



COMMUNITY DEVELOPMENT DEPARTMENT

ANNUAL REPORT

CALENDAR YEAR 2021

SUMMARY

2021 and 2020 were transformative years for Temple City's Community Development Department. Since 2016, several key indicators have been in decline. However, 2020 saw a levelling off and in 2021 there was a rise in important indicators such as total building permits issued, building permit valuation, housing construction, larger planning cases, and revenue. Below is a summary of the most notable trends.

The City saw a dramatic rebound in new **building construction**, a 43 percent increase in building permit valuation and a 33 percent increase in the number of new permits. This activity was a bit dampened by inflation in building materials and slowdowns caused by COVID, which likely caused a reduction in the number of building permits final-ed. The City issued permits for its first mixed-use project within the Crossroads Specific Plan (5570 Rosemead Boulevard). While this helped elevate the City's overall totals, the rest of the activity was remarkably void of multi-family projects. However, this is not the case for the planning process where in 2021, planners reviewed or took in 4 multi-family projects.

The building and planning staff continue to review a substantial number of **accessory dwelling unit (ADU)** cases. 29 permits were issued for ADUs (the second highest year on records) and the planning staff received 73 applications. These new housing units have helped pick up the slack where multi-family construction has slowed since 2015.

From a **customer service perspective**, in early 2021, the Community Development Department operated entirely using digital platforms and tools. In May of 2021, the City reopened its doors to the public as vaccinations became available and COVID cases declined. This provided the staff the opportunity to rollout an appointment system for in-person or virtual meetings. The building and planning staff receive more than three-quarters of submittals electronically. All plans are reviewed and stored electronically. This has meant less need for customers to come to City Hall, which has resulted in saving staff and customers time and money. It has also allowed applicants the ability to submit plans 24 hours a day, 7 days a week. The appointment system has also saved customers time by replacing the normal counter queue with appointments.

Planning staff has made substantial progress on several long-range planning projects including:

- An update to the General Plan's Housing Element
- New objective design standards for the Multi-Family Zones
- Zoning Code Amendments related to SB-9, an annual clean up (Series B), and an amendment to the Crossroads Specific Plan

Other significant planning projects under review include:

- 9465 Las Tunas Drive, a 46-dwelling unit, mixed-use project

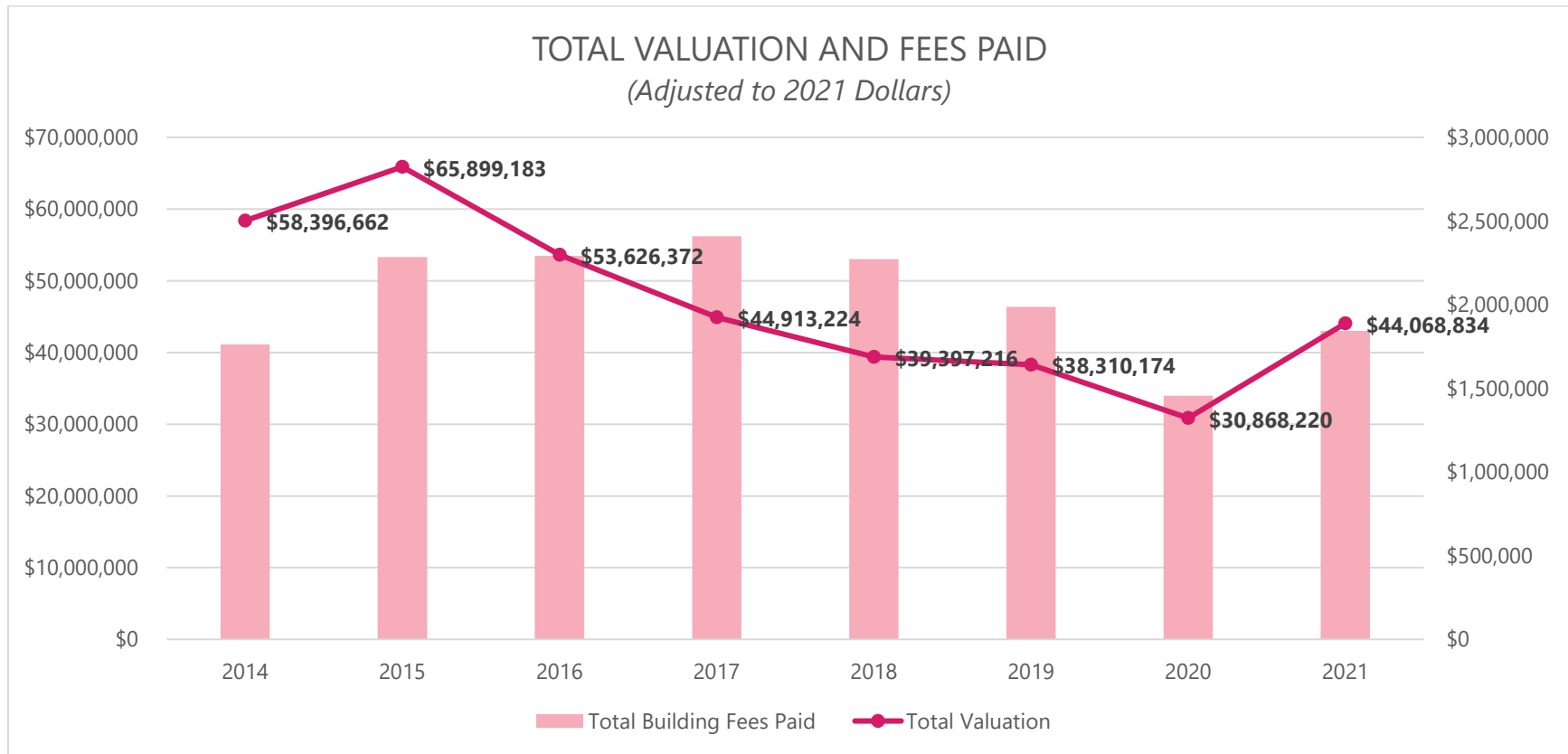
- The subdivision of the Nazarene retirement community, Casa Robles, into 23 new single-family lots
- 5430 Rosemead Boulevard, a 26-unit apartment building
- 5665 Rosemead Boulevard, a façade and landscape improvement with an interior remodel

