# COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

**September 2026 Report**
**Updated: October 13, 2026**

TEMPLE CITY

# This Month's Takeaways

- Building activity remained strong in September, with 216 permits issued, 184 permits finaled, and 790 inspections completed. Inspections and permit finalizations continue to run well above historical averages, with year-end projections of approximately 9,190 inspections and 2,190 permits finaled.
- Building permit valuation increased significantly in September, reaching $6.1 million for the month—the highest monthly total of 2026. Year-to-date valuation reached $26.7 million, although the projected annual total of $35.6 million remains below the long-term average.
- Building fees reached approximately $1.48 million year to date, with September generating $261,000—the highest monthly collection of the year. Fees are projected to reach $1.97 million by year end, exceeding the historical annual average.
- Community Preservation activity remained steady, with 130 cases opened in September and 1,239 cases opened year to date. A total of 1,214 cases have been closed, keeping case openings and closures relatively balanced.
- Planning activity slowed in September, with 20 cases received, the lowest monthly total of 2026. Year-to-date activity reached 282 cases, approximately 6% below the same period in 2025. Meanwhile, 31 planning cases were completed in September.

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# At-A-Glance Summary

| Metric | YTD | Projected Year End | Compared to Avg. | Activity vs. Avg. |
|---|---|---|---|---|
| Building Valuation | $26.7M | $35.6M | Below avg. | ↓ |
| Building Fees | $1.48M | $1.97M | Above avg. | ↑ |
| Permits Issued | 1,720 | 2,293 | Above avg. | ↑ |
| Inspections | 6,891 | 9,188 | Above avg. | ↑ |
| Permits Finaled | 1,643 | 2,191 | Above avg. | ↑ |
| CP Cases Opened | 1,239 | 1,652 | Above avg. | ↑ |
| Planning Cases | 282 | 376 | Below avg. | ↓ |
| Customers Served | 5,664 | 7,552 | Above avg. | ↑ |

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# 5528 McCulloch Ave.

Status:
Scratch coat applied

Description:
11-unit, 2-story detached condominium



# 4910 Encinita Ave.

Status:
Landscaping work
Description:
6-lot Multi-family condominium



# 5134 Sereno Dr.

Status:
Units are awaiting Edison Service meter;
Interior work ongoing

Description:
5-unit, detached, condominium



# 9014 Pentland Ave.

Status:
Scratch coat being applied

Description:
3-unit, 2-story attached apartment



# 5809-5813 Cloverly Ave.

Status:
In building plan check

Description:
9-unit, 3-story attached condominium



# 9465 Las Tunas Dr.

Status:
Upper story framing underway

Description:
4-stories / 46 dwelling units /
5,800 sq ft of commercial



# 5938 Alessandro Ave.

Status:
Framing work underway

Description:
3-unit condominium

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# 6119 Temple City Blvd.

