

Community Development Department Narrative – March 2025

March 2025 brought a quieter yet purposeful rhythm to the Community Development Department, uniting the Building, Planning, and Code Enforcement Divisions in a shared mission to shape a sustainable and vibrant community. While activity levels dipped compared to March 2024, the department's focus on high-value projects, strategic planning, and diligent enforcement underscored its commitment to balancing growth with community standards.

Building Division

Permits issued dropped 43.5% from 46 to 26, and completions fell 51.3% from 39 to 19 compared to March 2024. Inspections plummeted 57.8%, from 109 to 46, with non-residential inspections declining 63.6%. Building fees decreased 37.2% to \$12,203.20 from \$19,423. The average permit value soared 51.7% to \$22,911.64, driven by a \$75,000 tenant improvement at Fair Lane and a \$70,210 demolition on Corker Street. Reroofing (5 permits), HVAC (4), and solar (4) permits led, highlighting maintenance and efficiency. The total contract value of \$595,702.62, down 14.2% from \$694,606.15, was among the lowest in 13 months. Sutter's Ridge will be acquiring (5) single family dwelling permits in the month of April.

Planning Division

The division conducted three site plan reviews. The Planning Commission's approval of the Active Transportation Plan marked a milestone, enhancing pedestrian and bicycle infrastructure for sustainable mobility and future connectivity.

Code Enforcement Division

Revenue was \$1,050, down 34.8% from \$1,610, from fines and a noncompliance cancellation. No new cases opened, unlike 12 in March 2024, while 11 cases closed (5 planning, 4 building, 1 solid waste, 1 fire). With 159 active cases (71 building, 54 planning, 18 fire, 13 solid waste, 3 engineering), compliance efforts persisted. We anticipate more cases closing in the month of April.

PLANNING | BUILDING | CODE COMPLIANCE

PLANNING SUMMARY

APPLICATIONS

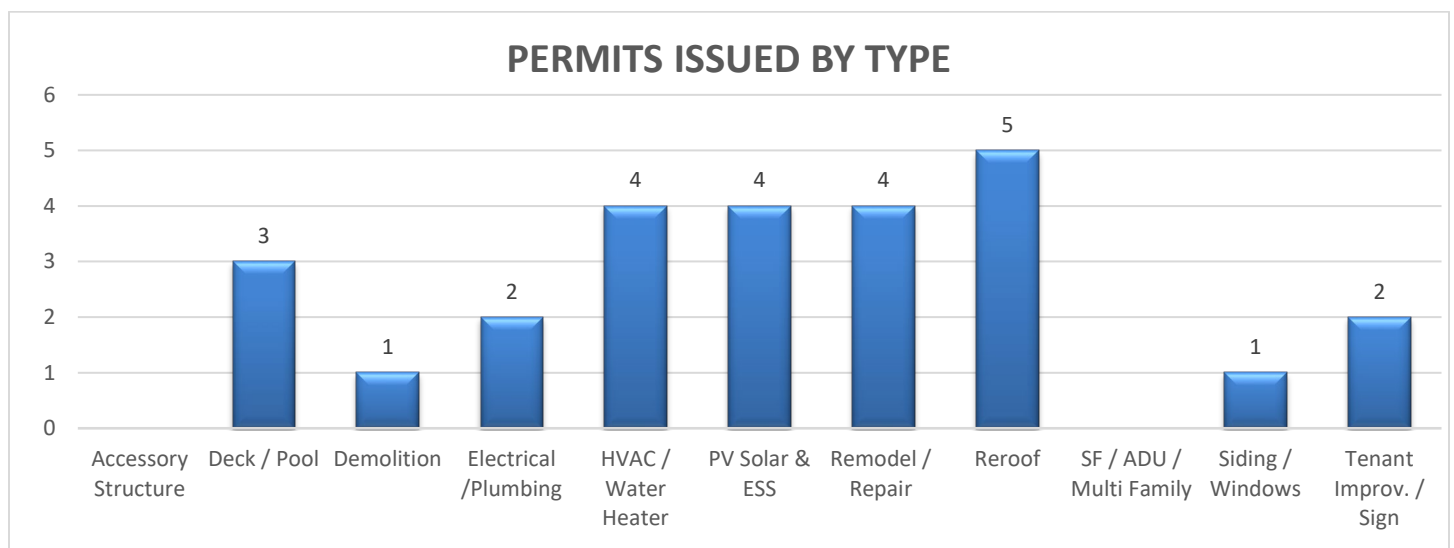
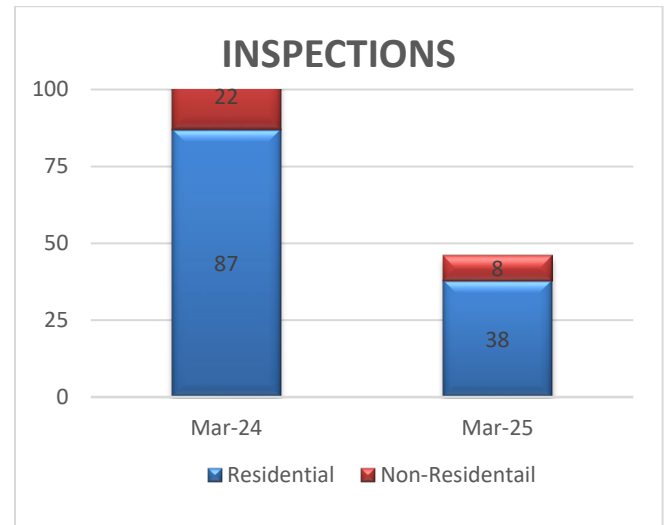
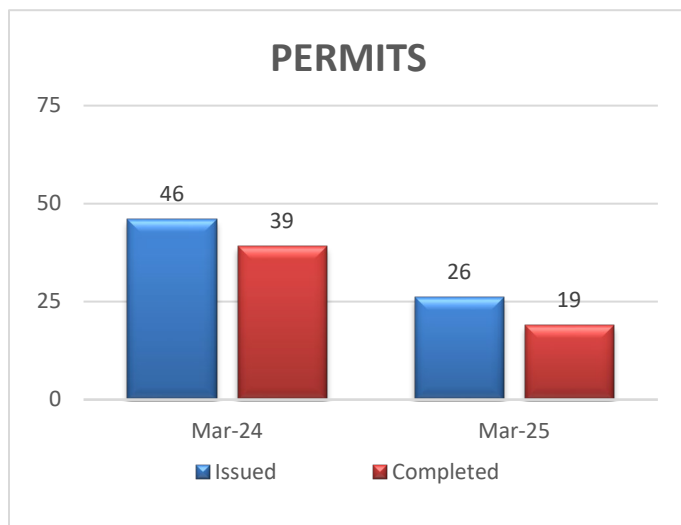
- SITE PLAN REVIEW: 3

