City of Temple City

COMMUNITY DEVELOPMENT MONTHLY UPDATE

DECEMBER 2025

PERMITS ISSUED

Below is a summary and a list of significant permits issued by the Building Division last month. If you have questions regarding a specific application, please contact Sylvia Robles at (626) 285-0488.

SUMMARY OF ACTIVITY:

	DEC., 2025	JAN. TO DEC., 2025	DEC., 2024	JAN. TO DEC., 2024
Total Valuation	$3,347,156.18	$42,782,089.79	$24,168,254.74	$65,454,061.66
Total Fees Collected	$195,331.68	$2,388,877.97	$591,556.24	$2,792,894.64
Permits Issued	178	2,540	192	2,198
Permits Finaled	133	1,996	142	1,329

SIGNIFICANT PERMITS ISSUED:

ADDRESS	DESCRIPTION	VALUATION	FEES SUBMITTED
6029 Agnes Avenue	New house	$622,486.37	$8,868.50
5525 Santa Anita Avenue	House addition	$298,845.04	$5,002.19
6152 Muscatel Avenue	ADU	$190,000	$3,612.31
5526 Parmerton Avenue	House addition	$180,000	$3,484.80
6335 Trelawney Avenue	House addition	$180,000	$3,253.39
6335 Trelawney Avenue	ADU	$167,082.18	$3,110.51
6006 Bartlett Avenue	ADU	$167,048	$3,331.79
9667 Garibaldi Avenue	ADU	$160,000	$3,229.78
8728 Garibaldi Avenue	ADU	$150,000	$2,896.20
10751 Lynrose Street	ADU	$138,311.36	$2,962

COUNTER ACTIVITY

The table below records the number of receptionist calls, maintenance work orders, and building inspections received during the previous month. For reference, numbers for the previous year and year to date are included.

SUMMARY OF ACTIVITY:

	DEC., 2025	JAN. TO DEC., 2025	DEC. 2024	JAN. TO DEC., 2024
Maintenance Work Orders Received	143	1675	149	1,064
Maintenance Work Orders Completed	160	1754	125	968
Building Inspections	879	8,237	606	6,388

PLANNING APPLICATIONS RECEIVED:

Below is a list of applications received by the Planning Division. If you have questions regarding a specific application, please contact Sandra Scott at (626) 656-7316.

PLANNING CASES:

ADDRESS	DESCRIPTION
ZONING CLEARANCES	
5922 Burton Avenue	House addition and interior remodel
5626 Gracewood Avenue	New 2-car garage
9327 Blackley Street	ADU
5722 North Muscatel Avenue	ADU
5967 Encinita Avenue	Urban lot split with urban dwelling and ADU on each lot
9859 Howland Drive	ADU
9844 Estrella Avenue	ADU
6324 Encinita Avenue	ADU
MINOR SITE PLAN REVIEWS	
5030 Kauffman Avenue	House addition and ADU
9236 Sparklett Street	House addition and ADU
9430 Kennerly Avenue	House addition and fire repair
4903 Camellia Avenue	House addition and ADU
9503 Las Tunas Drive	Façade improvement
CONDITIONAL USE PERMITS	
9627 1/2 Las Tunas Drive	Yoga studio
5839 Temple City Boulevard	CUP modification

BUSINESS LICENSES ISSUED:

Below is a list of business licenses issued. If you have questions regarding a specific business, please contact Sandra Scott at (626) 656-7316.

BUSINESS LICENSES:

ADDRESS	BUSINESS NAME AND DESCRIPTION
9177 Las Tunas Drive	Home Bliss, Retail

COMMUNITY PRESERVATION:

Below is a summary of cases opened and closed. To report community preservation issues please call (626) 285-5240.

	DEC., 2025	JAN. TO DEC., 2025	DEC., 2024	JAN. TO DEC., 2024
Cases Opened	107	1,633	99	1,660
Cases Closed	121	1,596	92	1,618
Initiated By…				
Public	*40 (38%)*	*486 (30%)*	*34 (34%)*	*476 (29%)*
Inspector	*56 (52%)*	*1,019 (62%)*	*57 (58%)*	*1,040 (63%)*
Other/City Staff	*11 (10%)*	*128 (8%)*	*8 (8%)*	*144 (9%)*
Total	*107 (100%)*	*1,633 (100%)*	*99 (100%)*	*1,660 (100%)*