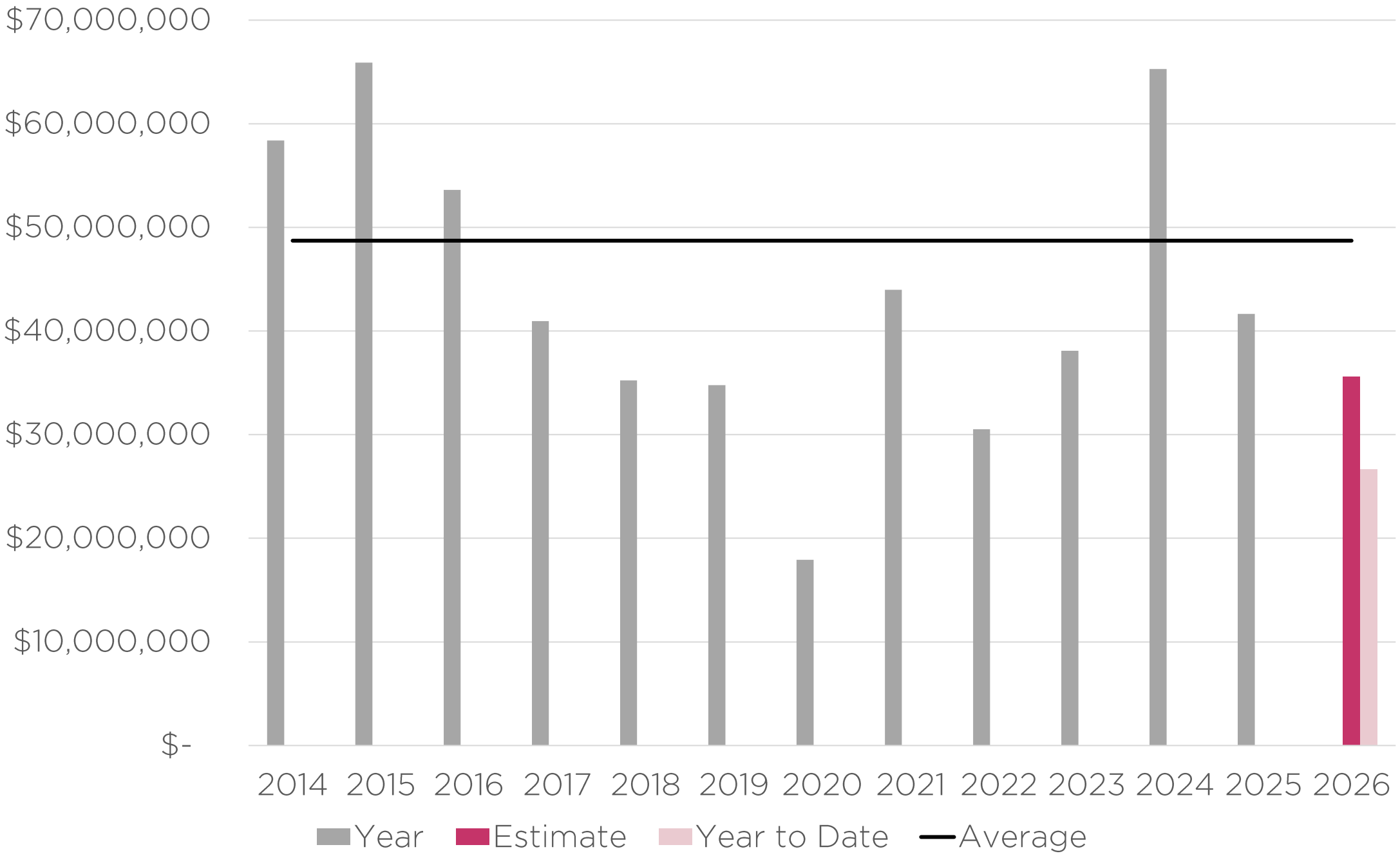
Status:
Permits ready to be issued

Description:
18-unit, 3-story attached condominium

