Community Development Director's Report

Updated October 8, 2024



9450 Las Tunas Drive

Status:

Stocking the store

Description:

Ace Hardware to occupy existing 20,000 square foot building

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4447 Ellis Lane

Status:

Framing, electrical, plumbing, & mechanical completed

Currently installing exterior lathing

Description:

4-unit, 3-story, attached condominium

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5937 Primrose Avenue

Status:

Stucco is being applied

Drywall being installed

Description:

3-unit, 3-story, attached condominium



4910 Encinita Avenue

Status:

Scratch coat being applied

Description:

Six lot multi-family condominium



5410 Sereno Drive

Status:

Units 5-4 Exterior lath is complete

Units 3-2 Framing is ongoing

Unit 1 poured foundation

Description:

5-unit, detached condominium project



5935 Kauffman Avenue

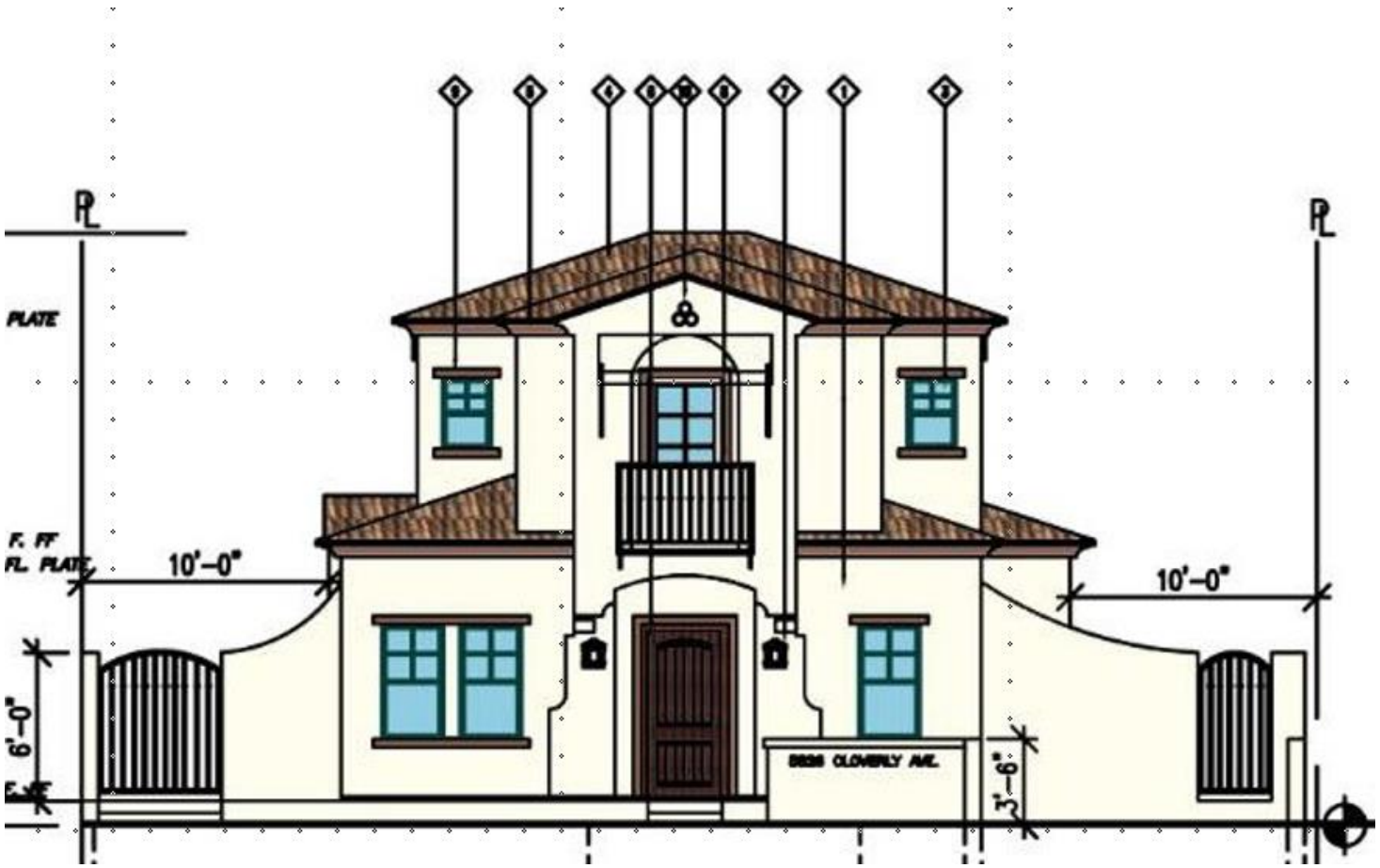
Status:

Framing is going up

Description:

3-unit, detached condominium project

TEMPLE CITY



5826 Cloverly Avenue

Status:

For sale

Description:

Five-unit, two-story attached condominium project



9040 Broadway

Status:

Undergoing drywall installation

Description:

3-unit condominium



5922 Encinita Avenue

Status:

Undergoing framing

Description:

3-unit condominium



A WEST ELEVATION
SCALE 3/16" = 1'-0"
FRONT



D SOUTH ELEVATION
SCALE 3/16" = 1'-0"
DRIVEWAY

5938 Alessandro Avenue

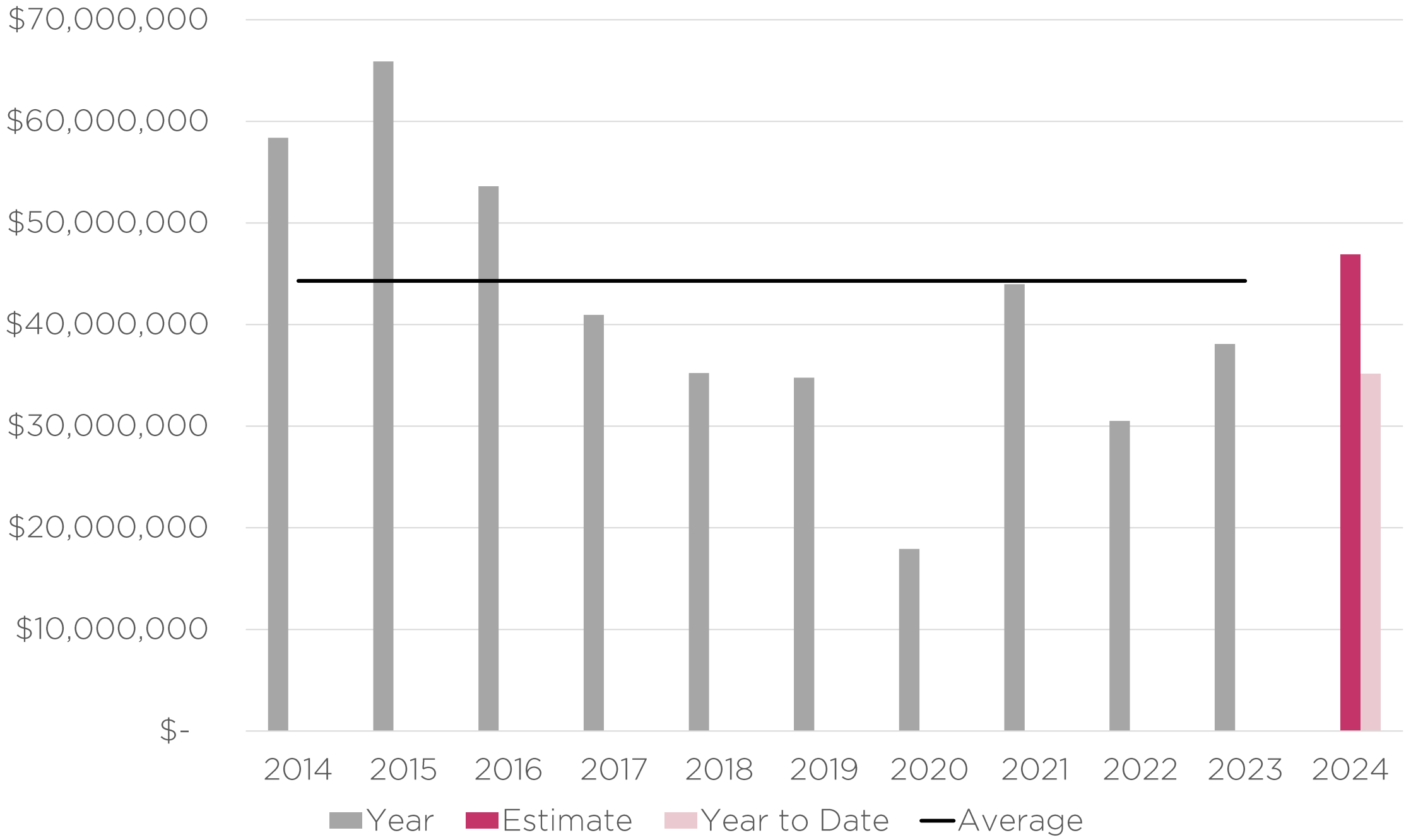
Status:

In plan check

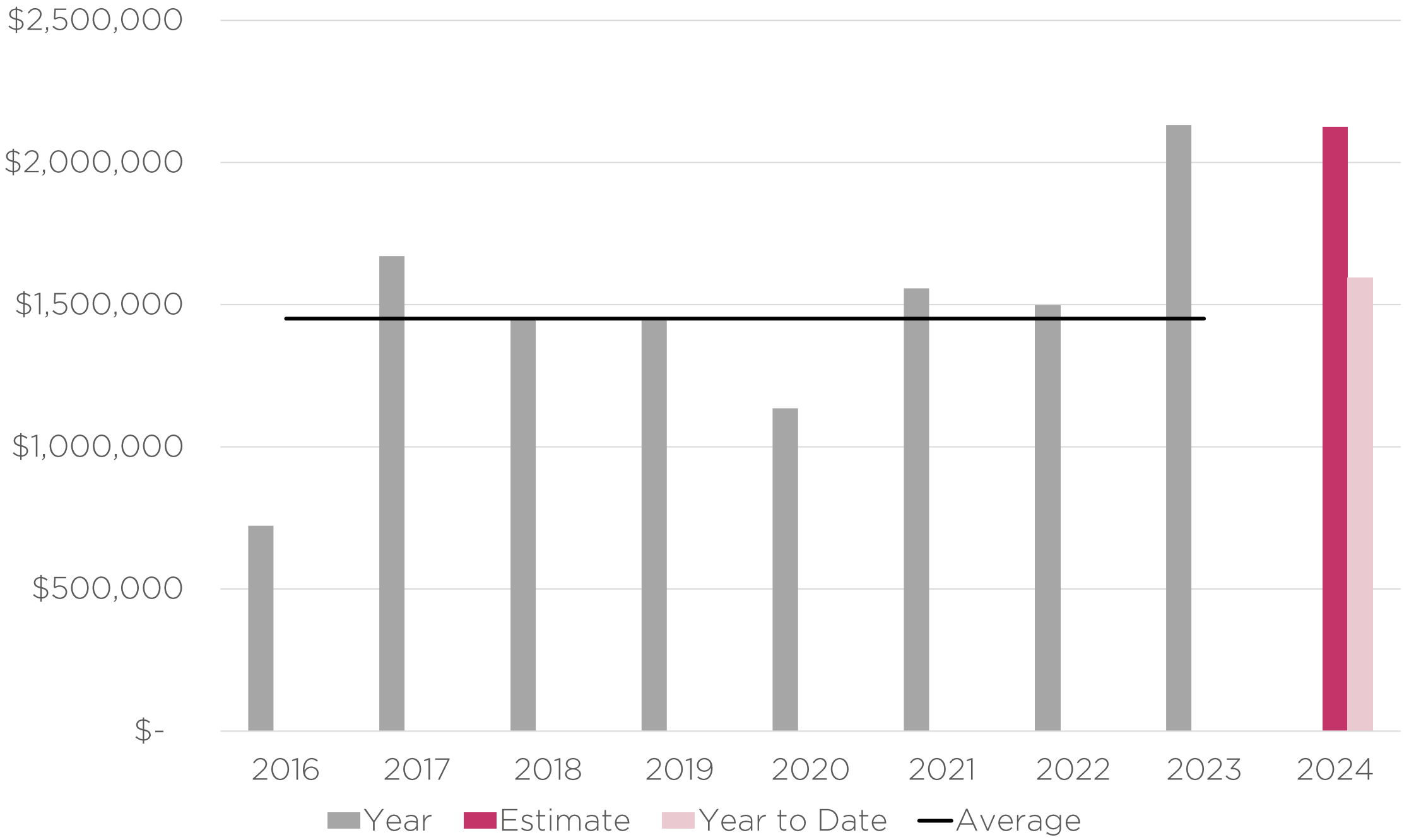
Description:

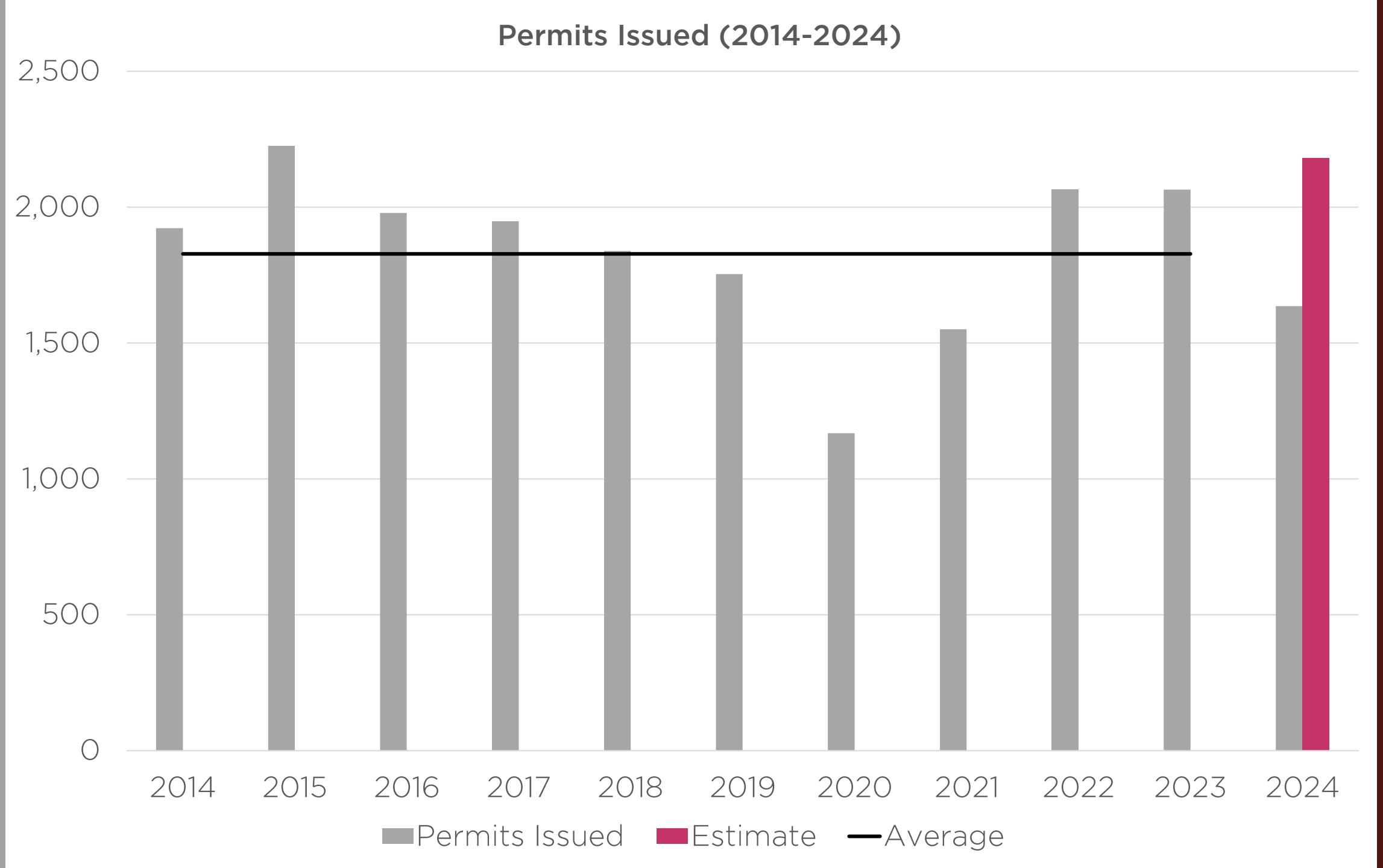
3-unit condominium project

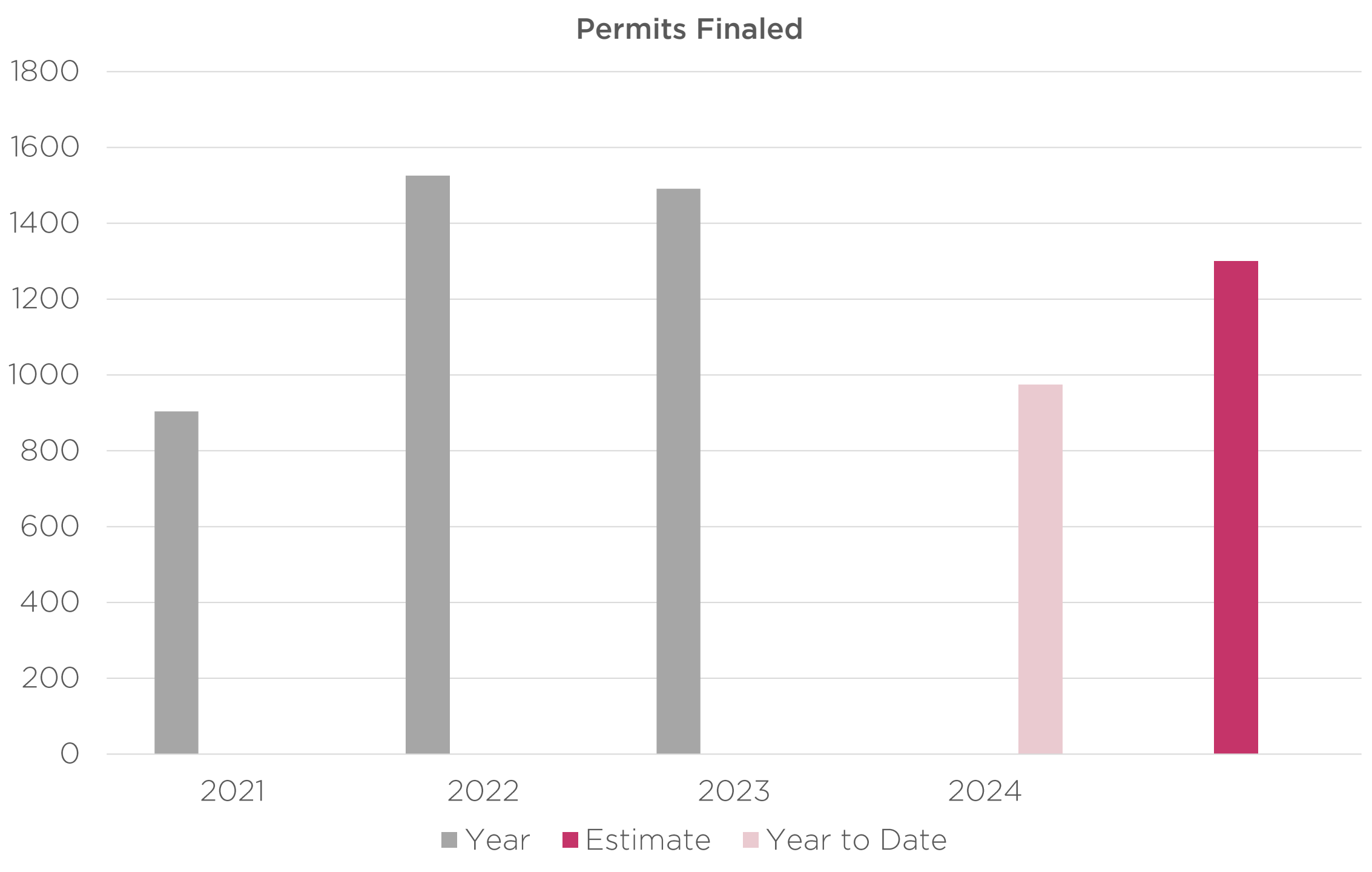
Annual Building Permit Valuation (Adjusted to 2023 Dollars)

