COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Updated
May 12, 2026

TEMPLE CITY

5528 McCulloch Ave.

Status:

Scratch coat applied

Description:

11-unit, 2-story detached condominium



TEMPLE CITY

4447 Ellis Lane

Status:

Awaiting request for final inspection

Description:

4-unit, 3-story, detached condominium



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:

Awaiting final inspection

Description:

3-unit, detached condominium project



5922 Encinita Ave.

Status:

Construction complete

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:

Demolition complete

Permits Issued

Description:

3-unit condominium project



TEMPLE CITY

9014 Pentland Ave.

Status:

Scratch coat being applied

Description:

3-unit, 2-story attached apartment project



TEMPLE CITY

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:

18-unit, 3-story attached condominium project



TEMPLE CITY

9465 Las Tunas Dr.

Status:

Foundation and podium construction

Description:

4-stories

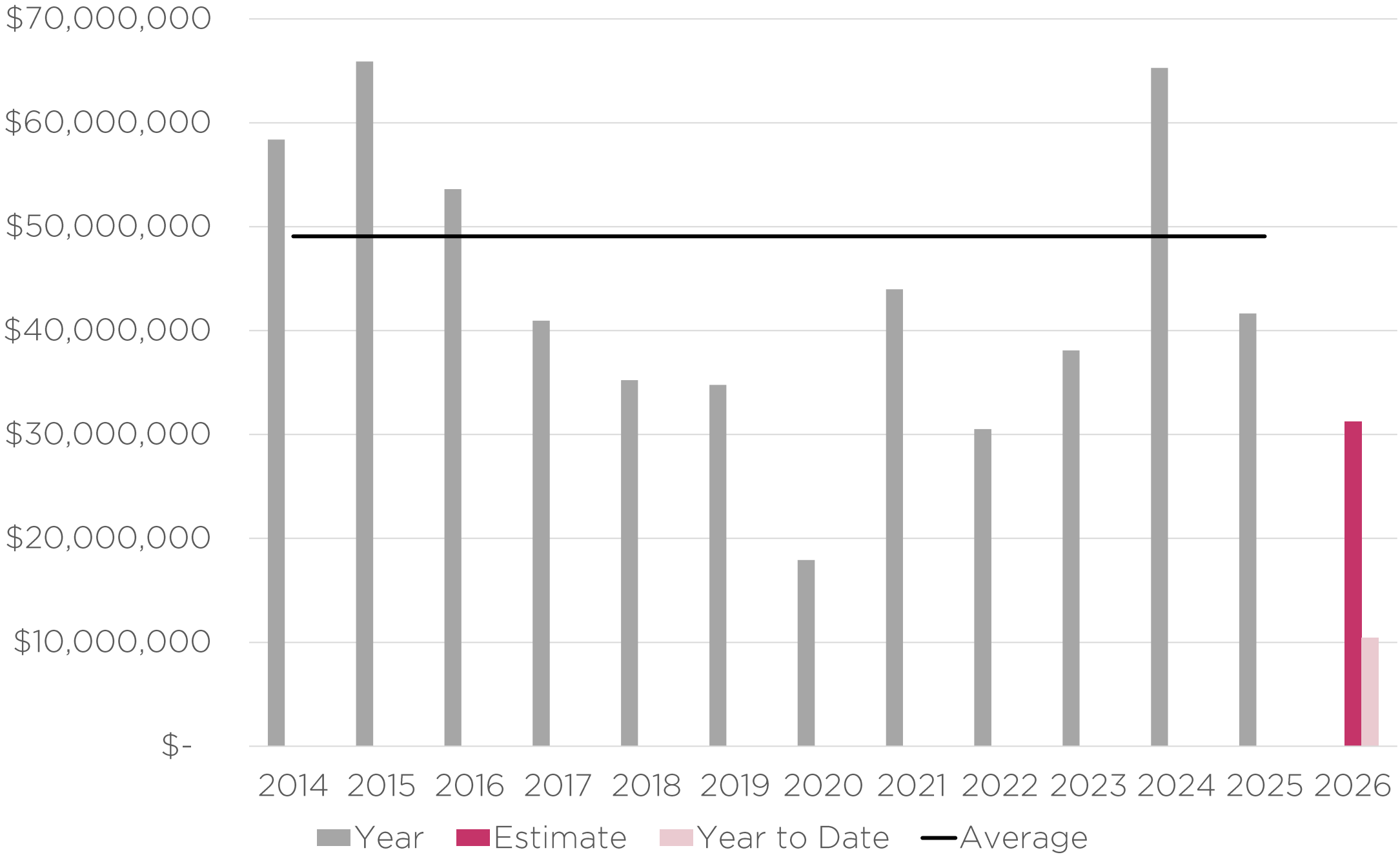
46 residential units

5,800 square feet of commercial



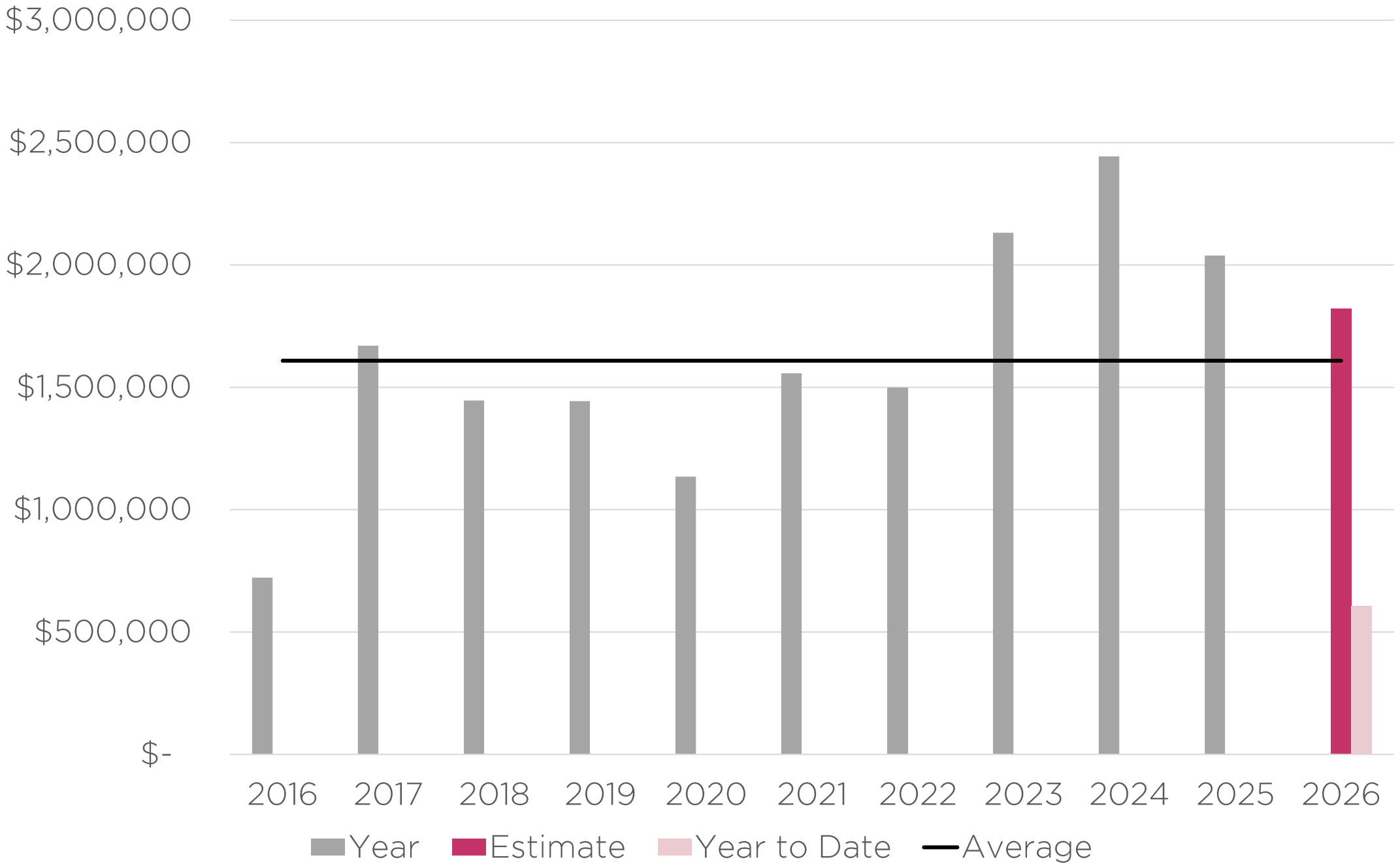
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Annual Building Permit Valuation (Adjusted to 2025 Dollars)