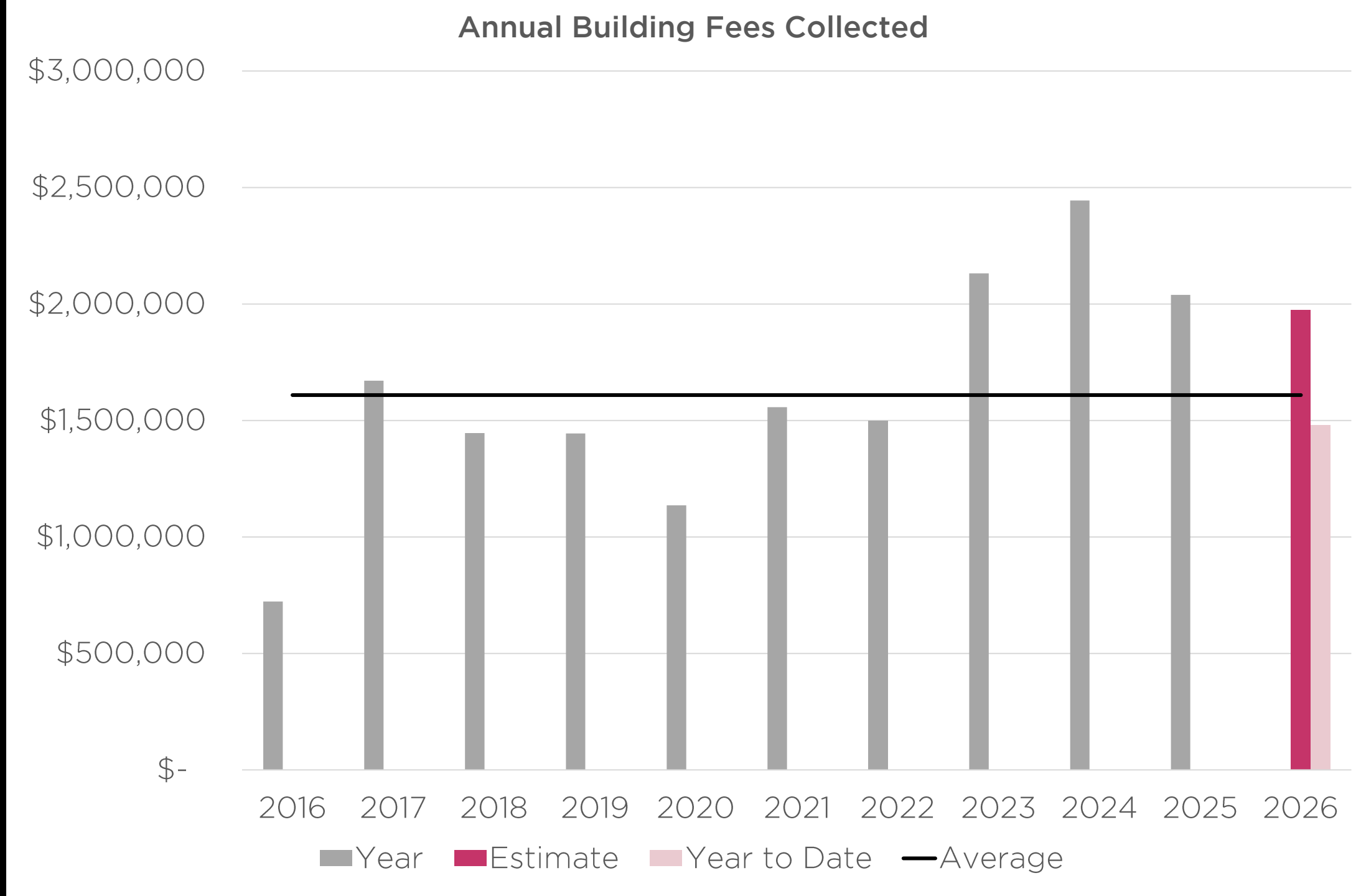
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# BUILDING ACTIVITY