BUILDING SUMMARY

STATISTICS

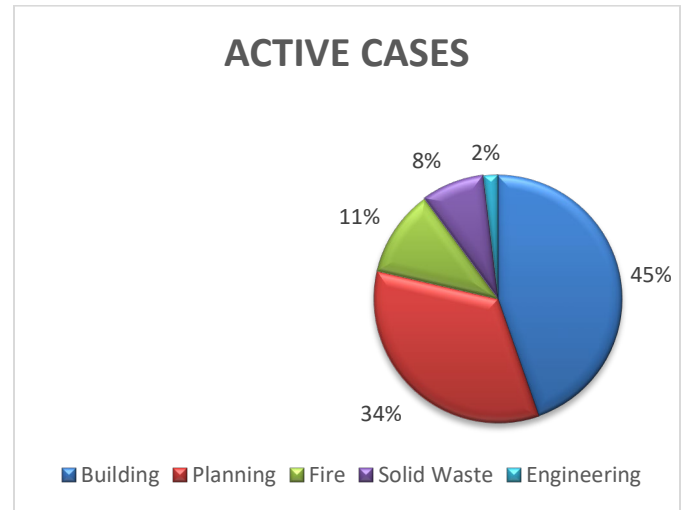
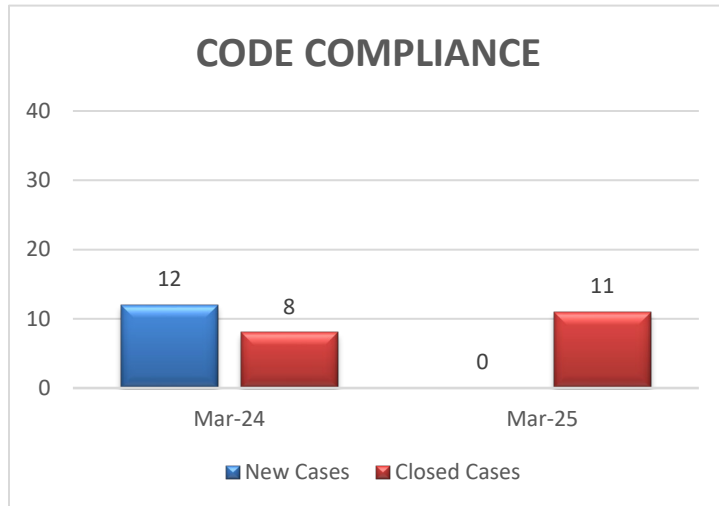
- PLAN REVIEW: 17
- CERTIFICATE OF LATERAL COMPLIANCE: 10

10 VIRTUAL INSPECTIONS : 39 IN-PERSON



CODE ENFORCEMENT SUMMARY

Active Cases: **159**



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				30
Planning / Zoning	5	6	7	8	2	2	4	0	0				34
Solid Waste	1	1	2	1	1	1	0	0	0				7
Fire	8	3	5	0	0	0	0	0	0				16
General Nuisance	0	1	0	3	0	1	1	0	0				6
TOTAL	18	15	21	14	13	5	7	1	0				94

