COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Updated
March 24, 2026

TEMPLE CITY

5528 McCulloch Ave.

Status:

Framing work is continuing

Description:

11-unit, 2-story detached condominium



4447 Ellis Lane

Status:

Awaiting request for final inspection

Description:

4-unit, 3-story, detached condominium



TEMPLE CITY

4910 Encinita Ave.

Status:

Interior work ongoing

Description:

6-lot Multi-family condominium



TEMPLE CITY

5134 Sereno Dr.

Status:

Interior work is ongoing

Description:

5-unit, detached condominium project



TEMPLE CITY

5935 Kauffman Ave.

Status:

Interior work ongoing

Description:

3-unit, detached condominium project



5922 Encinita Ave.

Status:

Awaiting final inspection request

Description:

3-unit, attached condominium



TEMPLE CITY

4450 Temple City Blvd.

Status:

Interior work is ongoing

Description:

4-unit, 3-story attached apartment project



5938 Alessandro Ave.

Status:

Permit ready to be issued

Description:

3-unit condominium project





TEMPLE CITY

9014 Pentland Ave.

Status:

Scratch coat being applied

Description:

3-unit, 2-story attached apartment project



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5809 & 5813 Cloverly Ave.

Status:

In building plan check

Description:

9-unit, 3-story attached condominium project



6119 Temple City Blvd.

Status:

Permits ready to be issued

Description:

9-unit, 3-story attached condominium project



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9465 Las Tunas Dr.

Status:

Foundation and podium construction

Description:

4-stories

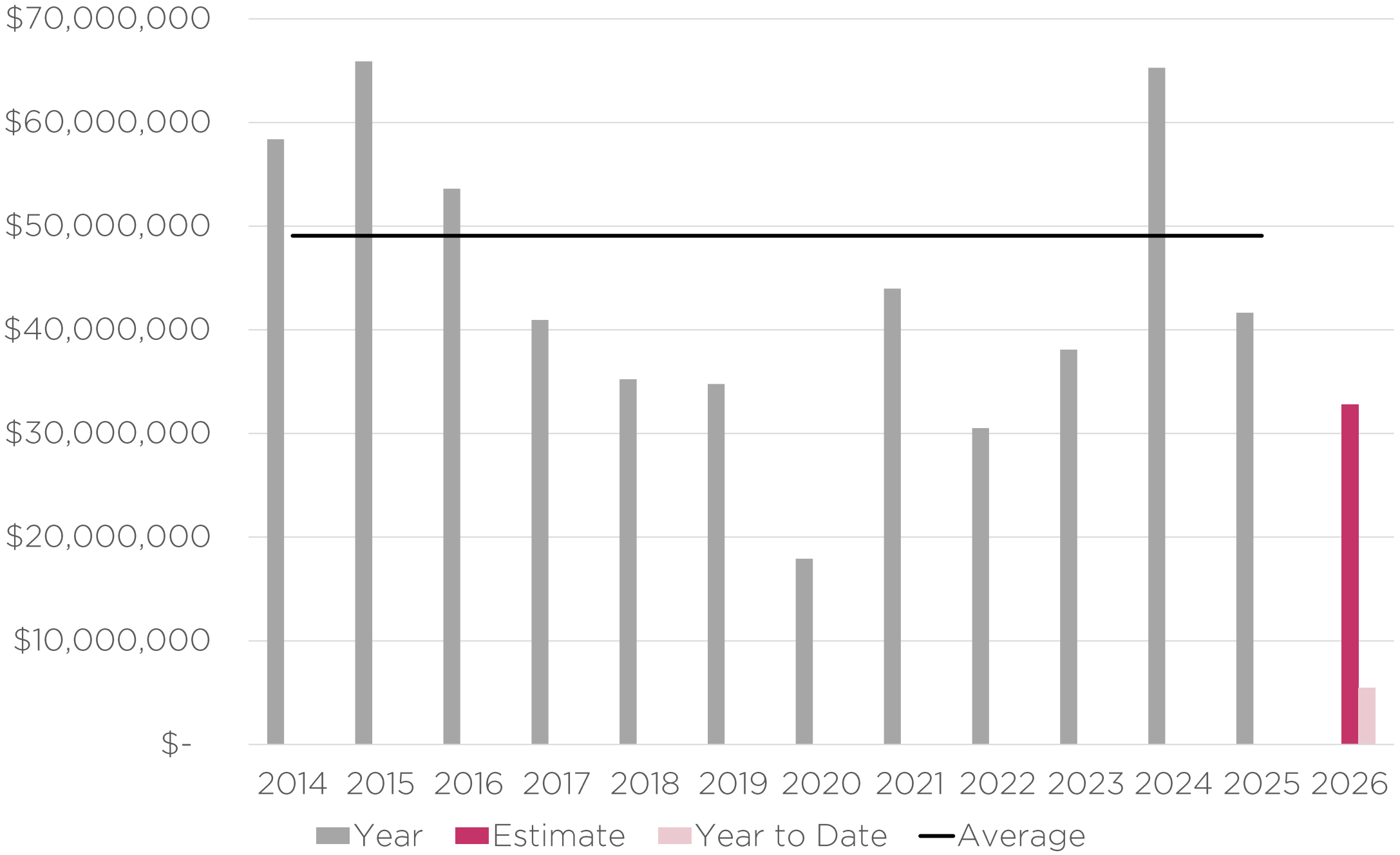
46 residential units

5,800 square feet of commercial



TEMPLE CITY

Annual Building Permit Valuation (Adjusted to 2025 Dollars)