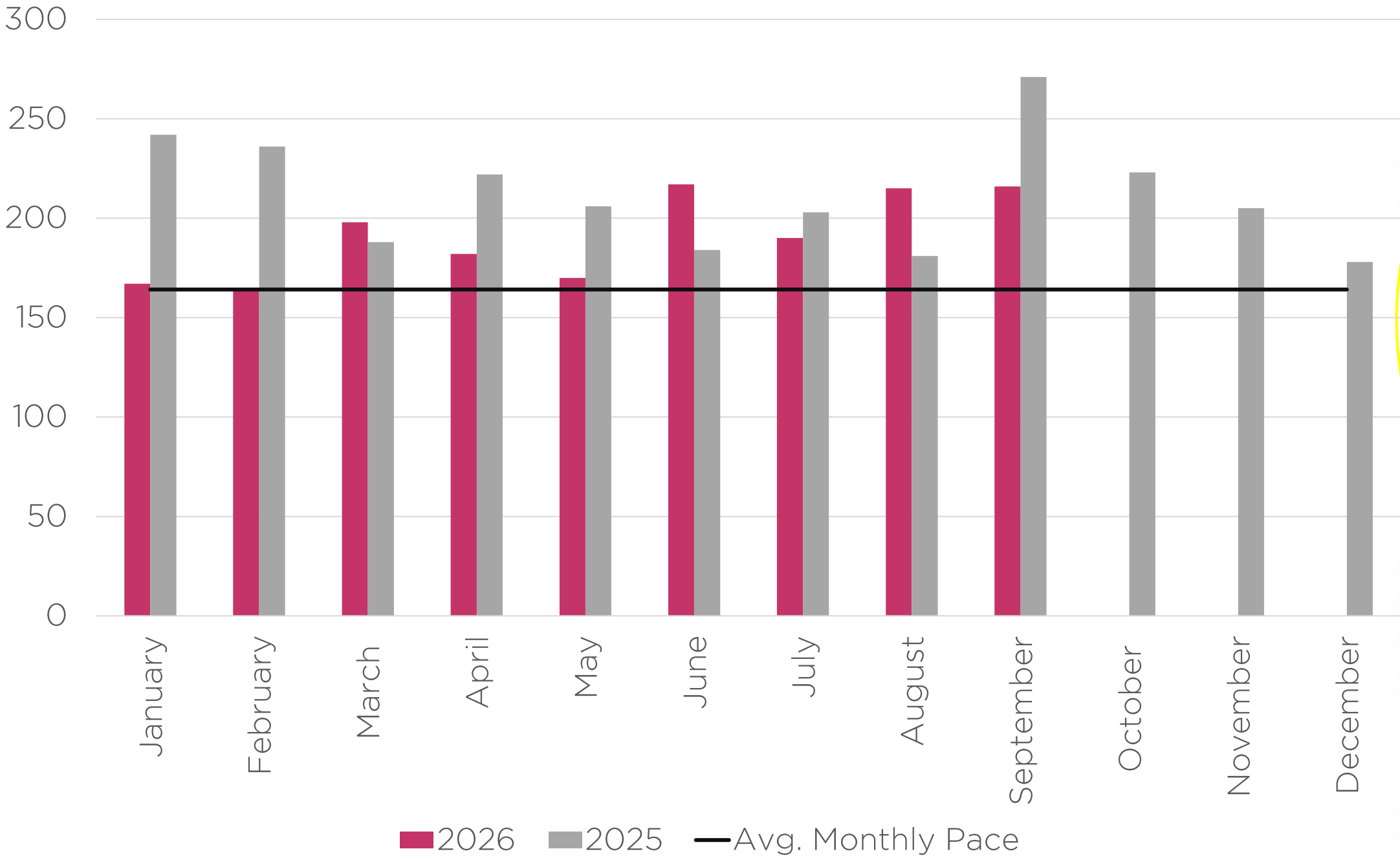
## Annual Building Permit Valuation (Adjusted to 2026 Dollars)




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Annual Building Fees Collected
