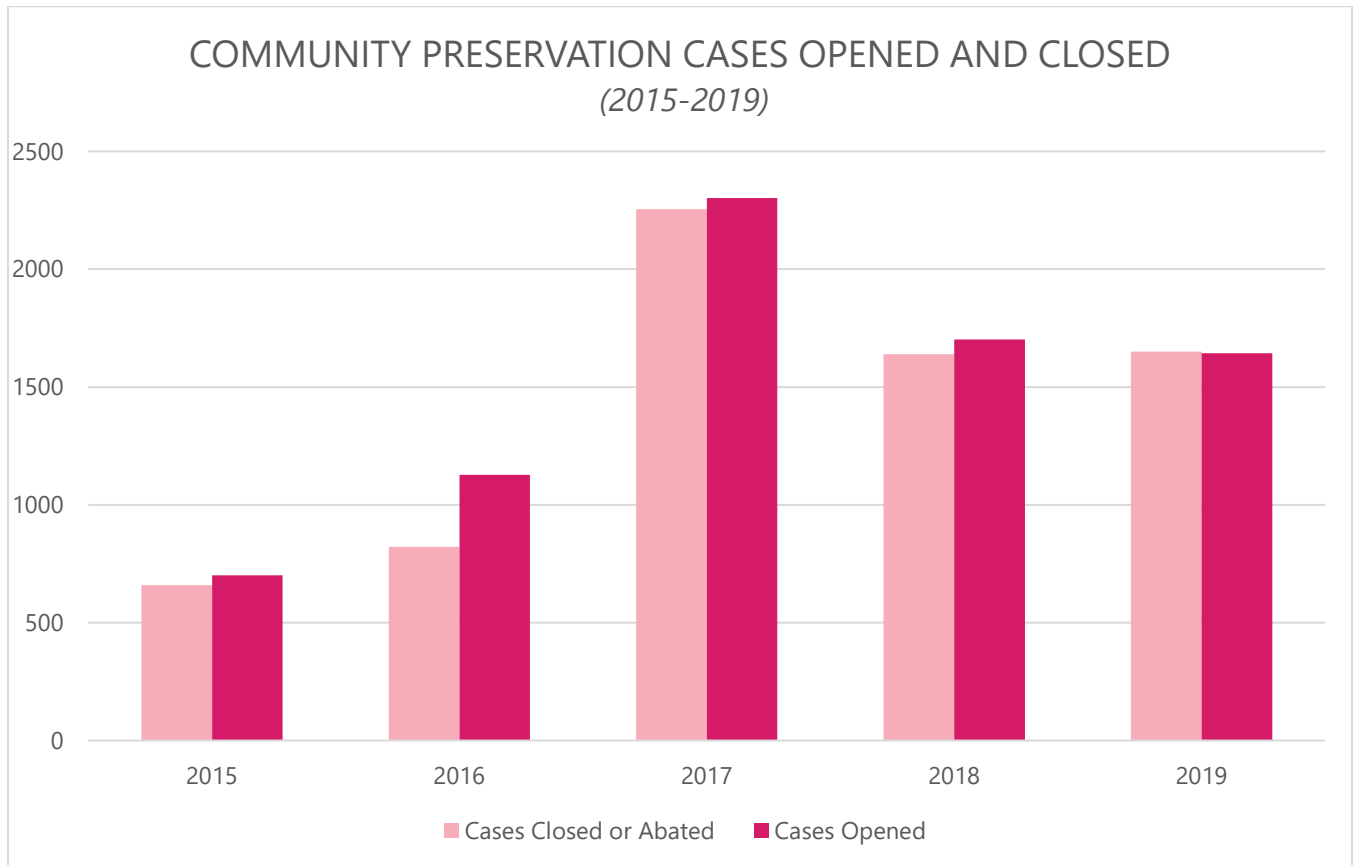
** City initiated



COMMUNITY PRESERVATION ACTIVITY

	2015	2016	2017	2018	2019
Cases Opened Total	701	1,128	2,302	1,702	1,643
Cases Opened by Initiator					
<i>Public</i>	N/A	42%	14%	22%	16%
<i>Inspector</i>	N/A	40%	79%	64%	74%
<i>Other</i>	N/A	18%	7%	1%	10%
Total Closed or Abated	659	822	2,254	1,639	1,650
Cases Closed or Abated by Duration					
<i>Within 7 Days</i>	46%	41%	29%	26%	30%
<i>Within 14 Days</i>	59%	64%	62%	57%	63%
<i>Average Case Duration (Days)</i>	22	20	18	22	29
<i>Without Citations</i>	93.3%	99.6%	99.9%	98.5%	98.9%