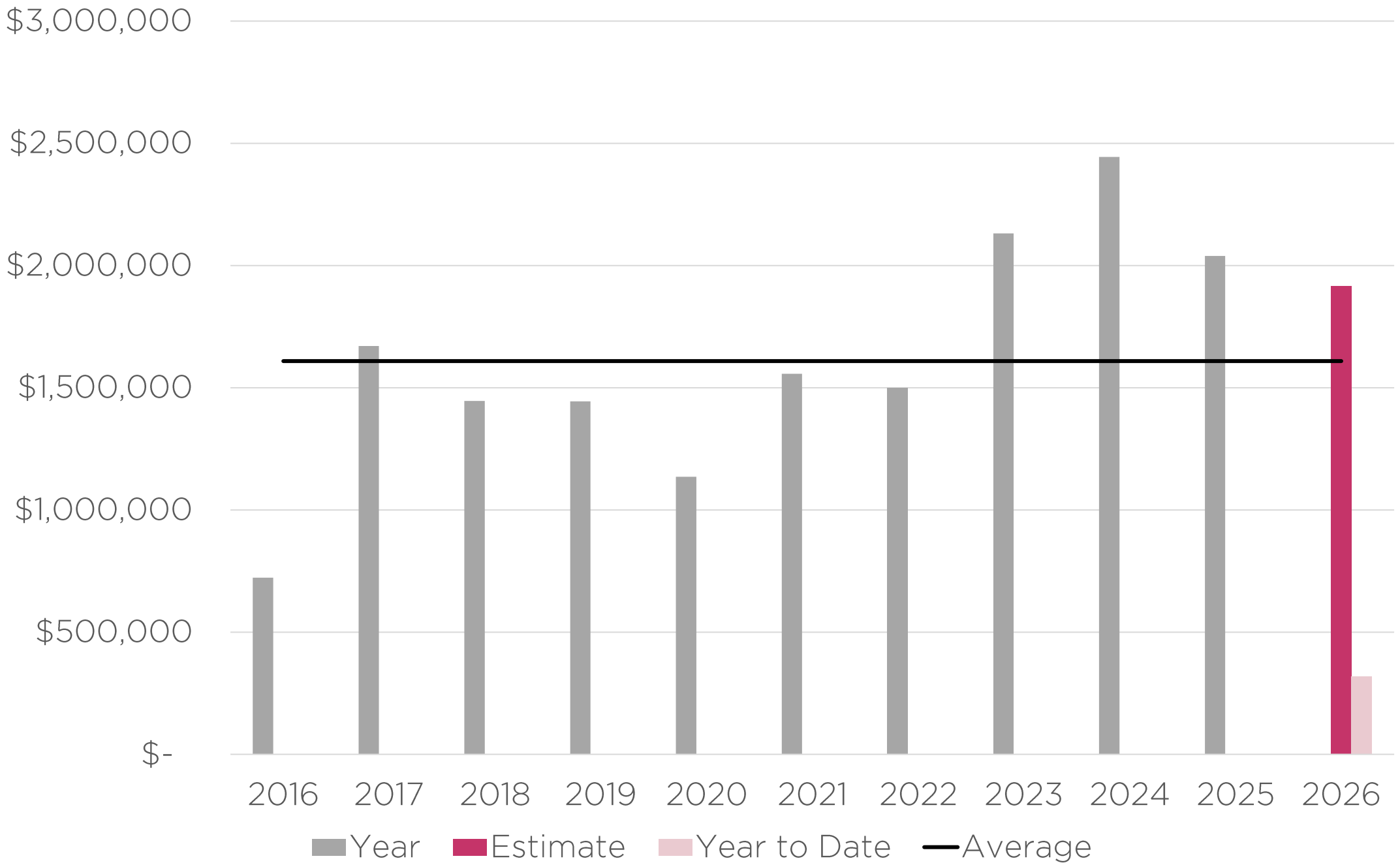
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Monthly Building Permit Valuation - 2026 vs. 2025



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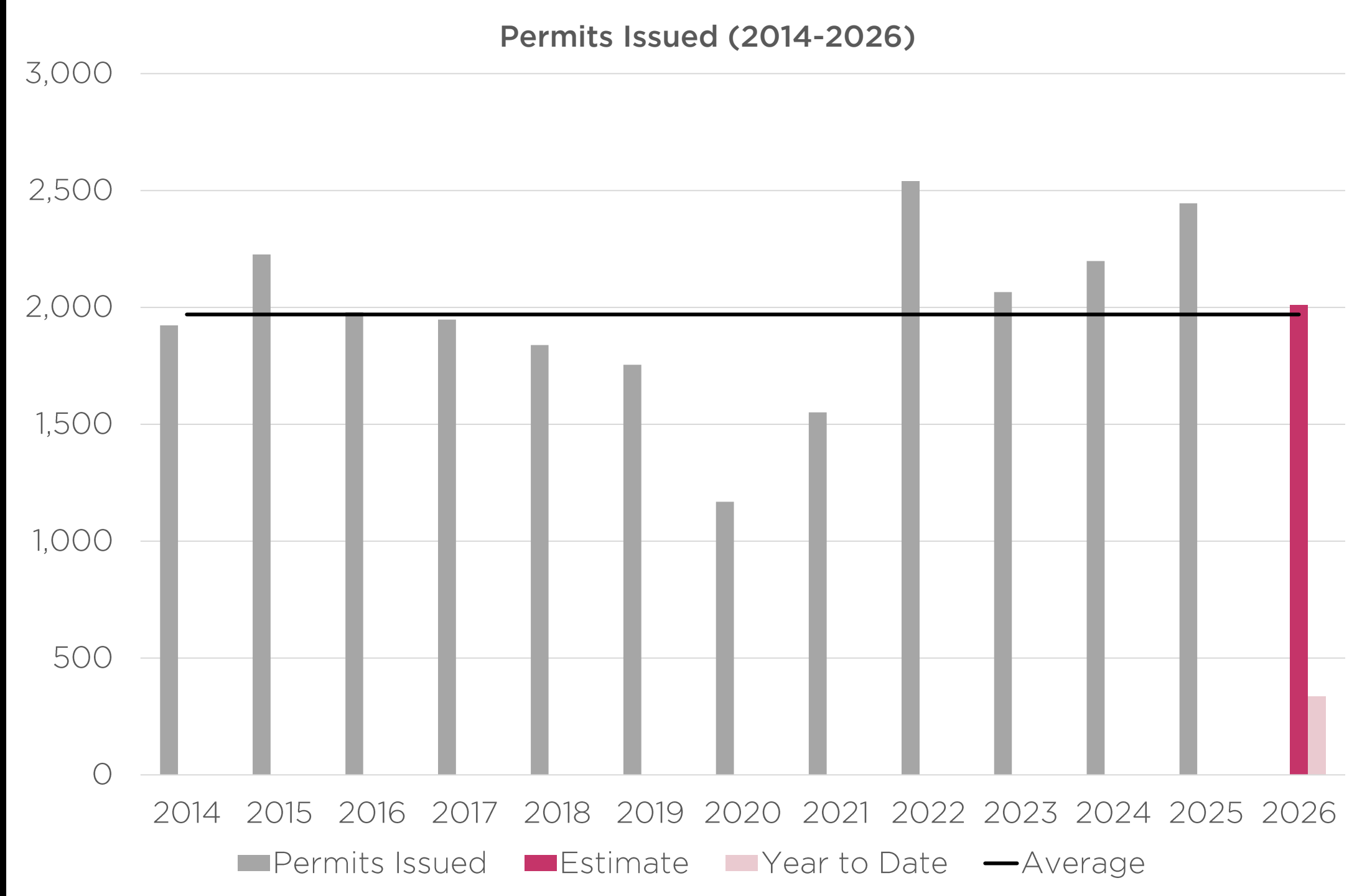
Annual Building Fees Collected