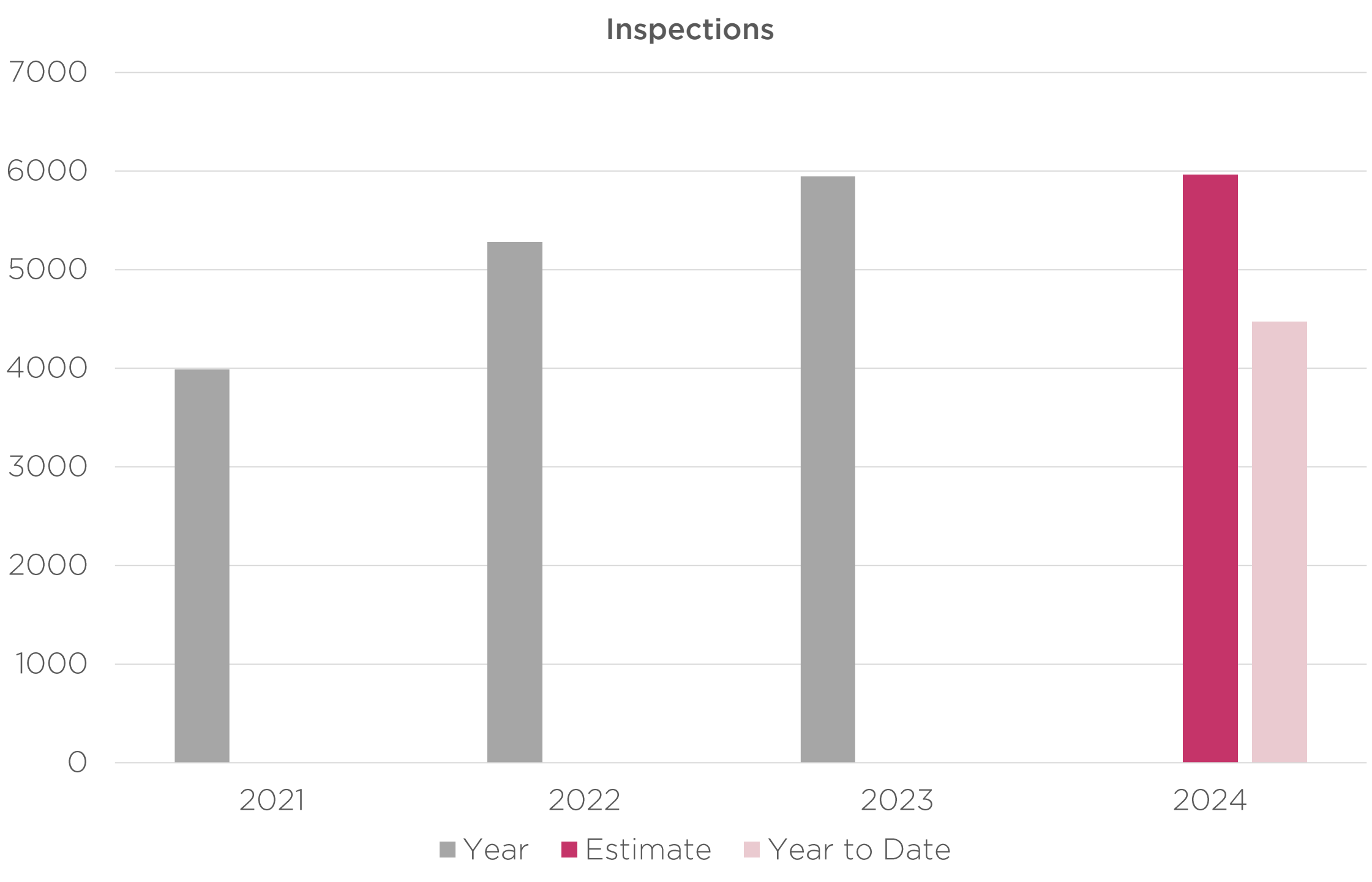


Annual Building Fees Collected

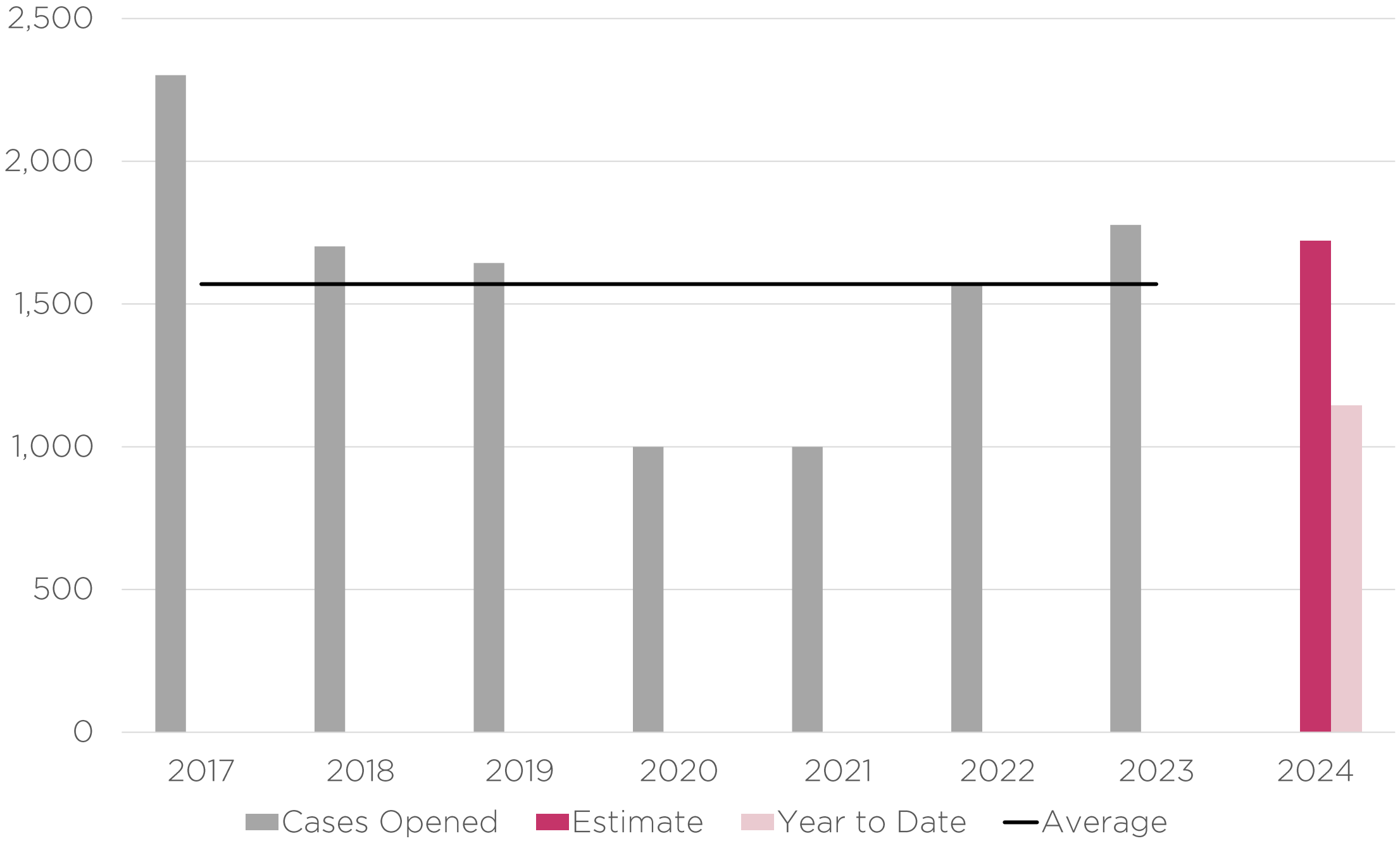



Permits Issued (2014-2024)
2,500
2,000
1,500
1,000
500
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Permits Issued
Estimate
Average