The General Plan and Comprehensive Zoning Code Update has reduced costs to applicants and the time it takes to review certain applications. More projects are categorized as zoning clearances, which helps expedite plan review. For instance, where all restaurants used to require a conditional use permit, those standards conditions of approval were added to the Code. Now, only restaurants that use public parking or sell alcohol require a conditional use permit.

The **Community Preservation** staff managed to keep active despite operating with just one inspector. We now have two inspectors, again, and the number of cases proactively opened are increasing already. The inspector's good relations with the community remains a priority; approximately 99 percent of cases are closed voluntarily without the need to write administrative citations.

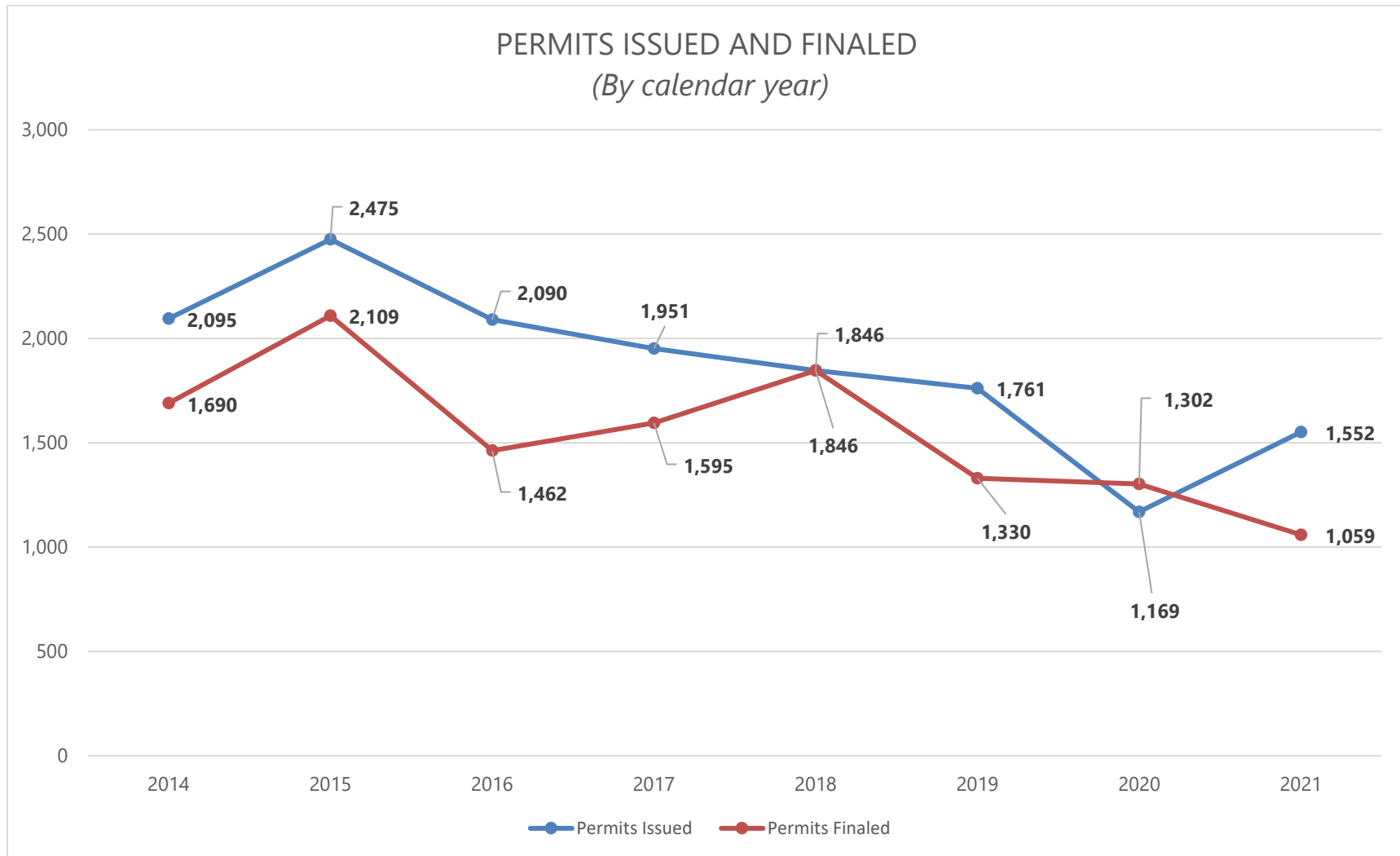
A big challenge for the Community Development Department in 2021 was re-instituting **overnight parking regulations**. Within a short period, staff reviewed application requests for both 2021 and 2022. As many new people applied who did not know the City's process or regulations, it was more difficult than previous years. But the staff reviewed and approved over 1,000 applications.