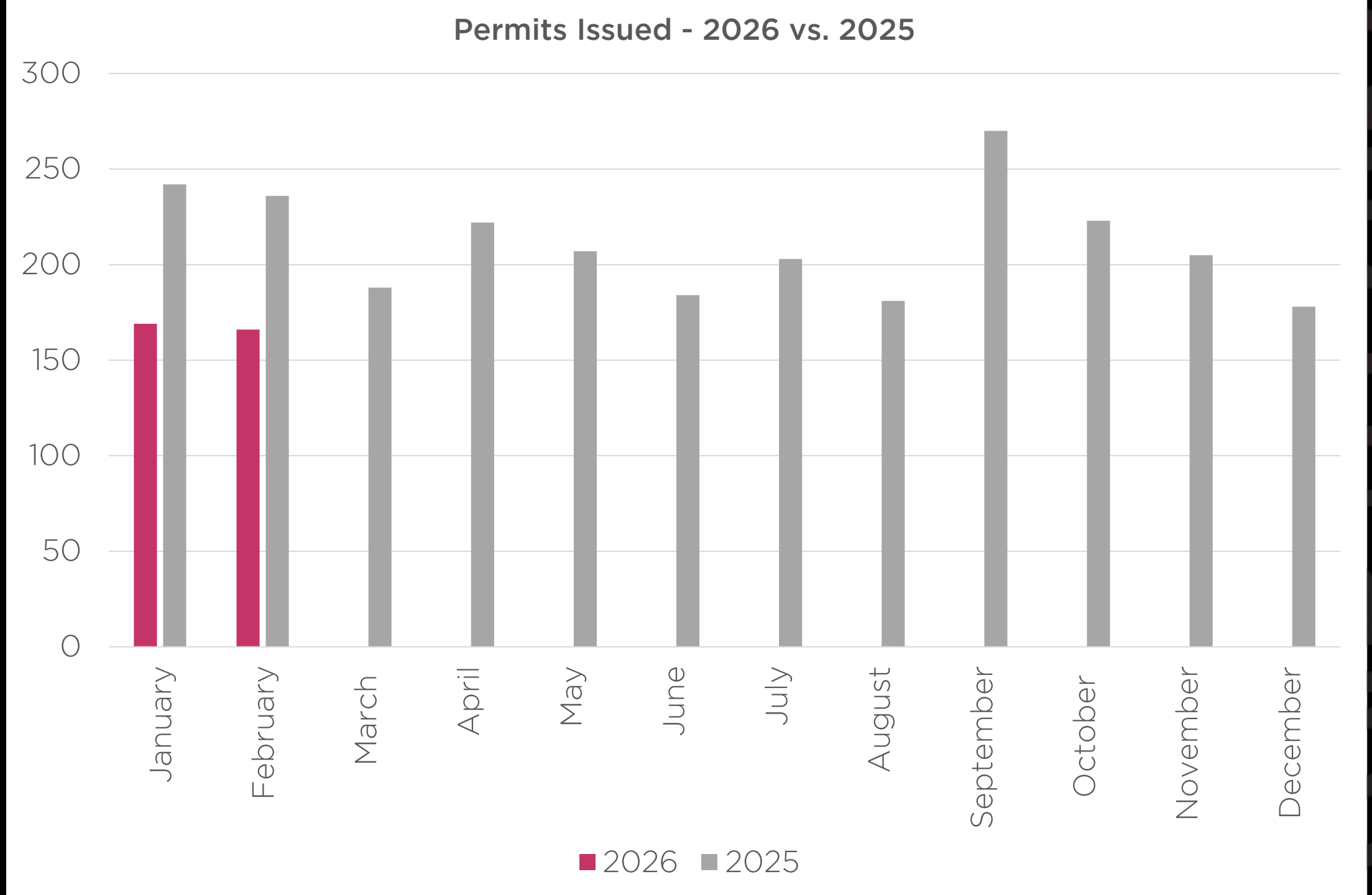


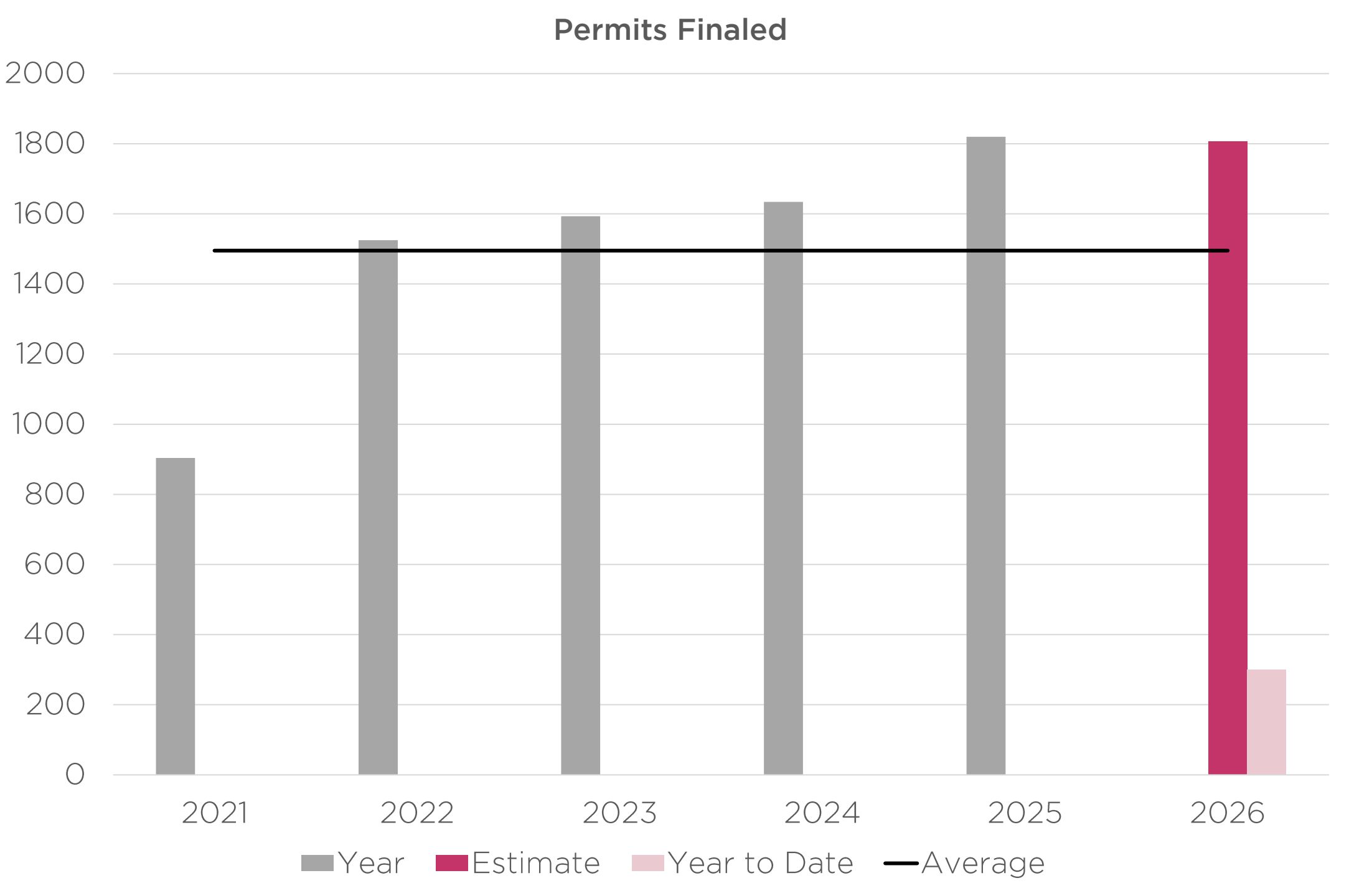
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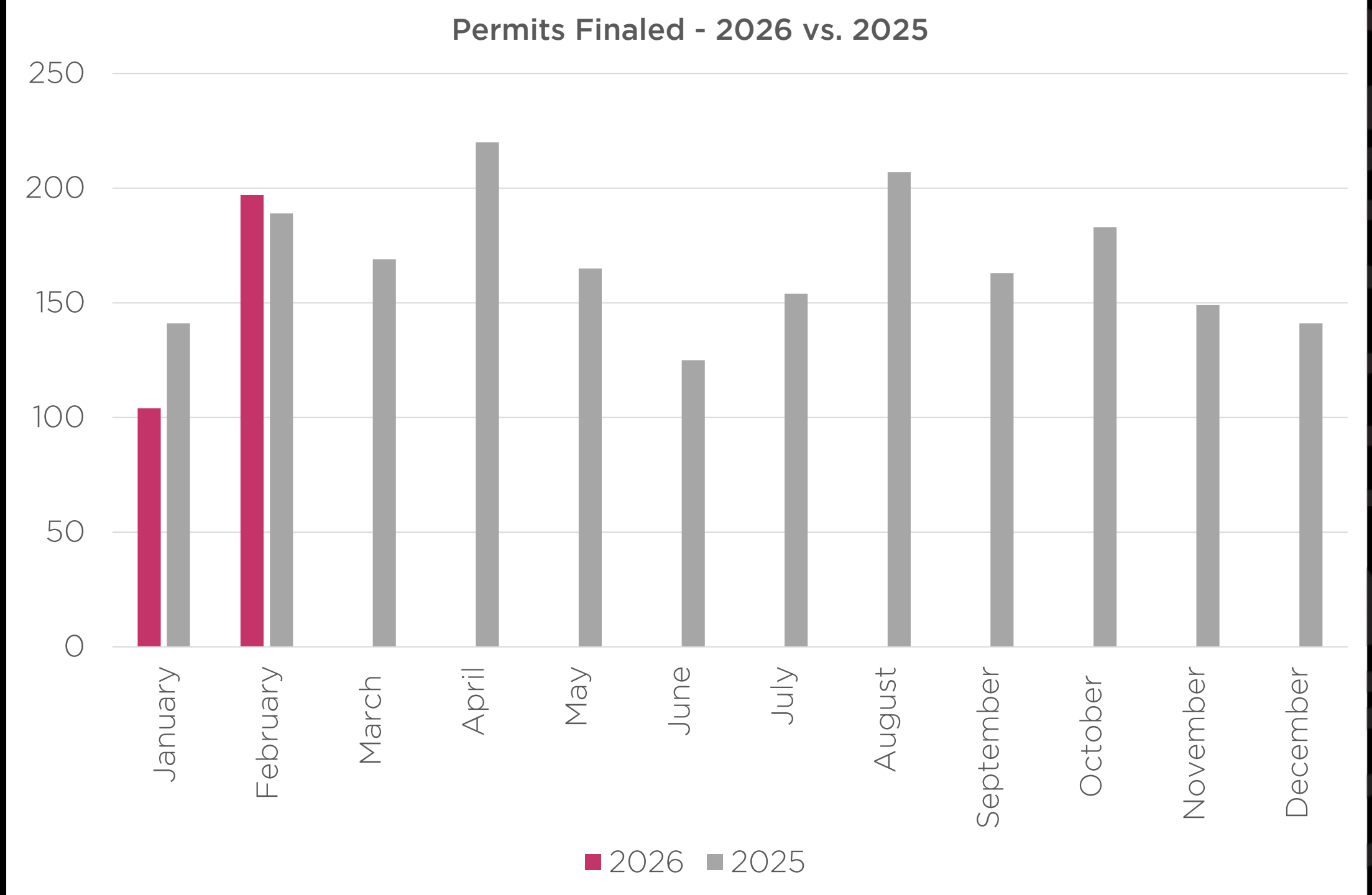
Monthly Building Fees Collected - 2026 vs. 2025