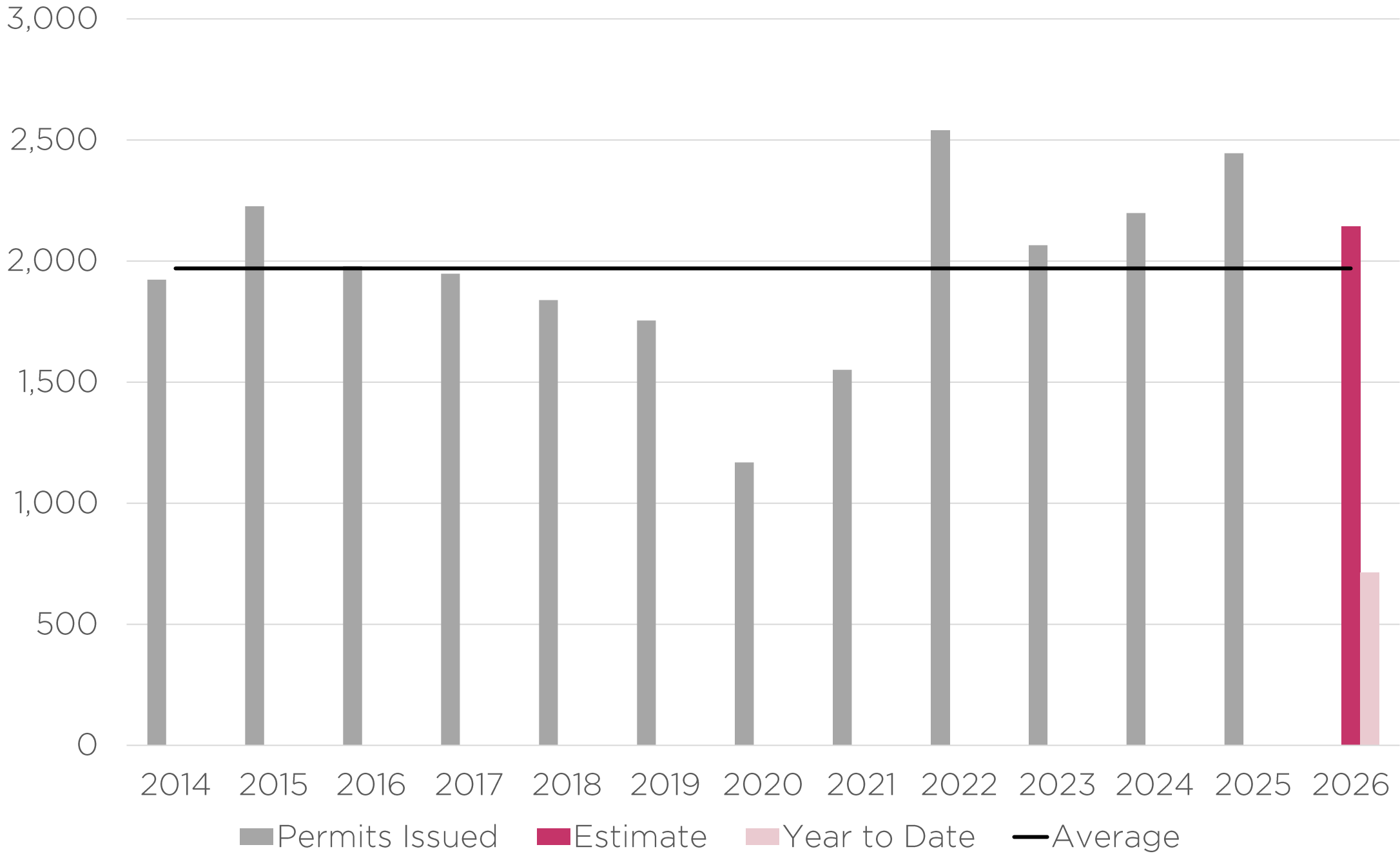
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Annual Building Fees Collected