The **Public Works Infrastructure and Maintenance Division** worked hard, increasing the number of work orders completed by 20 percent. Also, the Public Works staff oversaw the repaving of 1.1 miles of city streets.



* Includes permit and plan check fees

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

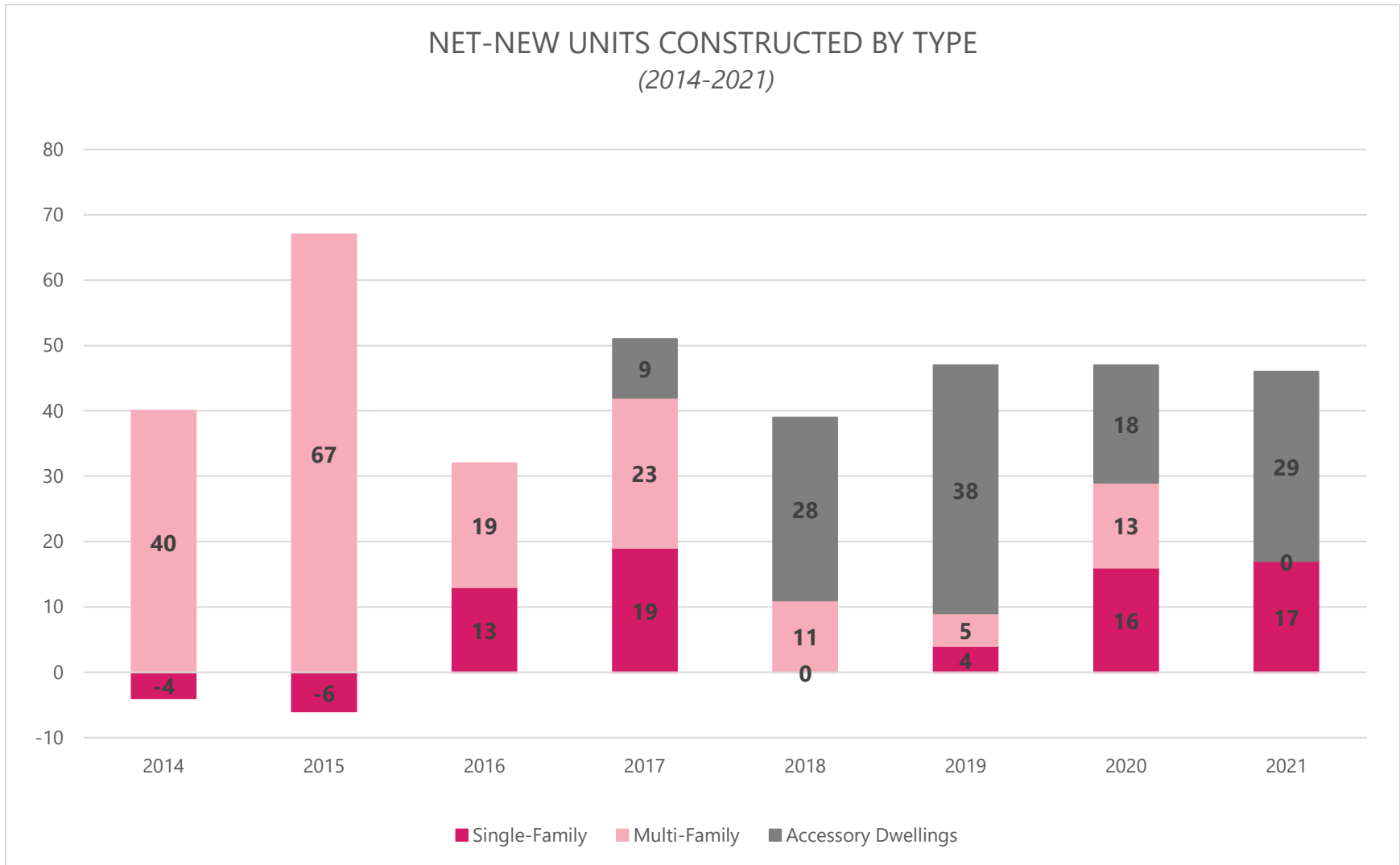


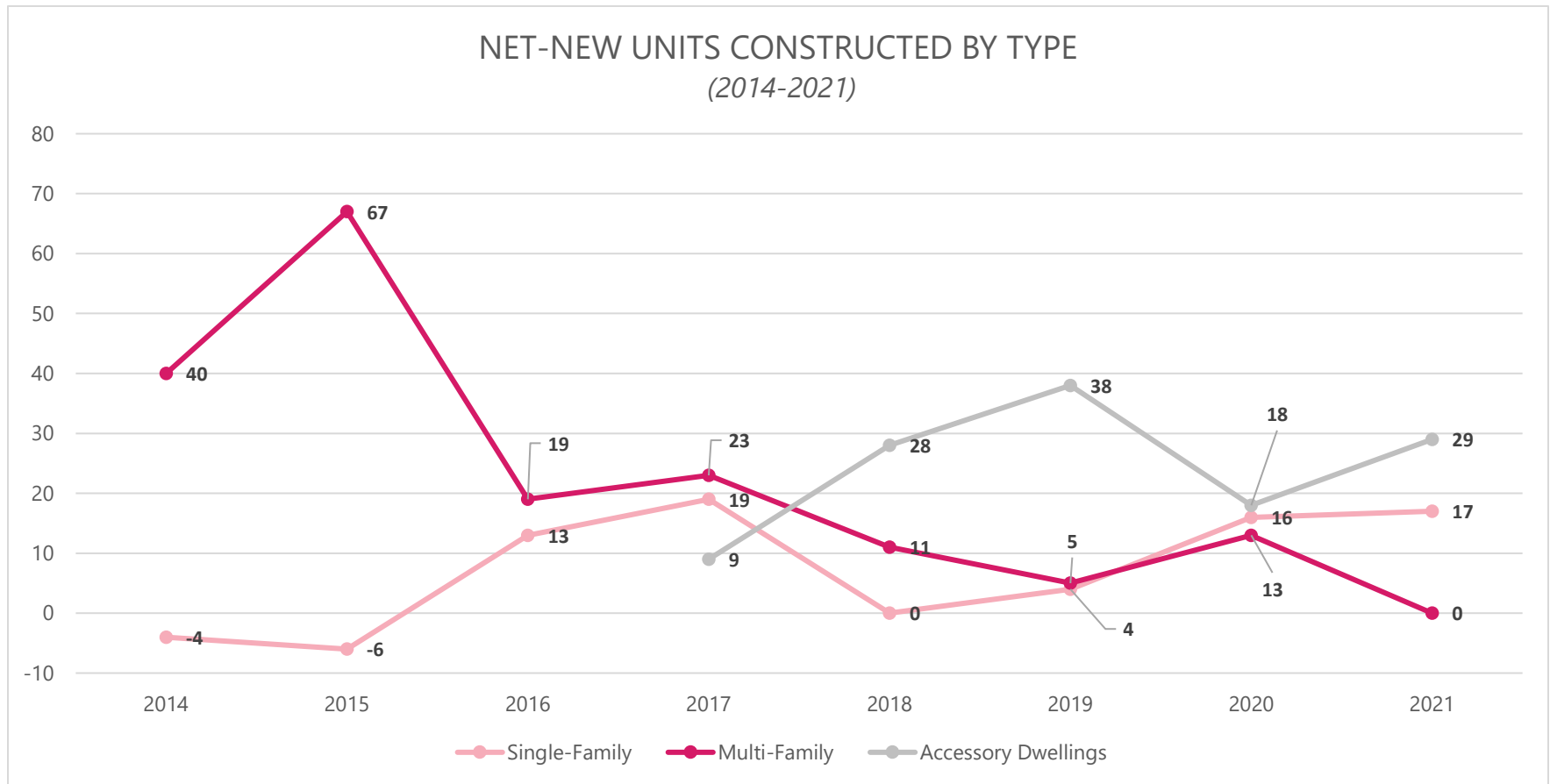
HOUSING CONSTRUCTION ACTIVITY (BASED ON PERMITS ISSUED)

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021
Single Family							
<i>Units Constructed</i>	52	51	51	34	36	28	27
<i>Units Demolished</i>	58	38	32	34	32	12	10
Net New Units	-6	13	19	0	4	16	17
Multi-Family*							
<i>Units Constructed</i>	67	37	31	22	5	17	0
<i>Units Demolished</i>	0	18	8	11	0	4	0
Net New Units	67	19	23	11	5	13	0
Accessory Dwelling Units**							
<i>Units Constructed</i>			9	28	38	18	29
Total (Gross)	119	88	91	84	79	63	56
Total (Net-New)	61	32	51	39	47	47	46

* 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 2021, BY VALUATION

Address	Description	VALUATION	Fees Paid*
5570 Rosemead Boulevard	73-unit Mixed Use Development	\$21,083,212.80	\$488,539.09
10558 Olive Street	New Single Family-Dwelling	\$640,000.00	\$15,335.04