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Year
Estimate
Year to Date
Average

# Permits Issued - 2026 vs. 2025




Year to Date:

1,720

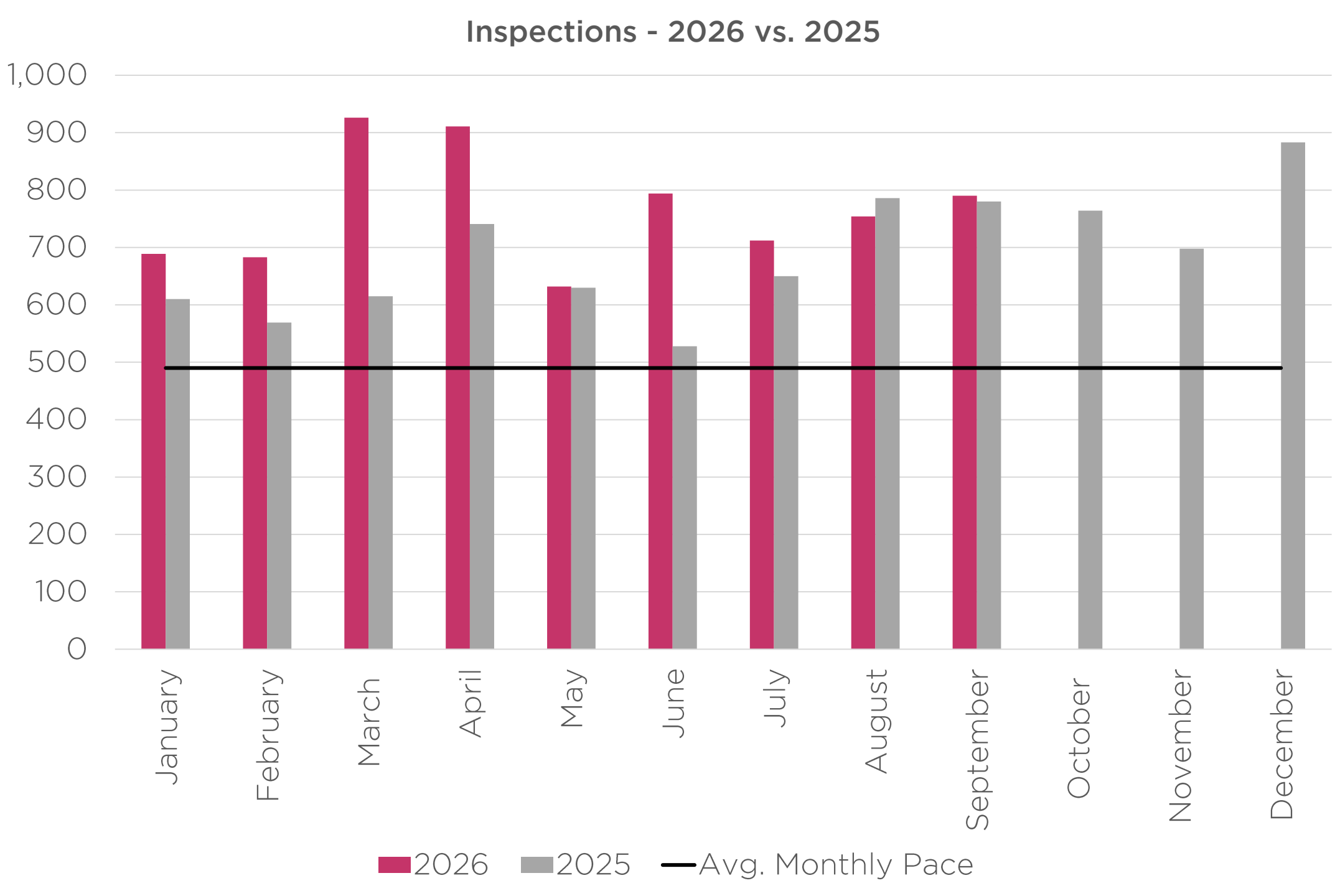
Projected Year End:

2,293

2014-2025 Avg:

1,970

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Year to Date:

6,891

Projected Year End:

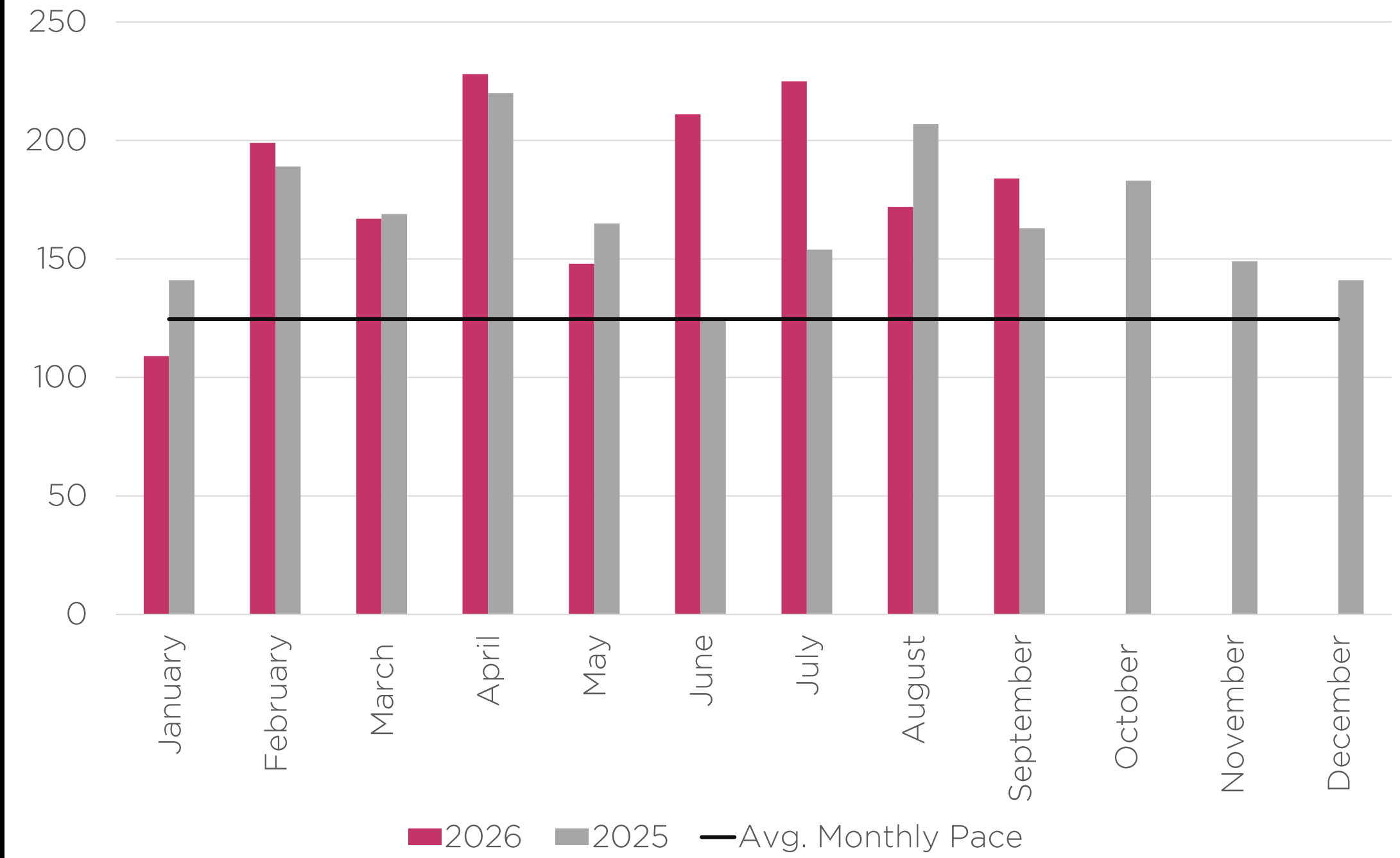
9,188

2021-2025 Avg:

5,879

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## Permits Finaled - 2026 vs. 2025