Note: Data for 2014 unavailable

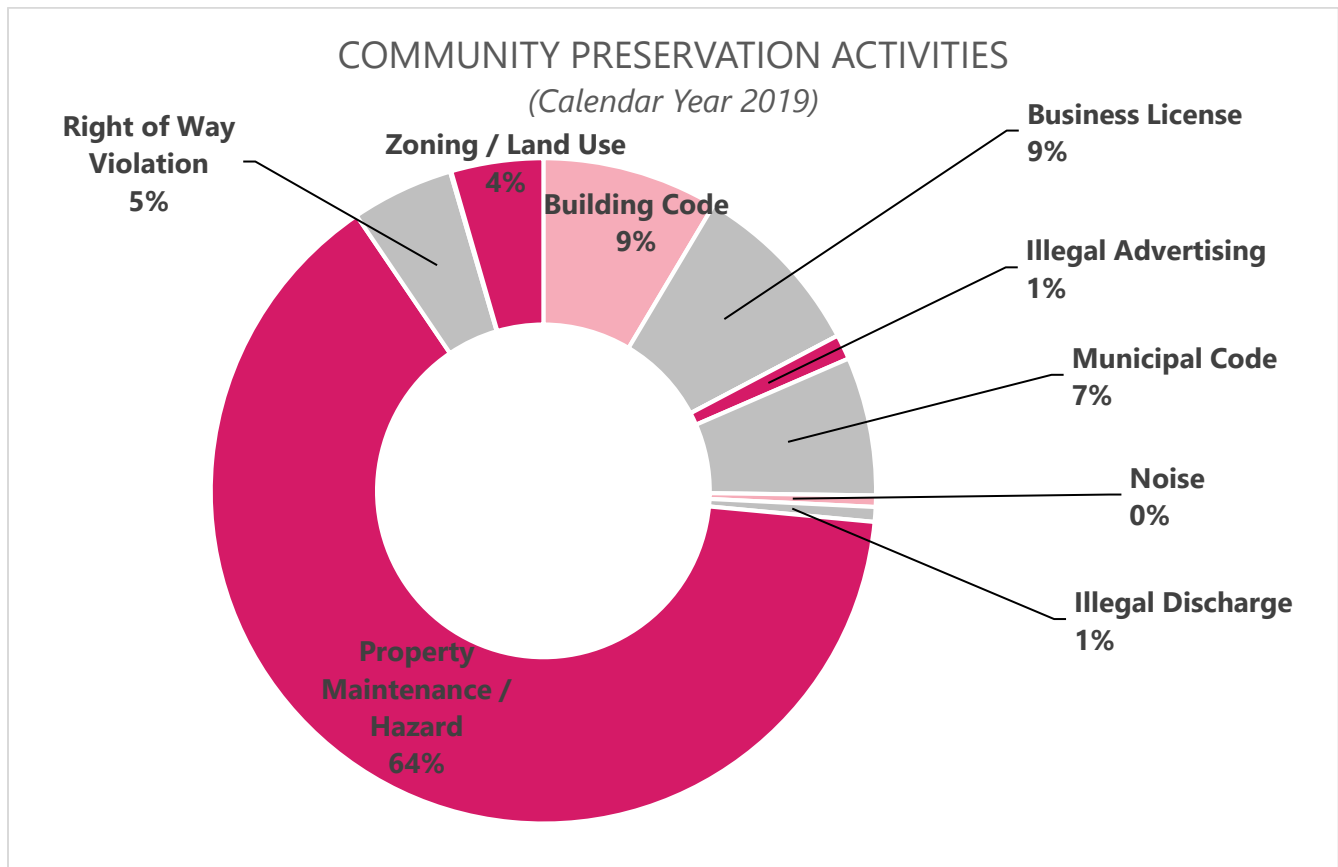


COMMUNITY PRESERVATION CASE TYPES

	2015	2016	2017	2018	2019
Types of Violations*					
<i>Building Code</i>	107	99	209	187	155
<i>Business License</i>	124	90	90	140	158
<i>Graffiti</i>	3	1	3	0	0
<i>Illegal Advertising</i>	26	14	163	46	22
<i>Municipal Code</i>	157	110	147	119	122
<i>Noise</i>	9	10	8	14	10
<i>Illegal Discharge</i>	20	10	17	21	13
<i>Property Maintenance & Overgrown Vegetation</i>	167	629	1,638	1,135	1,160
<i>Right of Way Violation</i>	32	34	97	78	90
<i>Yard Sale</i>	30	41	16	1	1
<i>Zoning / Land Use</i>	26	23	54	88	81

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	2019
Parking Permits Issued						
<i>Annual and Monthly Overnight Parking Permits</i>	902	970	1,057	1,108	1,175	1,298
<i>Daily Overnight Permits</i>	47,184	45,692	37,728	55,376	60,757	68,892
Public Works						
<i>Miles of Streets Resurfaced</i>	2.9	5.5	11.5	5.7	0	1.9
<i>Work Orders Completed</i>	161	390	268	432	298	877
<i>Encroachment Permits Issued</i>	386	437	403	390	337	313

SUMMARY OF REVENUE COLLECTED

DEPARTMENT	2014	2015	2016	2017	2018	2019
Planning, Building, and Community Preservation						