5926 Hart Avenue	New Single Family-Dwelling	\$582,000.00	\$14,120.53
10616 Olive Street	New Single Family-Dwelling	\$562,600.00	\$12,838.69
9722 Longden Avenue	New Single Family-Dwelling	\$550,000.00	\$15,229.90
10051 Olive Street	New Single Family-Dwelling	\$481,662.02	\$12,091.64
9638 Olive Street	New Single Family-Dwelling	\$478,800.00	\$12,868.05
6043 Kauffman Avenue	New Single Family-Dwelling	\$473,320.00	\$12,063.39
5102 Halifax Road	New Single Family-Dwelling	\$472,593.52	\$13,698.48
8632 Hermosa Drive Unit A-B	New Single Family-Dwelling with Attached Accessory Dwelling -Unit	\$439,985.42	\$12,021.17

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

CUSTOMER SERVICE ACTIVITY

	TOTAL
Building and Planning Applications	
<i>Building Plan Checks Digitally Submitted</i>	411 (100%)
<i>Online Permit Plan Check Payments</i>	931 (100%)
<i>Total Planning Applications</i>	430 (100%)
<i>Virtual Planning Applications</i>	317 (73%)

	TOTAL
Appointments	
<i>Total Building Appointments</i>	733
<i>Parking Tickets and Permits</i>	639
<i>Total Planning Appointments</i>	413
<i>Business Licenses</i>	131
<i>Tap Cards</i>	15
<i>Community Preservation</i>	8
<i>Receptionist Calls</i>	9,249