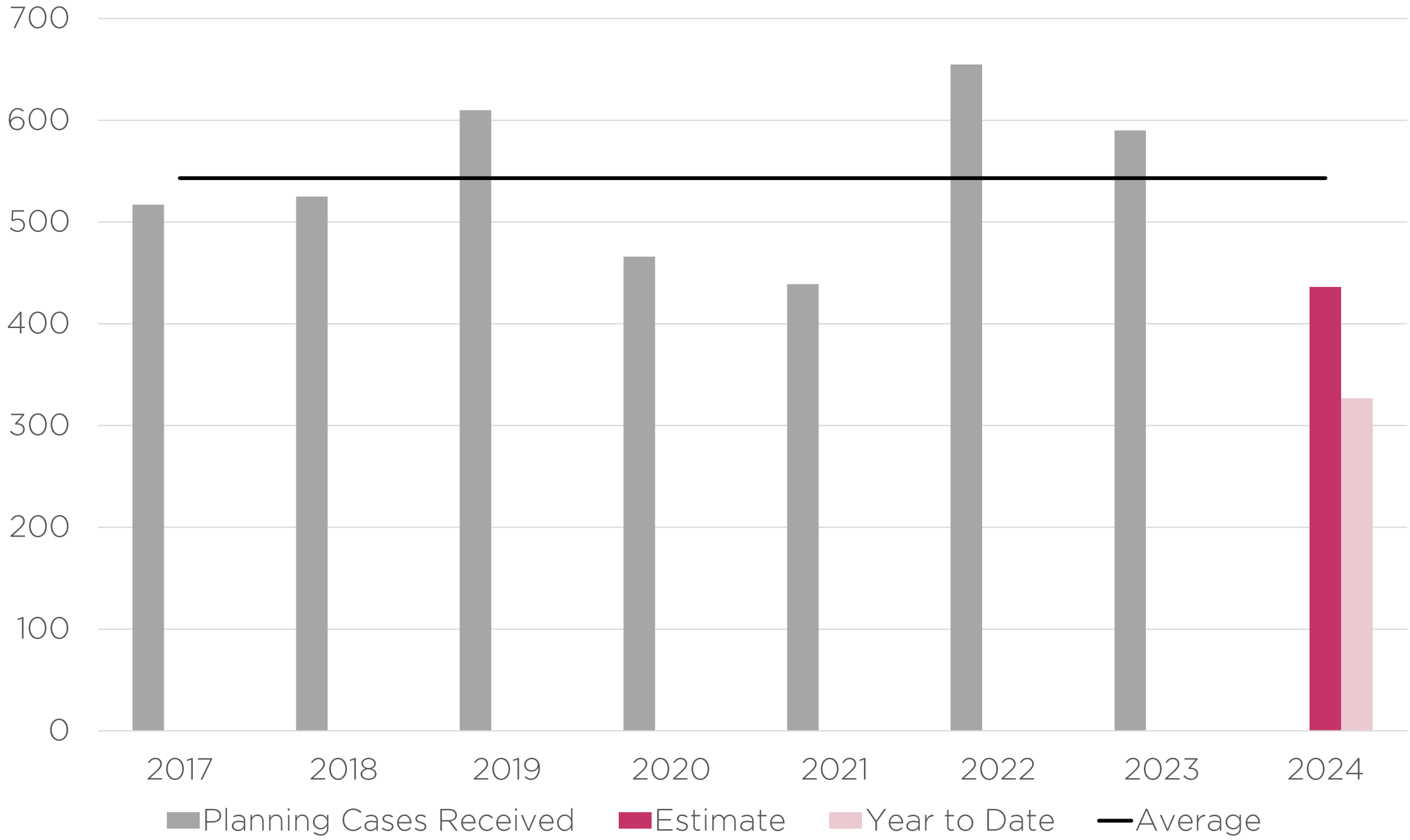

Permits Finaled
1800
1600
1400
1200
1000
800
600
400
200
0
2021
2022
2023
2024
Year
Estimate
Year to Date


Inspections
7000
6000
5000
4000
3000
2000
1000
0
2021
2022
2023
2024
Year
Estimate
Year to Date