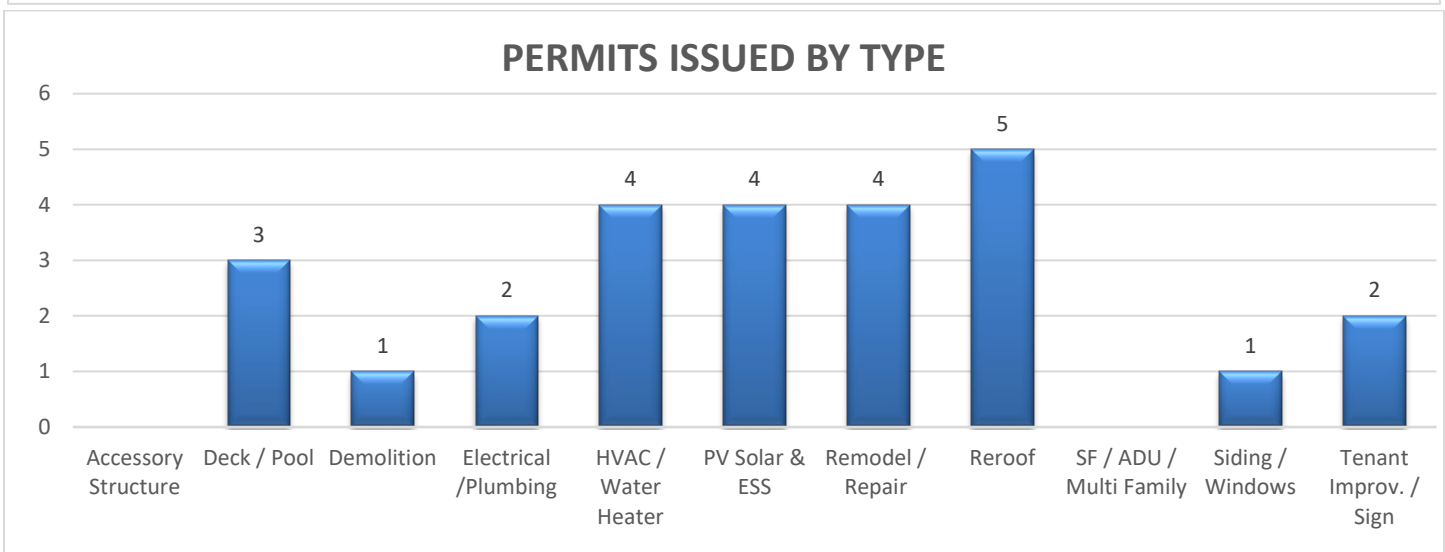
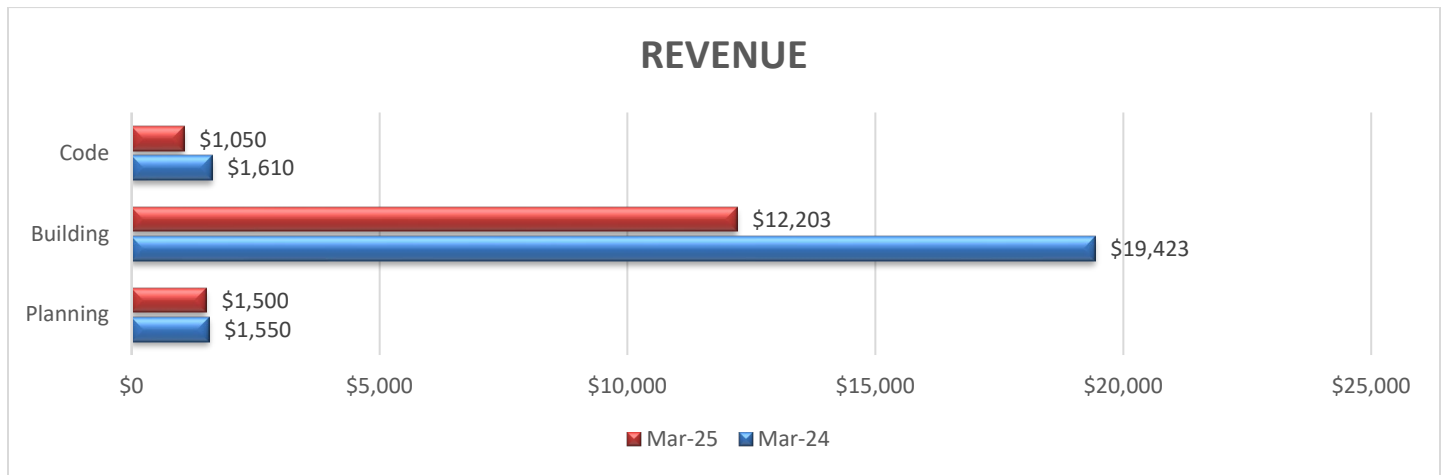
PLANNING | BUILDING | CODE COMPLIANCE

DEVELOPMENT SUMMARY

TOTAL DSD FEES COLLECTED: **\$14,753**

MOVING MONTHLY TRENDS & AVERAGES FOR A YEAR

- PERMITS ISSUED: **40**
- PERMITS COMPLETED: **38**
- CONSTRUCTION VALUATION: **\$2,353,693.53**
- PERMIT CONSTRUCTION VALUATION: **\$53,241.35**



PLANNING | BUILDING | CODE COMPLIANCE