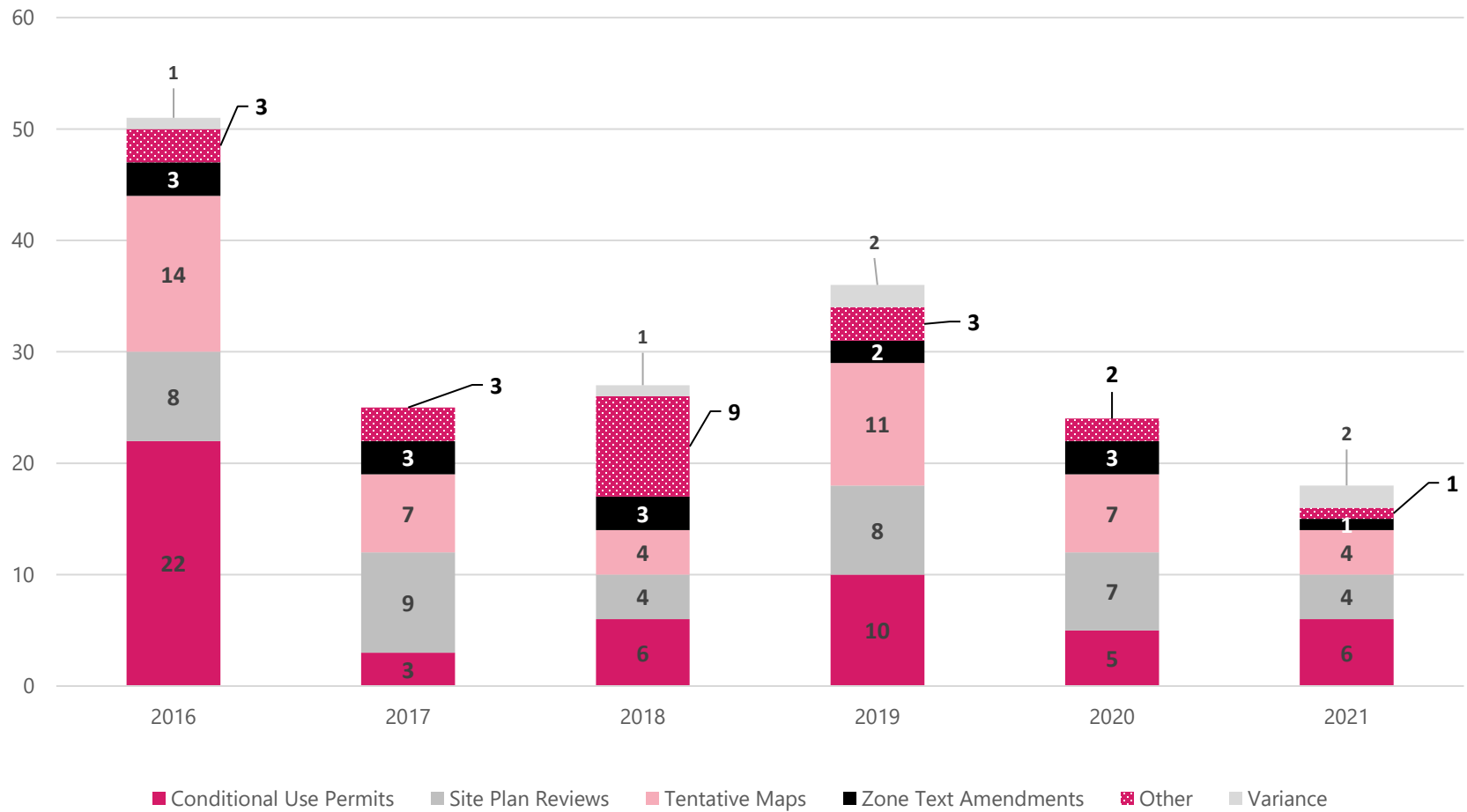
	TOTAL
Business Licenses	
<i>New Business Licenses Issued</i>	38
<i>Business License Renewals</i>	834
Total	872

PLANNING COMMISSION ACTIVITY

ACTIVITY TYPE	2016	2017	2018	2019	2020	2021
Planning Commission Meetings	15	13	17	16	11	9
Public Hearing Entitlements Reviewed by Planning Commission						
<i>Conditional Use Permits</i>	22	3	6	10	5	6
<i>Site Plan Reviews</i>	8	9	4	8	7	4
<i>Tentative Maps</i>	14	7	4	11	7	4
<i>Zone Text Amendments</i>	3	3	3	2	3	1
<i>Variance</i>	1	0	1	2	0	2
<i>Other</i>	3	3	9	3	2	1
Total	51	25	27	36	24	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
 (2015-2021)