<i>Business Licenses</i>	\$211,546	\$204,761	\$234,347	\$200,878	\$207,271	\$194,436
<i>Building Permits</i>	\$888,855	\$1,097,623	\$1,062,097	\$947,851	\$894,363	\$869,443
<i>Building Plan Checks</i>	\$442,463	\$665,840	\$645,068	\$723,245	\$511,383	\$538,361
<i>Planning Applications</i>	\$214,587	\$238,961	\$185,058	\$123,636	\$140,223	\$230,619
<i>Administrative Citations</i>	\$59,723	\$49,974	\$69,998	\$86,284	\$97,611	\$56,426
<i>Animal Licenses</i>	\$67,788	\$47,497	\$35,260	\$42,906	\$40,675	\$37,022
Total	\$1,884,962	\$2,304,656	\$2,231,828	\$2,124,800	\$1,891,526	\$1,926,307
Parking Permits						
<i>Overnight Parking Permits</i>	\$225,786	\$233,341	\$202,328	\$260,955	\$253,231	\$288,383
Total	\$225,786	\$233,341	\$202,328	\$260,955	\$253,231	\$288,383
Public Works						
<i>Encroachment Permits</i>	\$312,924	\$313,906	\$303,336	\$217,426	\$225,912	\$164,512
<i>Engineering Plan Review and In-Lieu Fees</i>	\$101,052	\$101,928	\$45,150	\$91,850	\$89,413	\$39,335
Total	\$413,976	\$415,834	\$348,486	\$309,275	\$315,325	\$203,847
Grand Total	\$2,526,918	\$2,956,027	\$2,784,778	\$2,697,128	\$2,460,082	\$2,418,537

Note: Adjusted for inflation to 2019 dollars