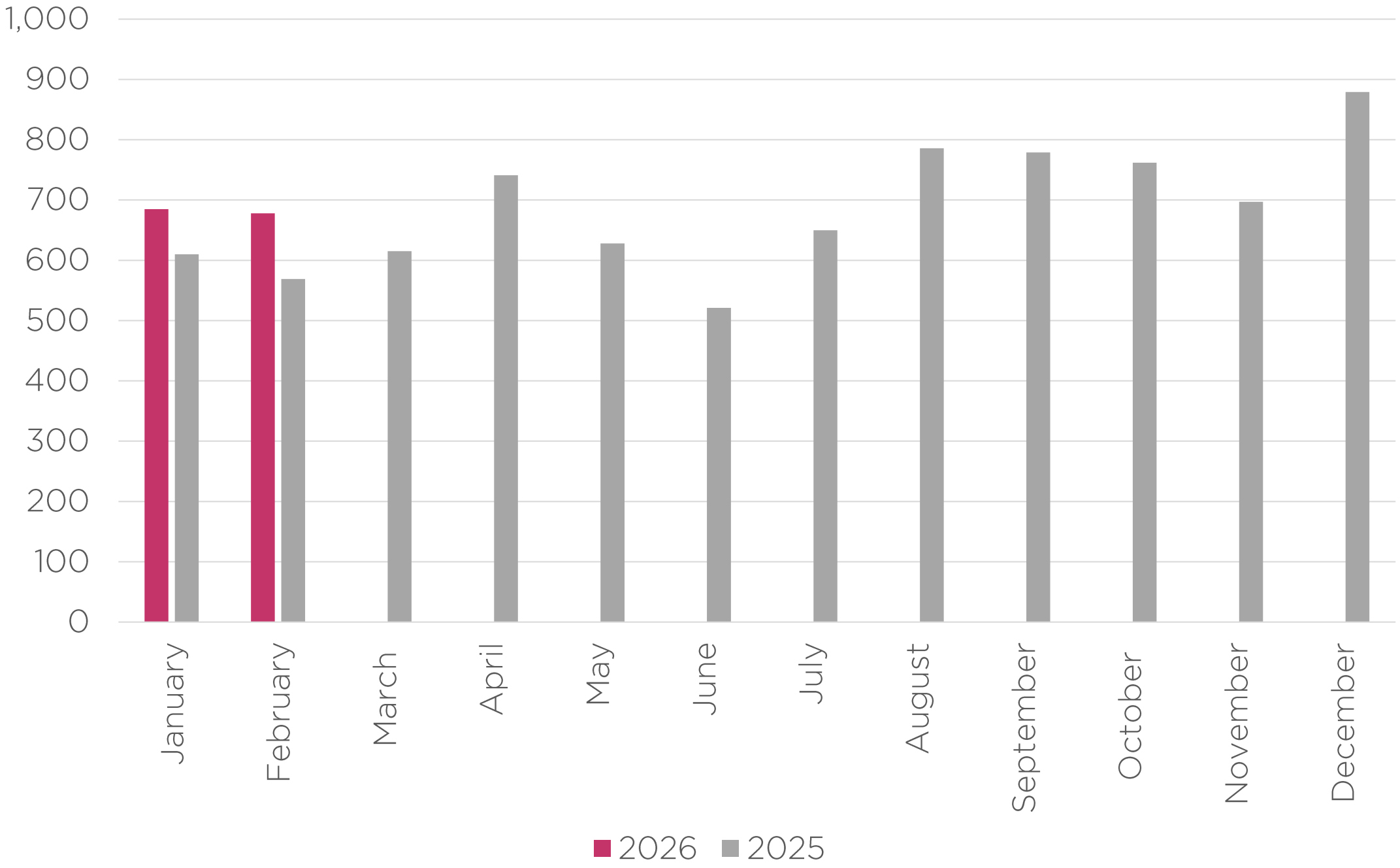

Permits Issued (2014-2026)
3,000
2,500
2,000
1,500
1,000
500
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Permits Issued
Estimate
Year to Date
Average