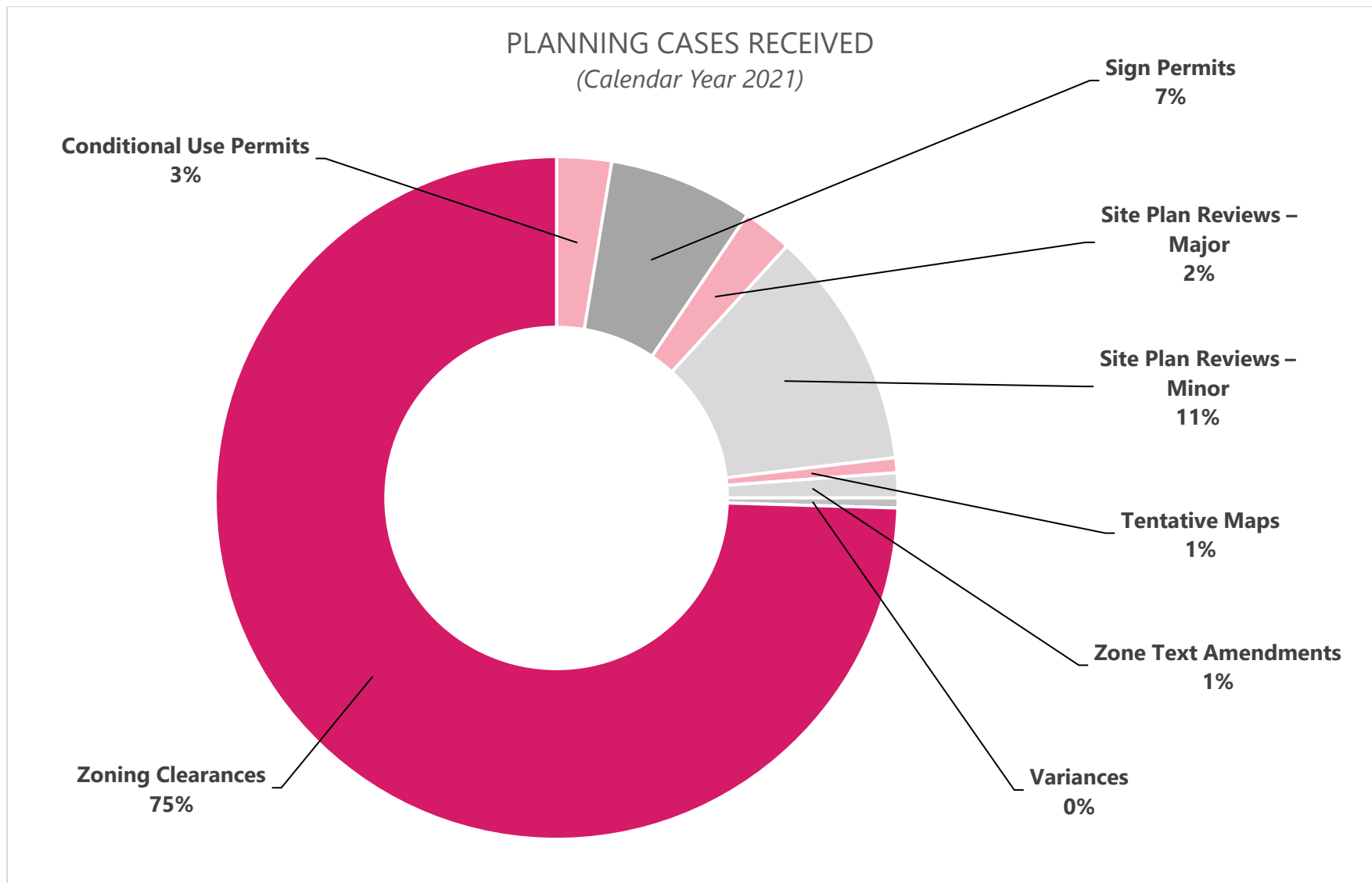


PLANNING PROJECT APPLICATIONS (CASES) RECEIVED

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

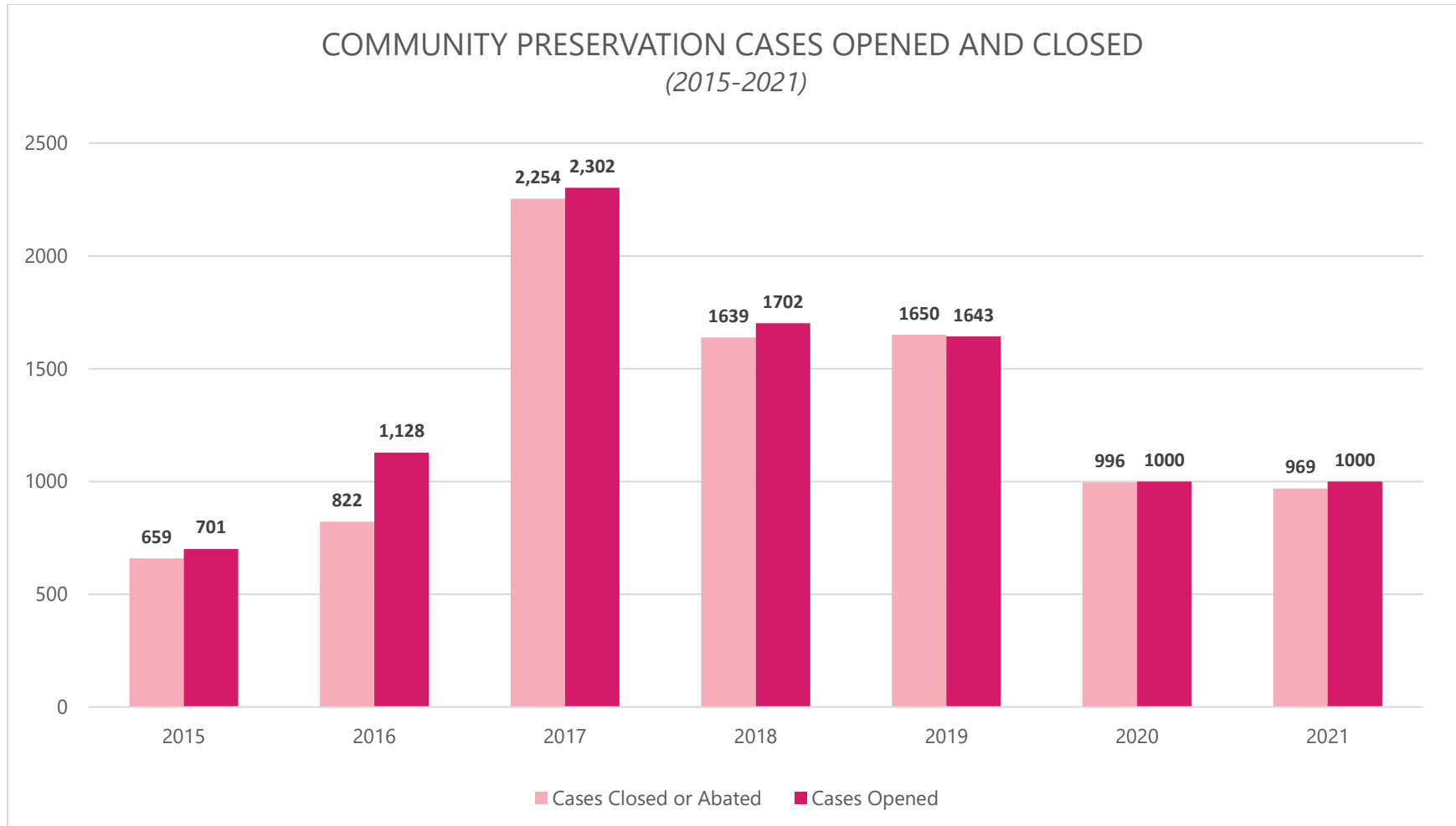
* Zoning Clearance data for 2014 and 2015 includes Site Plan Reviews – Minor. Data is not available separately for each application type prior to 2016.