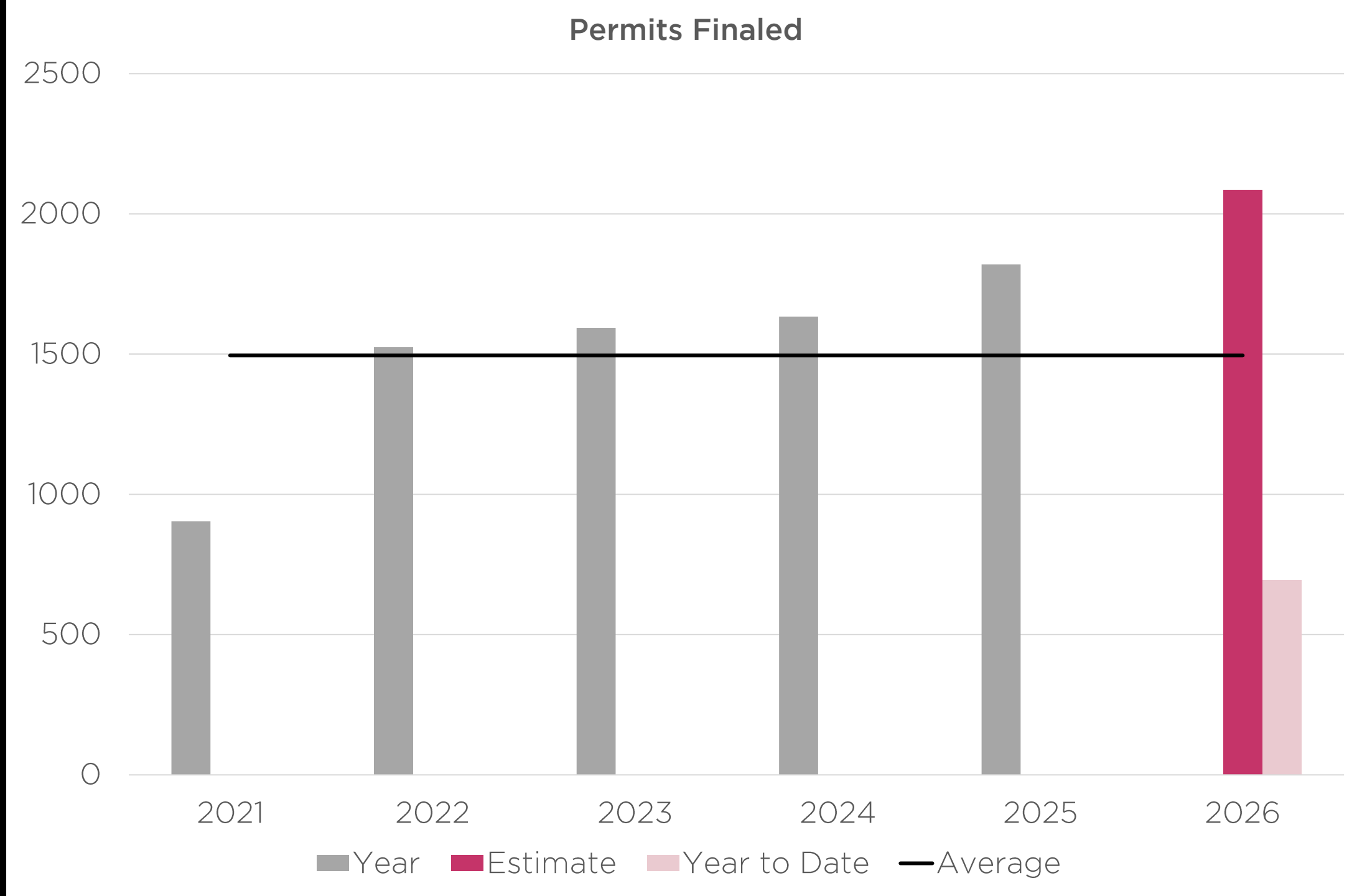


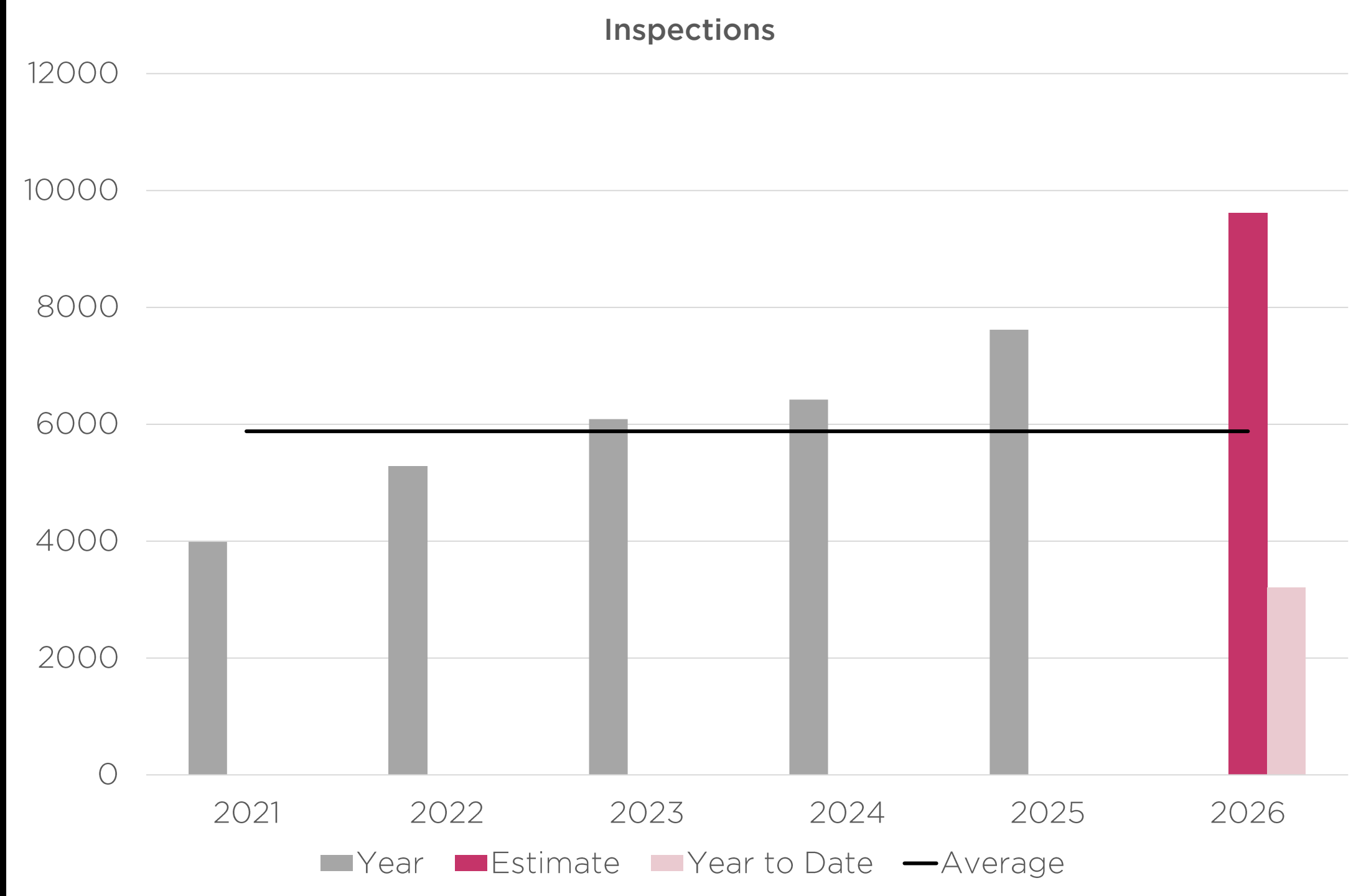
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Permits Issued (2014-2026)