Permits Issued - 2026 vs. 2025
300
250
200
150
100
50
0
January
February
March
April
May
June
July
August
September
October
November
December
2026
2025

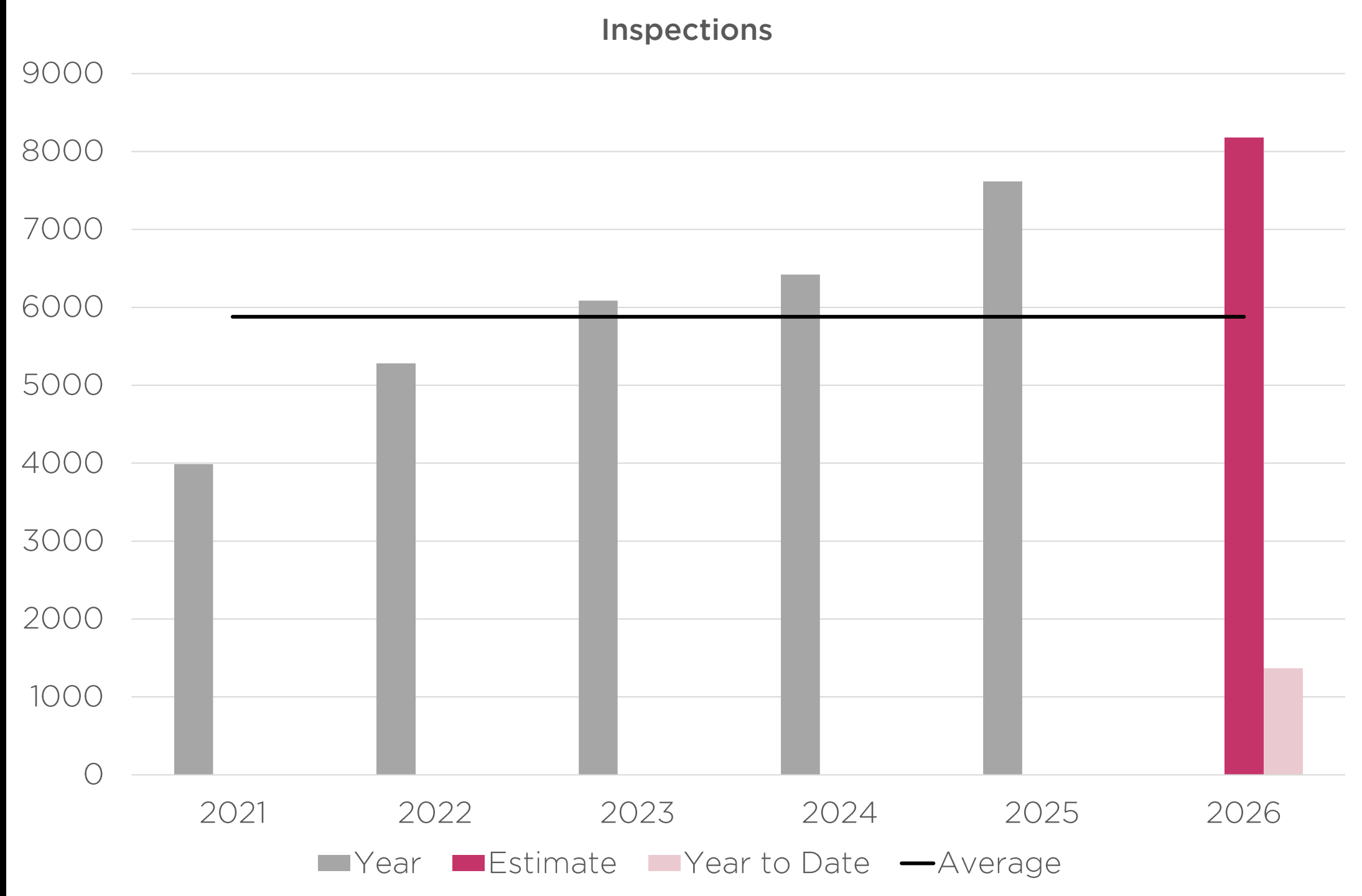

Permits Finaled
2000
1800
1600
1400
1200
1000
800
600
400
200
0
2021
2022
2023
2024
2025
2026
Year
Estimate
Year to Date
Average


Permits Finaled - 2026 vs. 2025
250
200
150
100
50
0
January
February
March
April
May
June
July
August
September
October
November
December
2026
2025