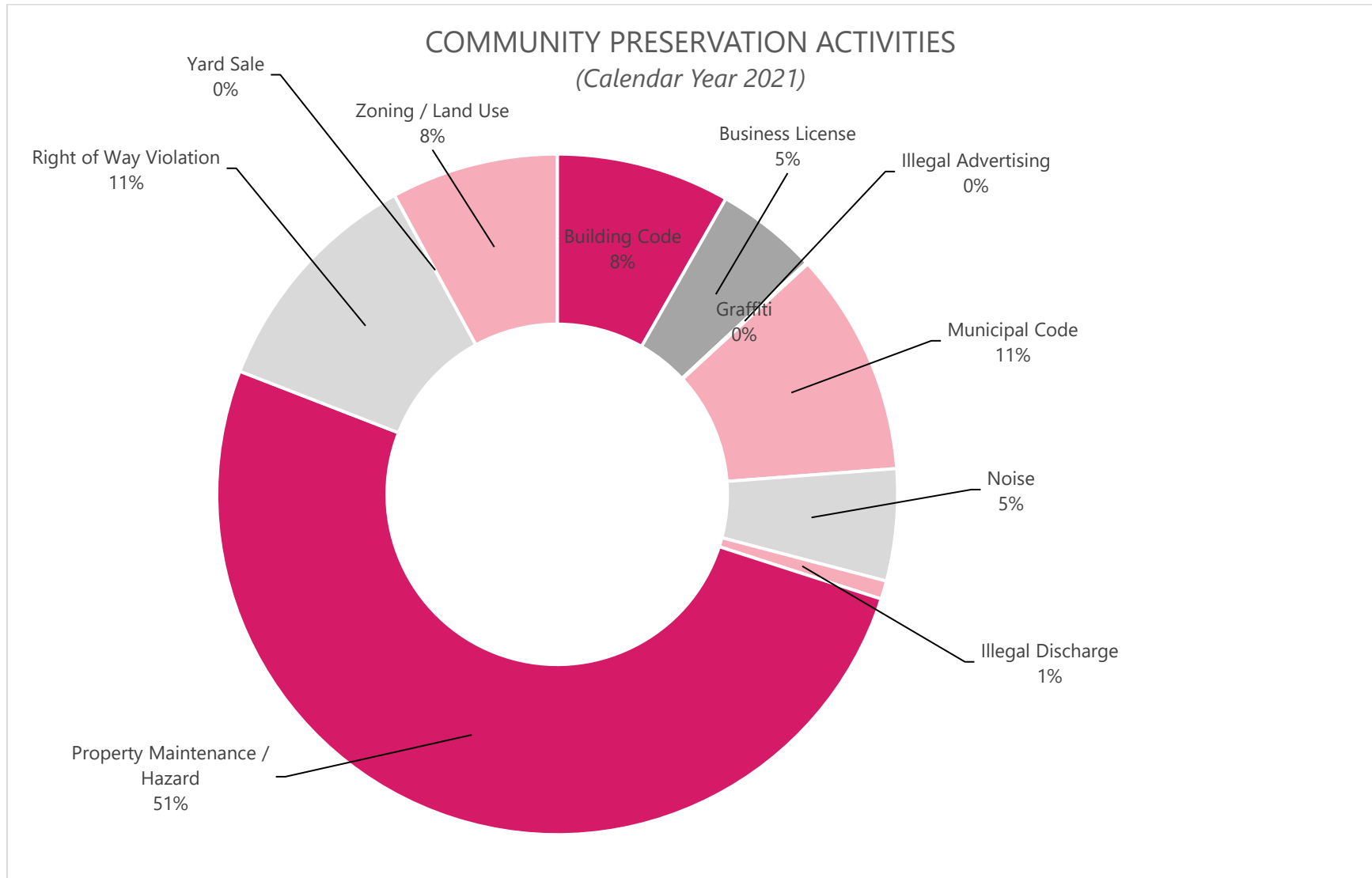
** City initiated

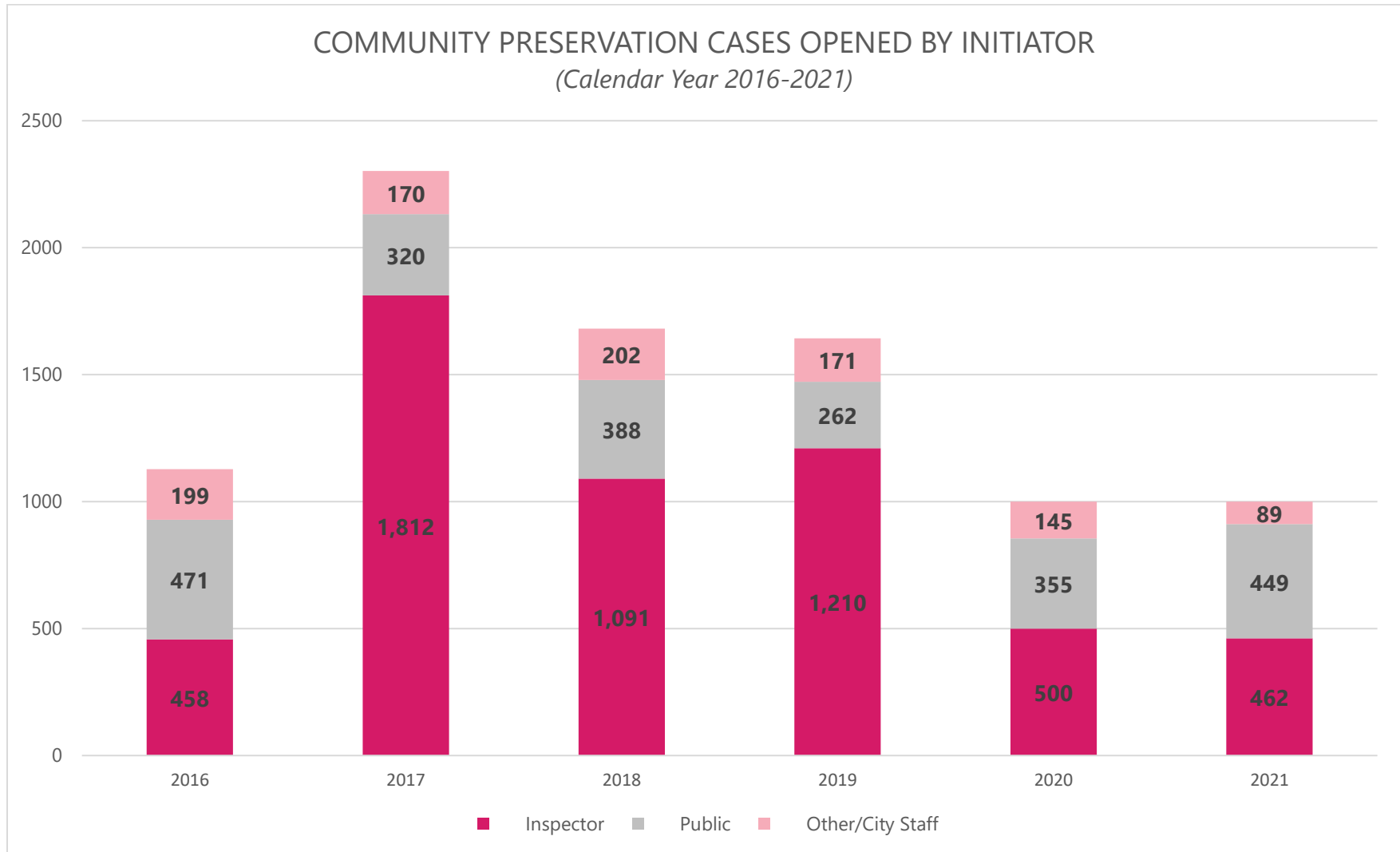


COMMUNITY PRESERVATION ACTIVITY

	2015	2016	2017	2018	2019	2020	2021
Cases Opened Total	701	1,128	2,302	1,702	1,643	1,000	1,000
Cases Opened by Initiator							
<i>Public</i>	N/A	42%	14%	22%	16%	35.5%	45%
<i>Inspector</i>	N/A	40%	79%	64%	74%	50%	46%
<i>Other</i>	N/A	18%	7%	1%	10%	14.5%	9%
Total Closed or Abated	659	822	2,254	1,639	1,650	996	969
Cases Closed or Abated by Duration							
<i>Within 7 Days</i>	46%	41%	29%	26%	30%	35%	26%
<i>Within 14 Days</i>	59%	64%	62%	57%	63%	62%	40%
<i>Average Case Duration (Days)</i>	22	20	18	22	29	20	18
<i>Without Citations</i>	93.3%	99.6%	99.9%	98.5%	98.9%	99.7%	99%







PARKING PERMIT AND PUBLIC WORKS ACTIVITY

ACTIVITY TYPE	2015	2016	2017	2018	2019	2020	2021
Parking Permits Issued							
<i>Annual and Monthly Overnight Parking Permits</i>	970	1,057	1,108	1,175	1,298	458	1,041
<i>Daily Overnight Permits</i>	45,692	37,728	55,376	60,757	68,892	N/A*	8,320
Public Works							
<i>Miles of Streets Resurfaced</i>	5.5	11.5	5.7	0	1.9	1.3	1.1
<i>Work Orders Completed</i>	390	268	432	298	877	824	1,119
<i>Encroachment Permits Issued</i>	437	403	390	337	313	230	319

*Overnight parking was not enforced due to the pandemic.

SUMMARY OF REVENUE COLLECTED