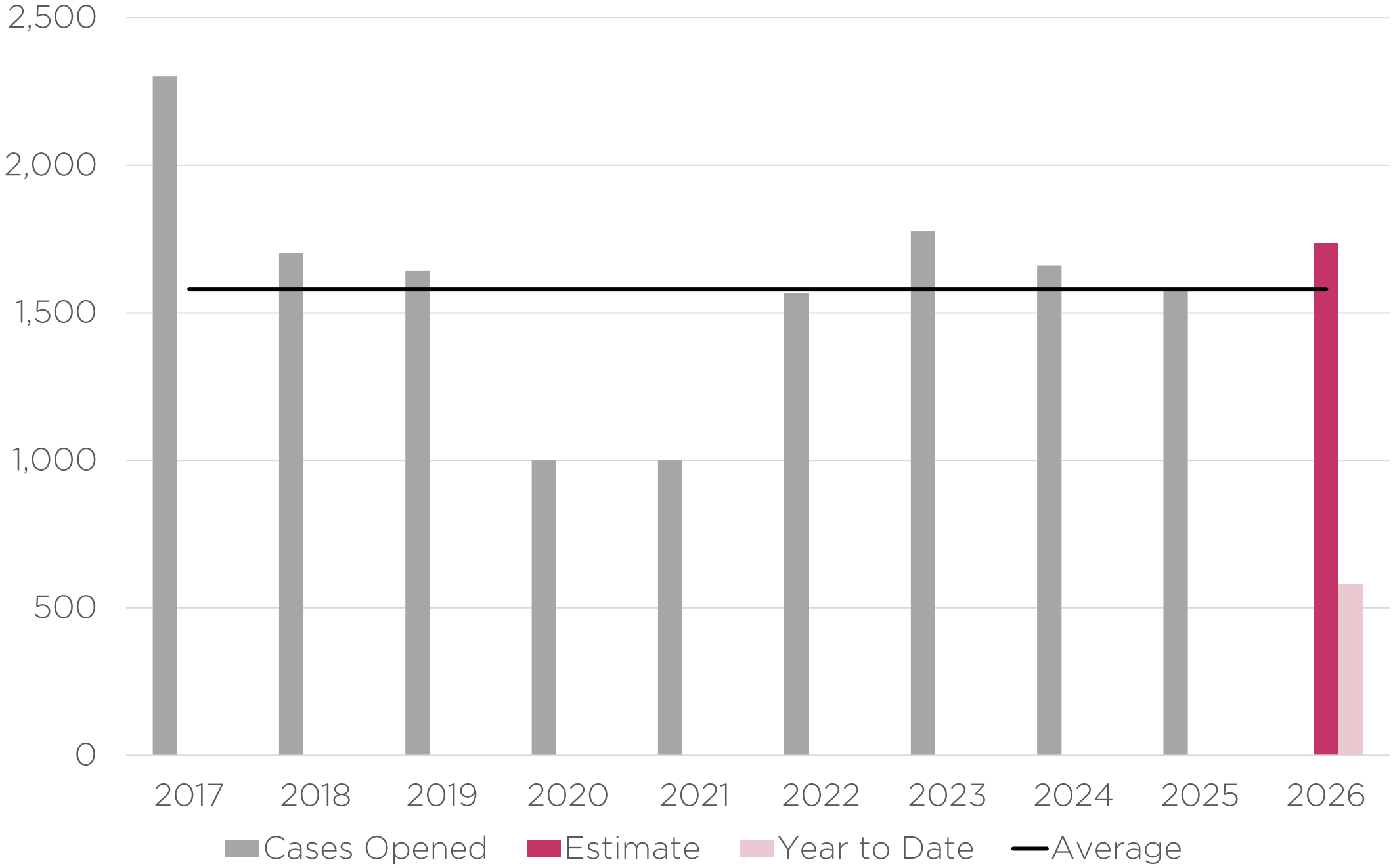


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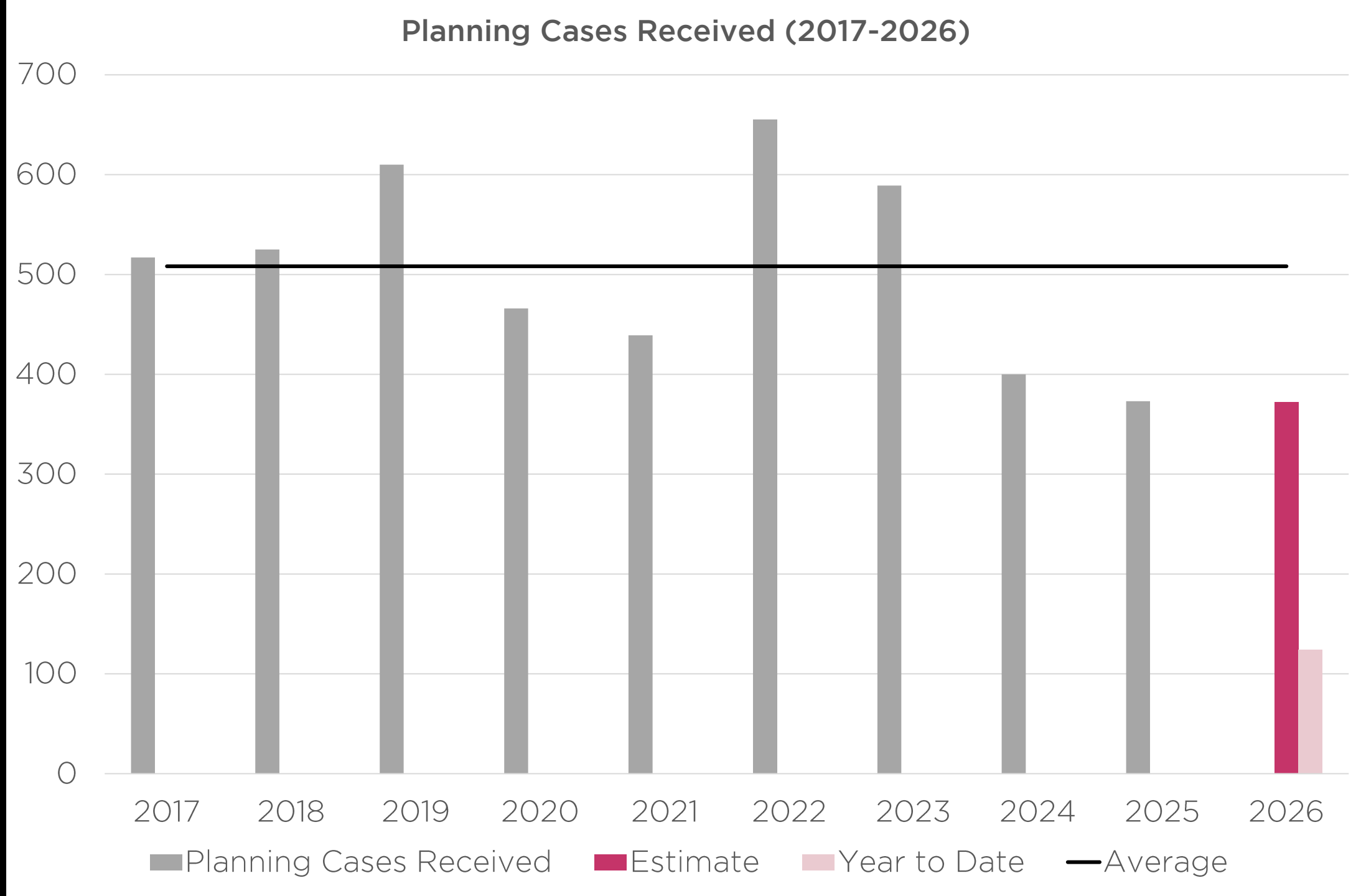

Permits Finaled
2500
2000
1500
1000
500
0
2021
2022
2023
2024
2025
2026
Year
Estimate
Year to Date
Average