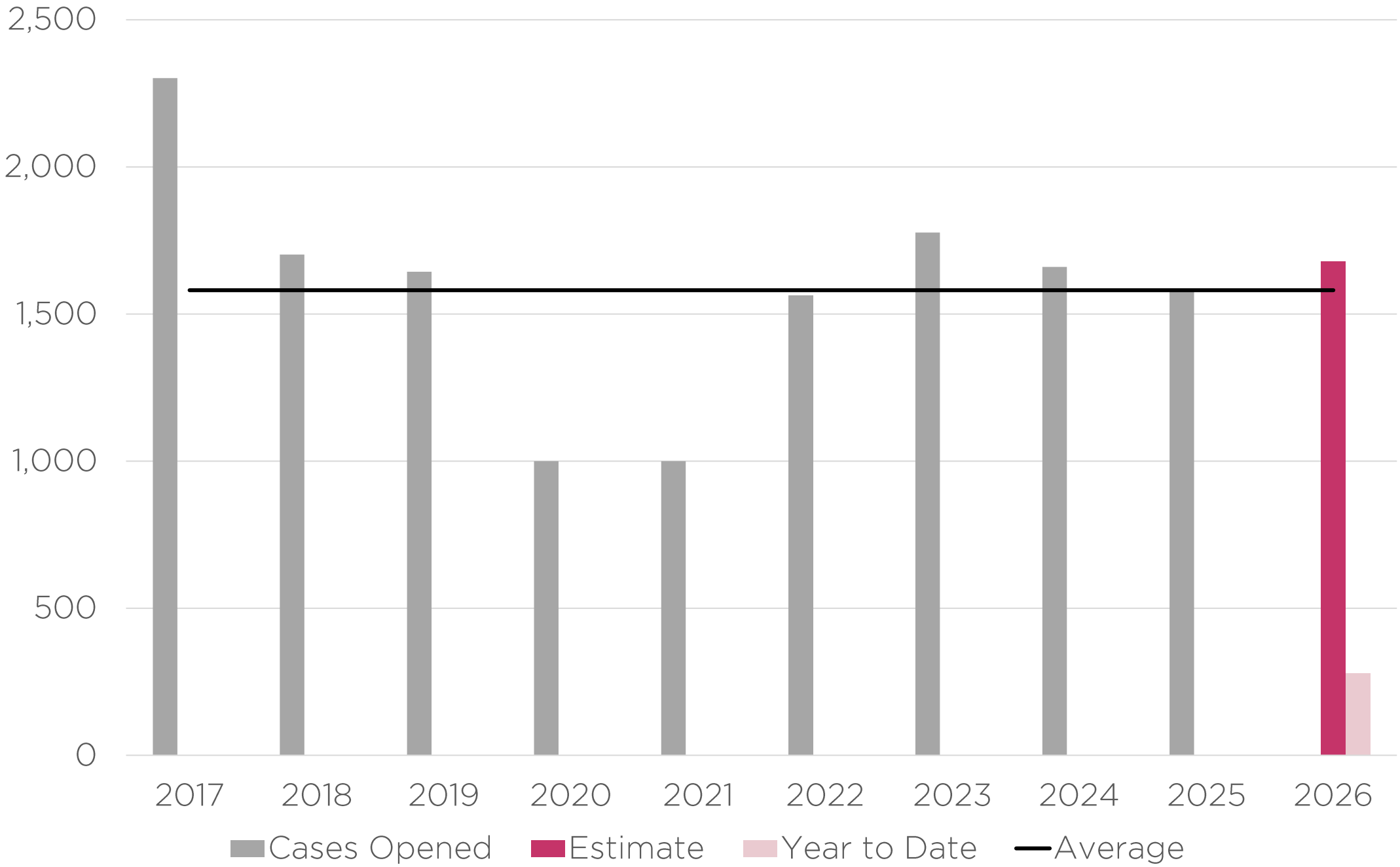
Inspections - 2026 vs. 2025



TEMPLE CITY

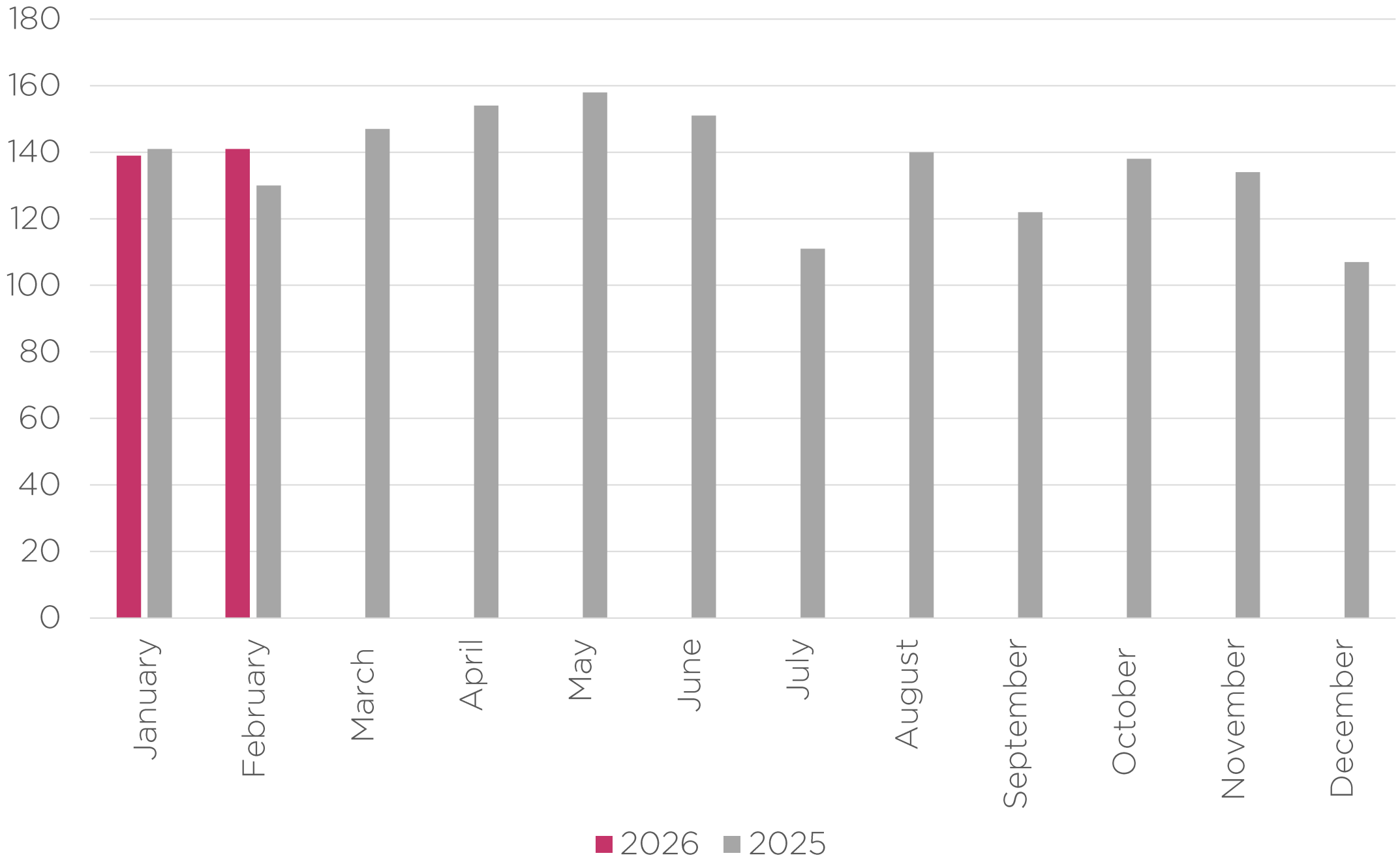

Inspections
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
2021
2022
2023
2024
2025
2026
Year
Estimate
Year to Date
Average

Community Preservation Cases Opened (2017-2026)



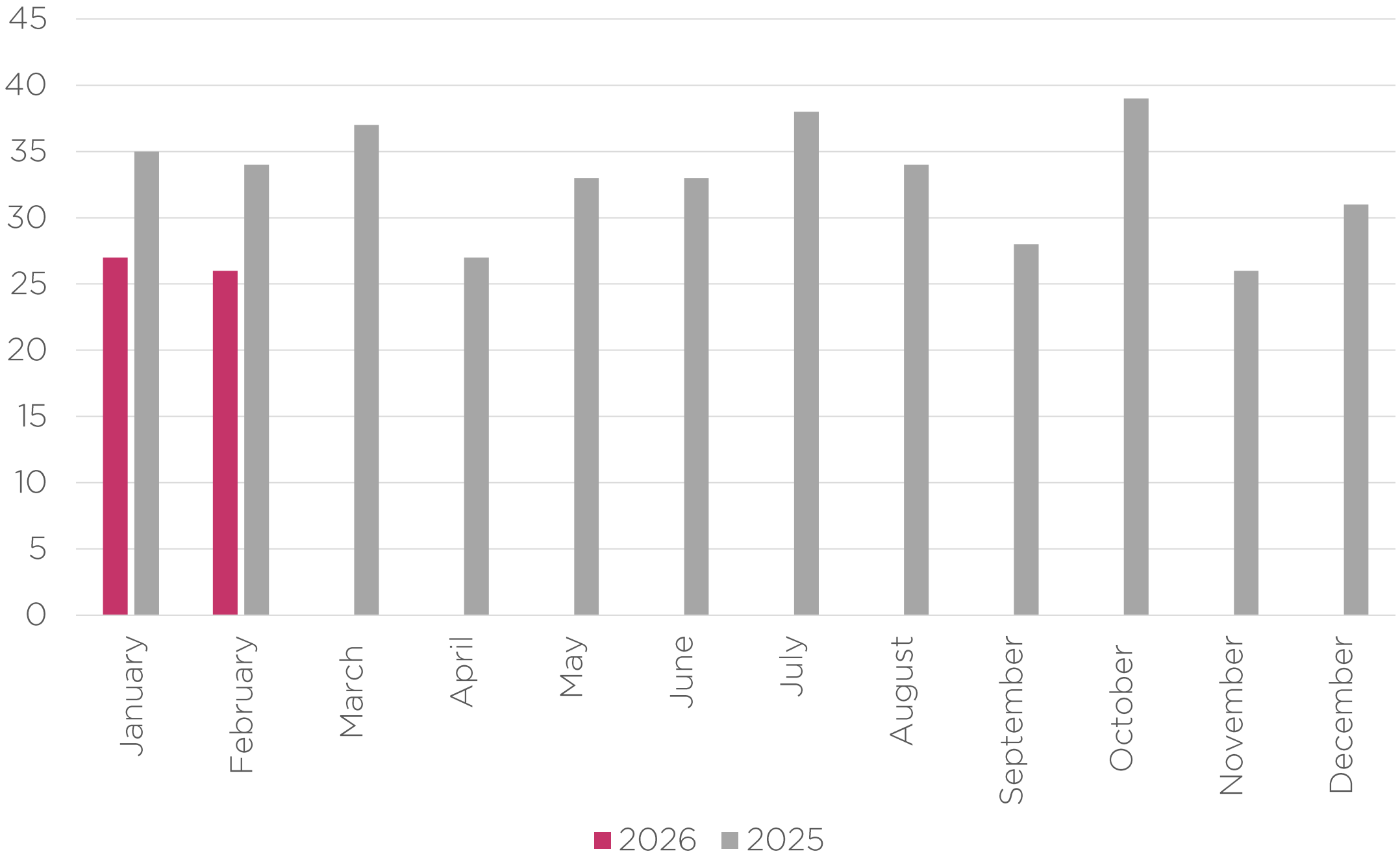
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Community Preservation Cases Opened - 2026 vs. 2025