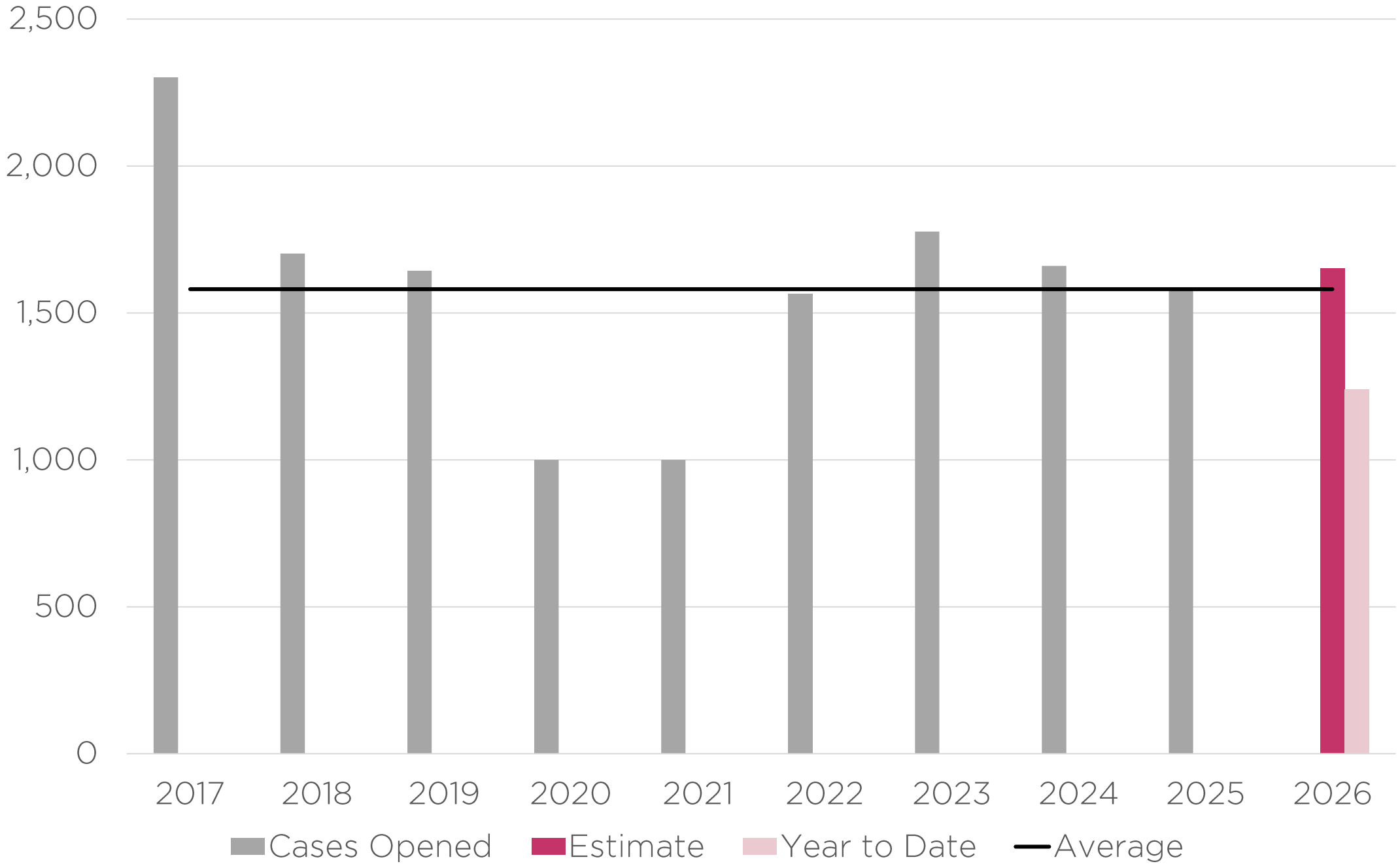

| Year to Date: |
| --- |
| 1,643 |
| Projected Year End: |
| 2,191 |
| 2021-2025 Avg: |
| 1,495 |

# SIGNIFICANT BUILDING PERMITS ISSUED:

| ADDRESS | DESCRIPTION | VALUATION | FEES SUBMITTED |
|---|---|---|---|
| 6119 Temple City Boulevard | 18-Unit Condo Development | $3,183,000 | $42,409.28 |
| 6119 Temple City Boulevard | Subterranean Parking | $1,856,500 | $25,245.00 |
| 5337 Barela Avenue | ADU | $200,000 | $3,867.19 |
| 5941 Loma Avenue | ADU | $140,000 | $2,888.19 |
| 5939 Primrose Avenue | ADU | $60,696 | $1,737.29 |
| 5815 Reno Avenue | ADU | $52,000 | $1,568.36 |
| 5838 Golden West Avenue | House Remodel | $50,000 | $1,572.52 |