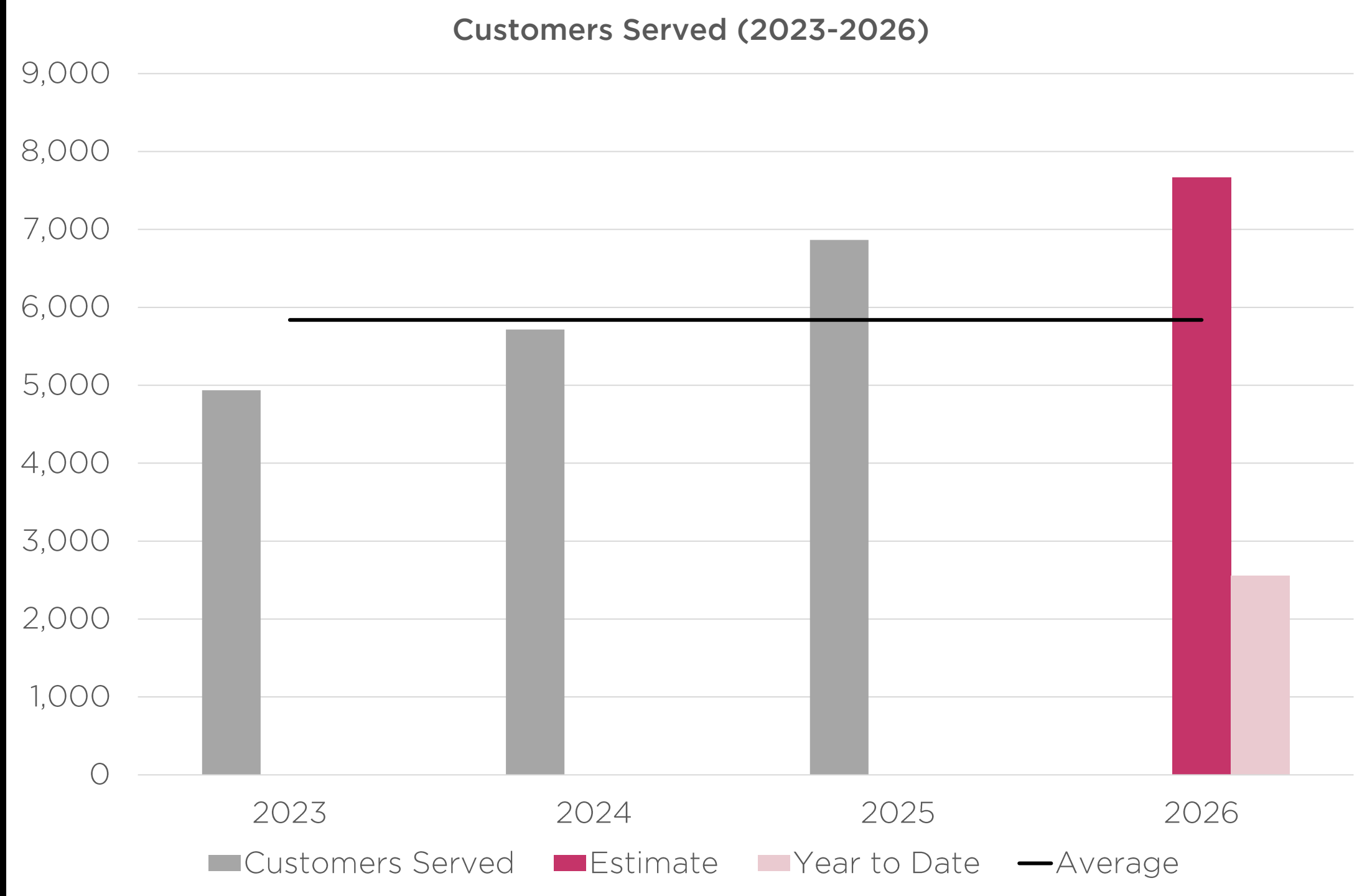

Inspections
12000
10000
8000
6000
4000
2000
0
2021
2022
2023
2024
2025
2026
Year
Estimate
Year to Date
Average

Community Preservation Cases Opened (2017-2026)



TEMPLE CITY


Planning Cases Received (2017-2026)
700
600
500
400
300
200
100
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Planning Cases Received
Estimate
Year to Date
Average


Customers Served (2023-2026)
9,000
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

- **May 28 Joint CC/PC Meeting:**
  - Crossroads Specific Plan Update
- **June 2 City Council Meeting:**
  - Subdivision Ordinance
- **June 16 City Council Meeting:**
  - SB-9 Ordinance
- **July 14 Planning Commission:**
  - Objective design standards for the R-3 and Mixed-Use zones
- **Ongoing:**
  - Objective Design Standards for R-3 & Mixed-Use Zones
  - Development Impact Fees
  - Crossroads Specific Plan Update

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