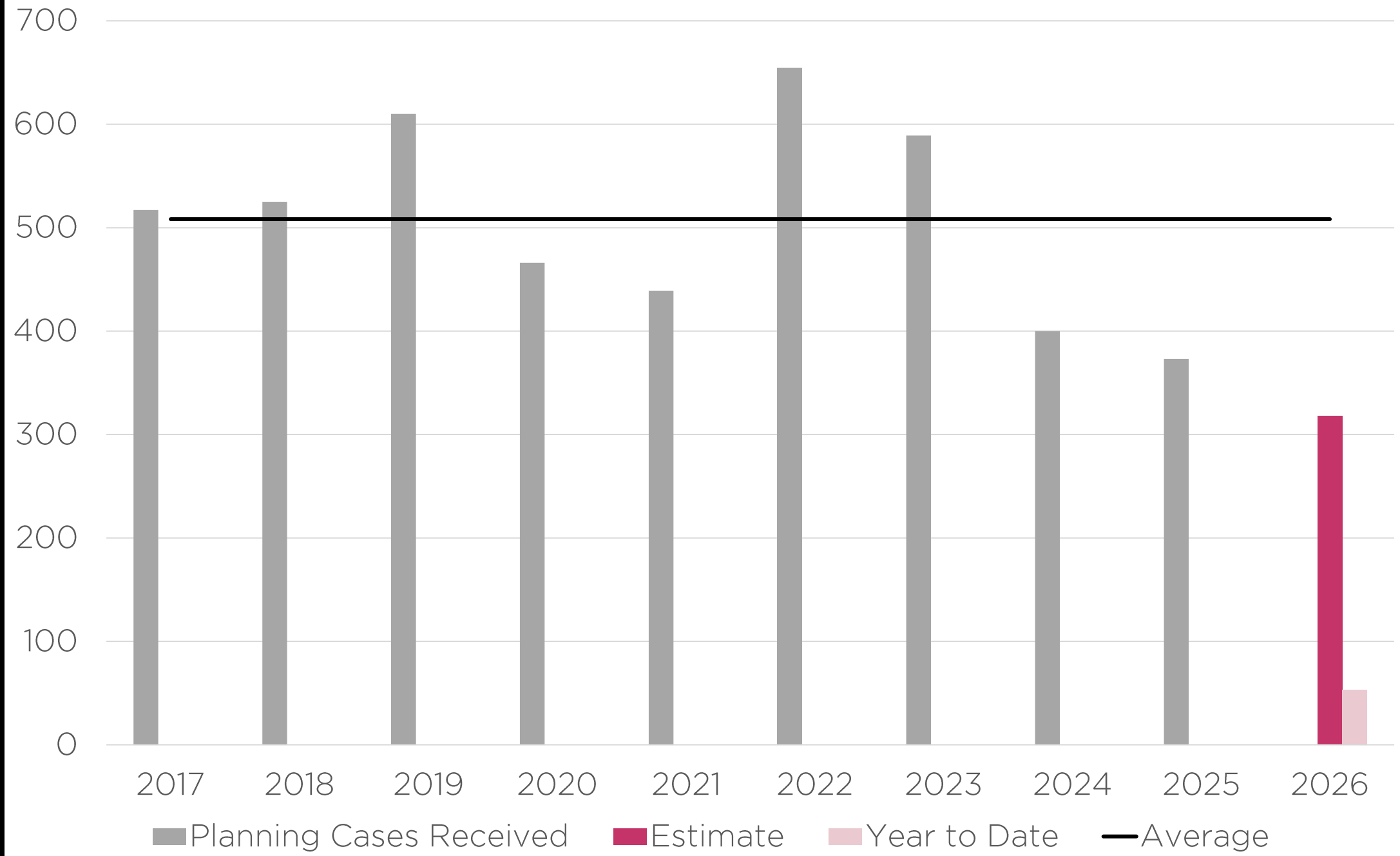
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Planning Cases Received - 2026 vs. 2025