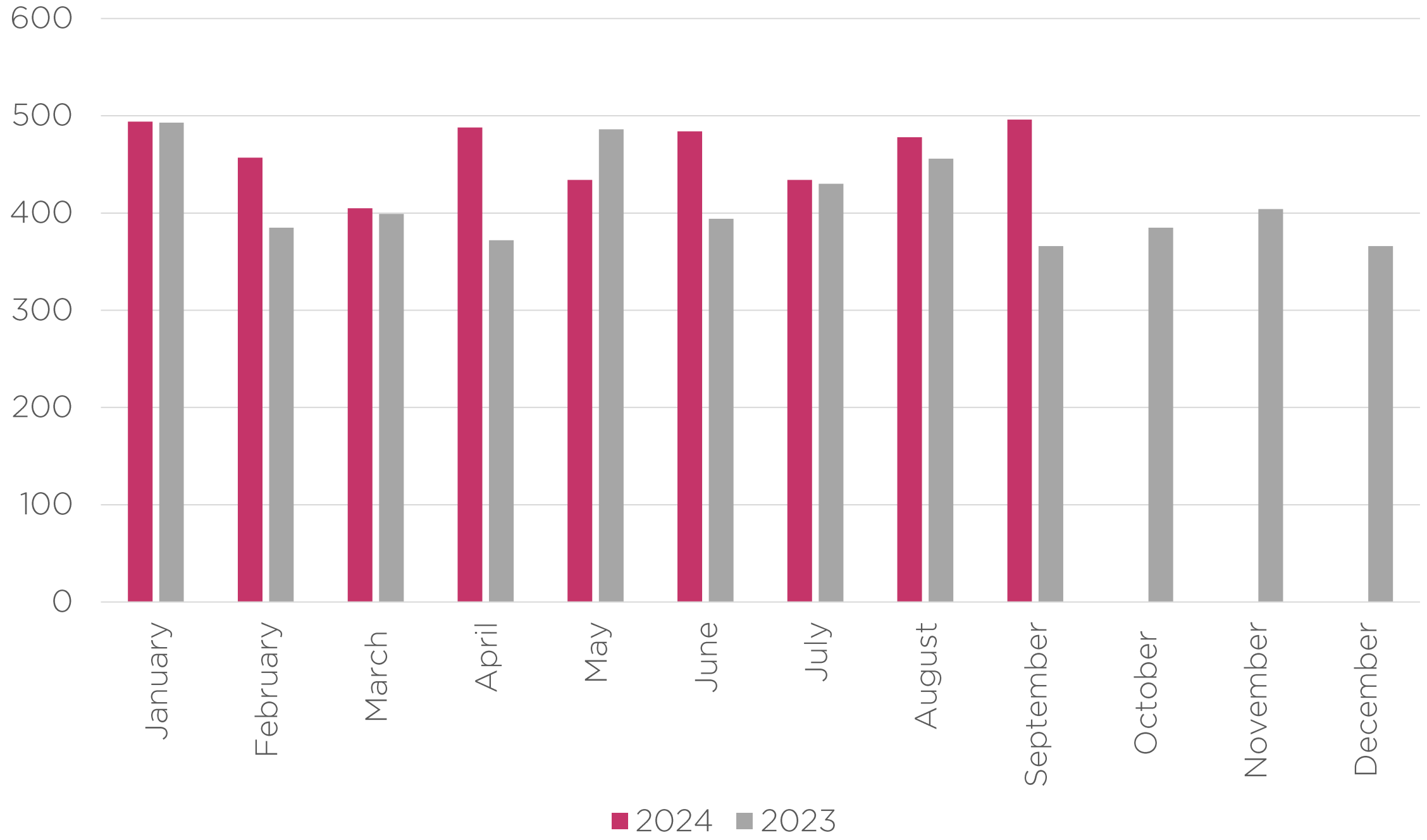
Community Preservation Cases Opened (2017-2024)



Planning Cases Received (2017-2024)



Customers Served- 2024 vs. 2023



Las Tunas Drive Streetscape

- Benches and Trashcans: *Council approved purchase 09/17. Order has been placed.*
- Streetlights & Traffic Signals: *Paint is nearly complete*
- LED Retrofit:
  - *Cobra head lights complete*
  - *Decorative lights nearly 75% complete*
- Sidewalk Dining: *Dropped off furniture for El Ruizenor & Paths to Spicy. Will make a second push after the furniture starts to be used.*
- Blade Signs Grant: *Agreement approved 09/17*
- Pavers Resetting: *99% complete*
- Landscape: *Notice inviting bids coming soon*
- Awning Grant: *Preparing a notice inviting bids*
- Metal Entry Signs: *In bidding phase*
- Utility Box Art: *Working on designs with consultant. Planning Parks Commission review in November.*

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City Hall Roof and HVAC Replacement

- Roof is complete on west side of City Hall
- Working on framing for east side of City Hall
- Starting tear off of roof over community room
- City Council Chambers: 10/14 to 11/25

Other Items

5003 Sereno – Escrow has closed

9050 Las Tunas –

- Former Chamber of Commerce office
- Meeting with the Ad Hoc in November

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5946 Encinita Avenue

Status:

Natural gas released

Building final approval given

Description:

3-unit, 3-story, attached condominium

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