

Community Development Department Narrative – May 2025

May 2025 was a dynamic month for the Development Services Department with a focus on civil service duties guiding a dedicated staff of three under new leadership through a demanding workload. Despite a frozen Planner position and the Code Enforcement Officer's upcoming move to the Police Department the team maintained a positive work environment. With major development projects in the pipeline robust permit activity and fee collection strengthened community development and regulatory compliance ensuring a thriving community.

Building Division

The Building Division maintained steady performance in May 2025, issuing 41 permits, consistent with the yearly average. Inspections reached 132, including 30 virtual inspections, enhanced by a collaborative and remote compliance pilot program. Building fees totaled \$37,596, driven by high-value projects like a \$450,000 tenant improvement for a Grocery Outlet. Dominant permit types included reroofing (9 permits), HVAC (7), and PV solar (5), reflecting trends in residential maintenance and renewable energy. The issuance of 14 certificates of lateral compliance, supported by the Real Estate Transfer Disclosure form, continued to streamline property transactions and support sewer drain maintenance.

Planning Division

The Planning Division processed a targeted set of applications in May 2025, including one conditional use permit, one site plan review, and one general plan amendment, supporting strategic community planning. Planning fees surged to \$10,500, a 123.4% increase from April's \$4,700, driven by complex project reviews.

Code Enforcement Division

The Code Enforcement Division sustained effective compliance efforts in May 2025, reducing active cases to 112 from April's 127 through efficient resolutions. The division anticipates continued compliance & case closures in June, ensuring alignment with community standards and regulatory goals.