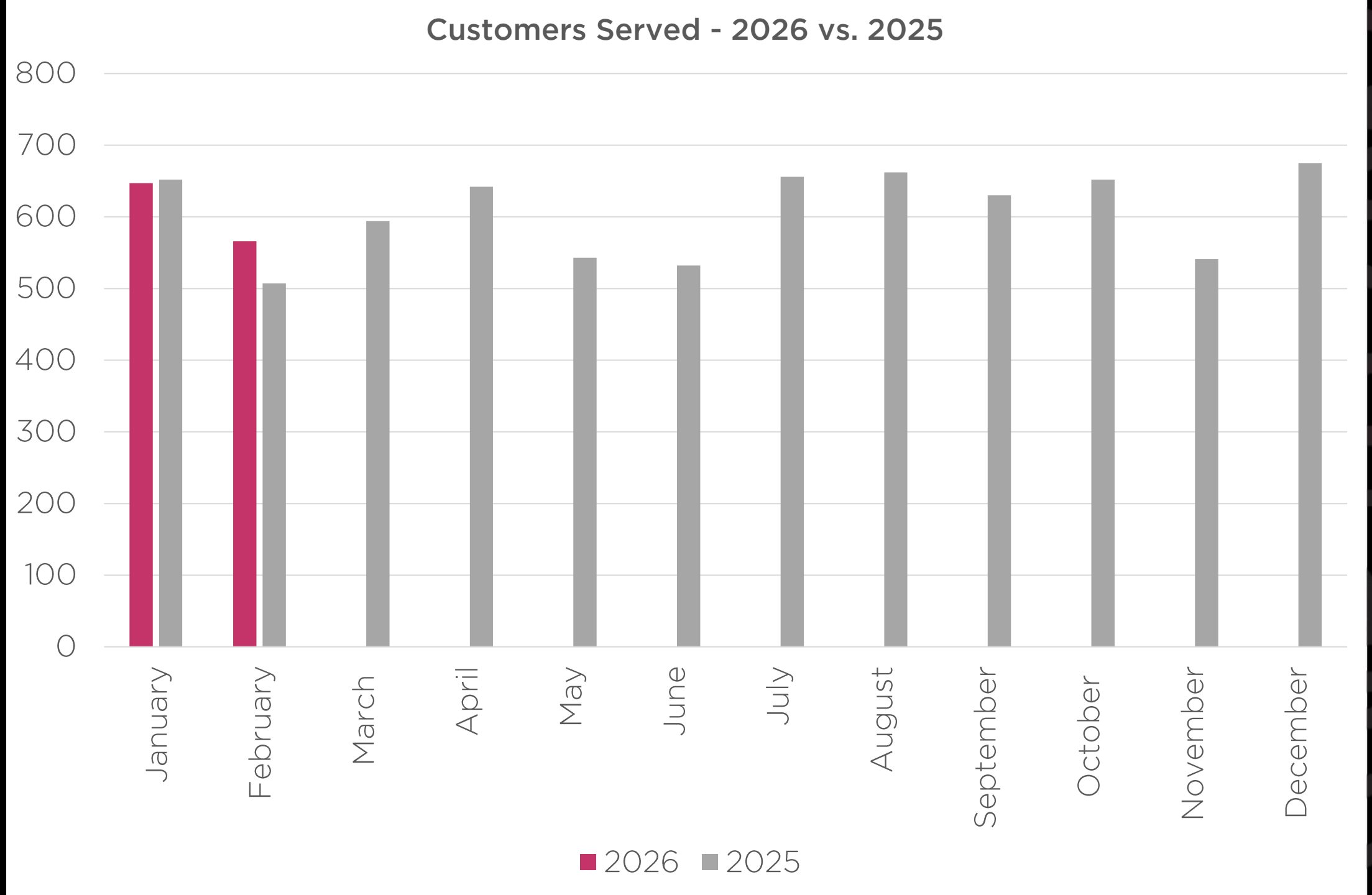


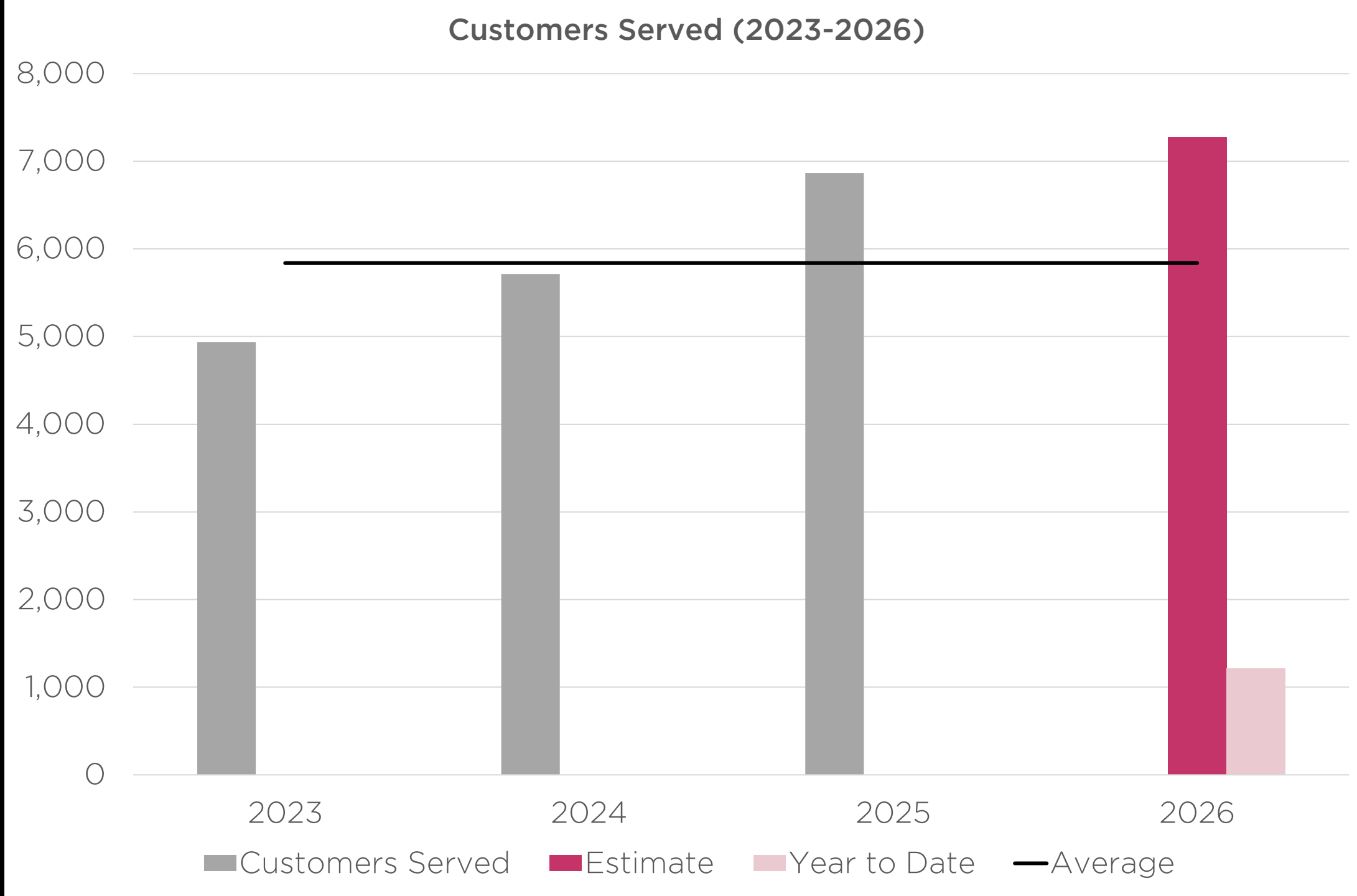
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Planning Cases Received (2017-2026)



TEMPLE CITY


Customers Served - 2026 vs. 2025
800
700
600
500
400
300
200
100
0
January
February
March
April
May
June
July
August
September
October
November
December
2026
2025


Customers Served (2023-2026)
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
2023
2024
2025
2026
Customers Served
Estimate
Year to Date
Average

Advanced Planning Projects

- **March 24 Planning Commission:**
  - ADU Code Update
  - Annual Housing Report
- **April 7 City Council Meeting:**
  - Series D Code Update
  - Annual Housing Report
- **April 14 Planning Commission:**
  - Subdivision Code Update
- **May 12 Planning Commission:**
  - SB-9 Code Update
- **Ongoing:**
  - Objective Design Standards for R-3 & Mixed-Use Zones
  - Development Impact Fees
  - Crossroads Specific Plan Update

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