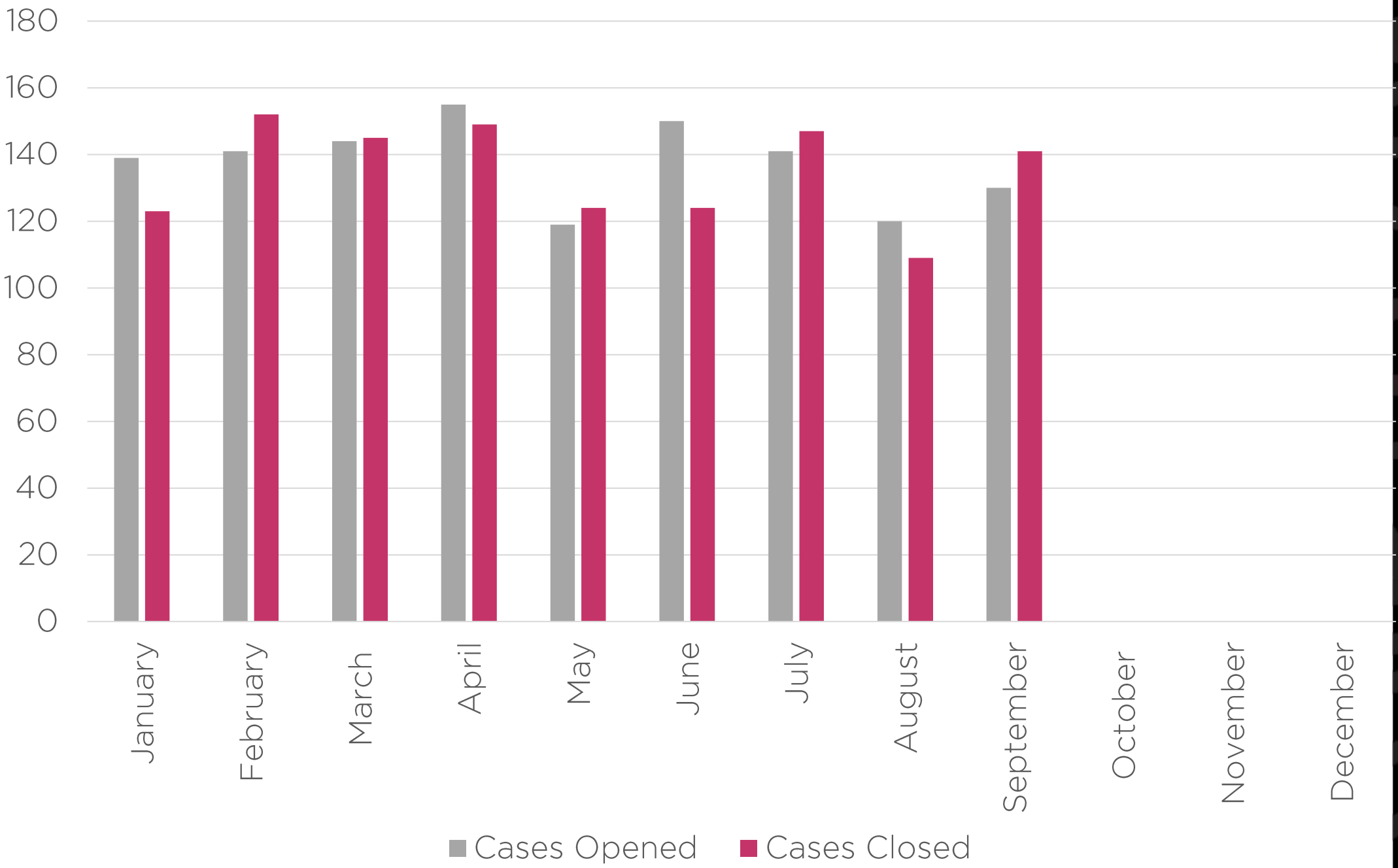
# COMMUNITY PRESERVATION ACTIVITY

## Community Preservation Cases Opened (2017-2026)




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## Community Preservation Cases Opened and Closed in 2026



# PLANNING ACTIVITY

# PLANNING CASES:

| ADDRESS | DESCRIPTION |
|---|---|
| SITE PLAN REVIEWS - MINOR | |
| 10140 Lynrose Street | House addition |
| 10240 Nadine Street | House addition |
| 5313 Golden West Avenue | New house and ADU |
| 9045 Acaso Drive | House addition |
| 5231 Baldwin Avenue | House addition |
| 4902 Persimmon Avenue | House addition |
| ZONING CLEARANCES | |
| 5733 Encinita Avenue | House remodel |
| 5325 Fratus Drive | ADU |
| 5839 Temple City Boulevard | Tenant improvements |
| 5613 Halifax Road | House addition |
| 4514 Cloverly Avenue | ADU and house remodel |
| 10218 Nadine Street | JADU and house remodel |
| 10062 Green Street | ADU |
| 4924 Kauffman Avenue | ADU and house remodel |
| 10206 Randwick Drive | ADU |
| 10405 La Rosa Drive | ADU |
| 9686 Live Oak Avenue | ADU |
| CONDITIONAL USE PERMITS | |
| 5934 Temple City Boulevard | Pilates studio |
| 9953 Las Tunas | Private school |

# Planning Cases Received - 2026 vs. 2025



# ADVANCED PLANNING PROJECTS

| Project Name | Status |
|---|---|
| Development Impact Fee Study | Drafting nexus study |
| Objective Design Standards *(Multi-family and Mixed-use)* | October 13th PC meeting |
| Crossroads Specific Plan | Drafting Amendments |
| Window Sign Code Update | On Hold |
| Apiary Ordinance | Undergoing Research |
| Las Tunas Drive Strategic Plan | Consultant on Board |

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# OTHER COUNTER ACTIVITY

## Customers Served at the Counter - 2026 vs. 2025



## BUSINESS LICENSES:

| ADDRESS | BUSINESS NAME & DESCRIPTION |
| --- | --- |
| None | |
| | |

## Annual & Monthly Overnight Permits Issued - 2026 vs. 2025



## Encroachment Permits Issued - 2026 vs. 2025