PLANNING | BUILDING | CODE COMPLIANCE

PLANNING SUMMARY

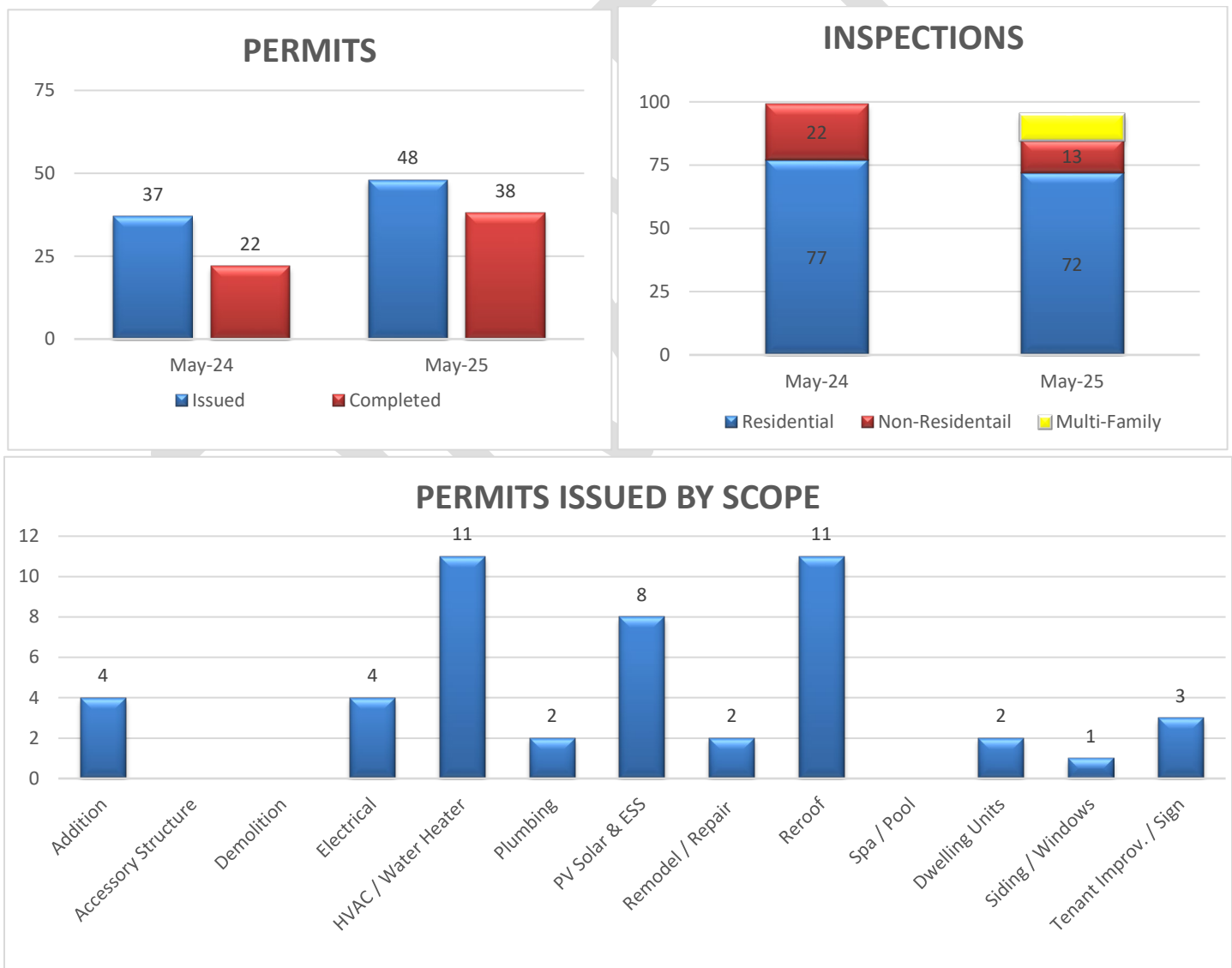
APPLICATIONS

- CONDITIONAL USE PERMIT: 1
- SITE PLAN REVIEW: 1
- GENERAL PLAN AMENDMENT: 1

BUILDING SUMMARY

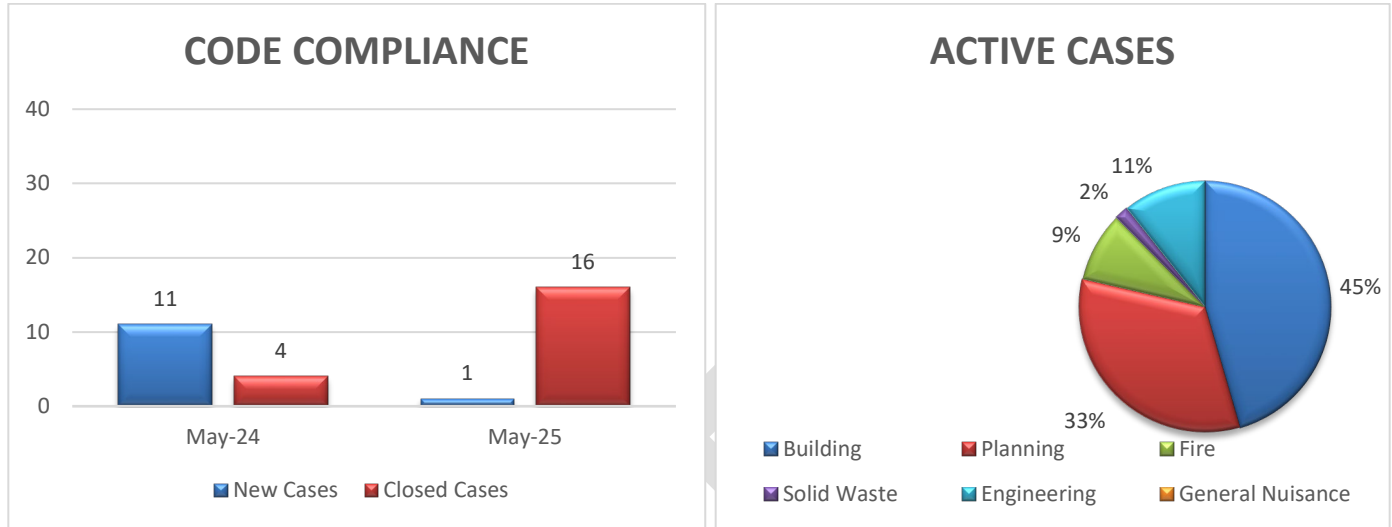
STATISTICS

- PLAN REVIEW: 17
- CERTIFICATE OF LATERAL COMPLIANCE: 14
- VIRTUAL INSPECTIONS: 30



CODE ENFORCEMENT SUMMARY

Active Cases: **112**



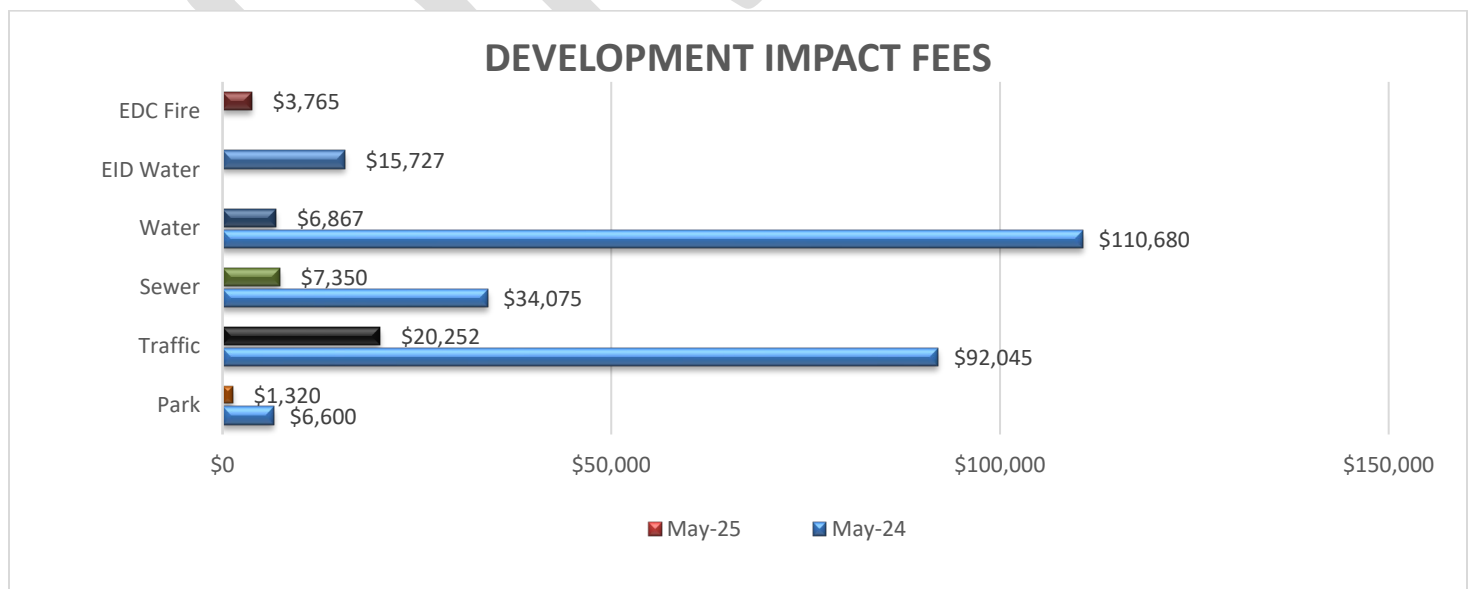
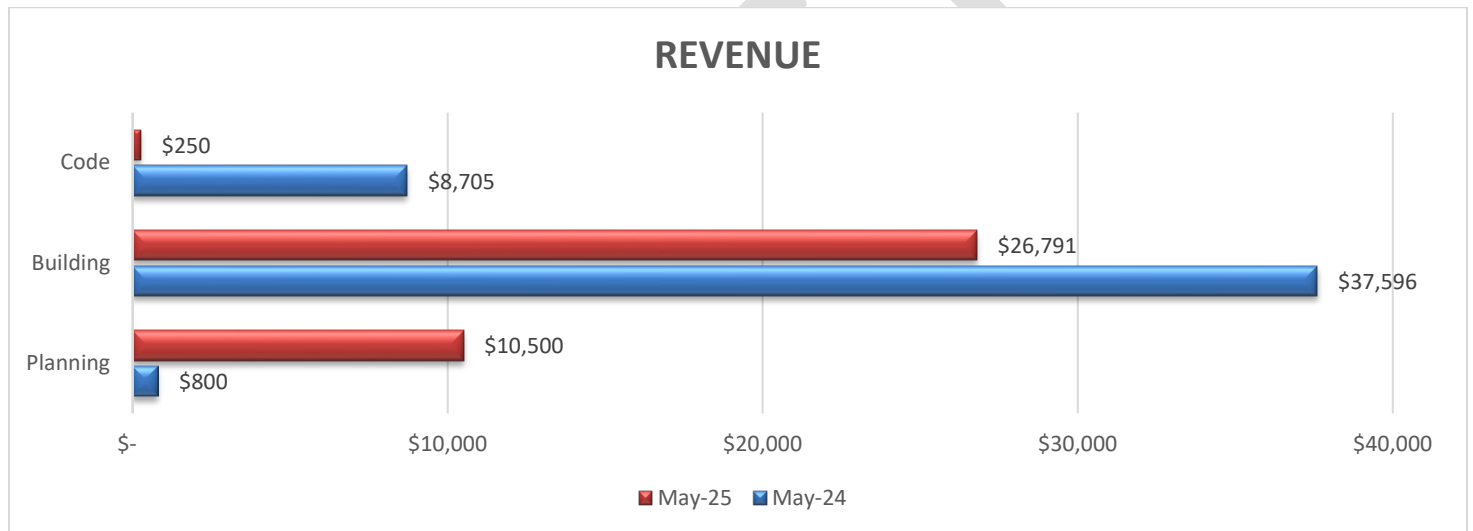
FY 24/25 New Cases	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Building	4	4	6	2	10	1	2	1	0	4	1		34
Zoning	5	6	7	8	2	2	4	0	0	0	0		34
Solid Waste	1	1	2	1	1	1	0	0	0	0	0		7
Fire	8	3	5	0	0	0	0	0	0	1	0		17
Nuisance	0	1	0	3	0	1	1	0	0	0	0		6
TOTAL	18	15	21	14	13	5	7	1	0	5	1		100

DEVELOPMENT SUMMARY

TOTAL DSD FEES COLLECTED: \$

MOVING MONTHLY TRENDS & AVERAGES FOR A YEAR

- PERMITS ISSUED: 41
- PERMITS COMPLETED: 36
- CONSTRUCTION VALUATION: **\$2,595,046**
- PERMIT CONSTRUCTION VALUATION: **\$56,776**



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