File PL 19-2017
5134 Sereno Drive
Tentative Parcel Map, Major Site Plan Review

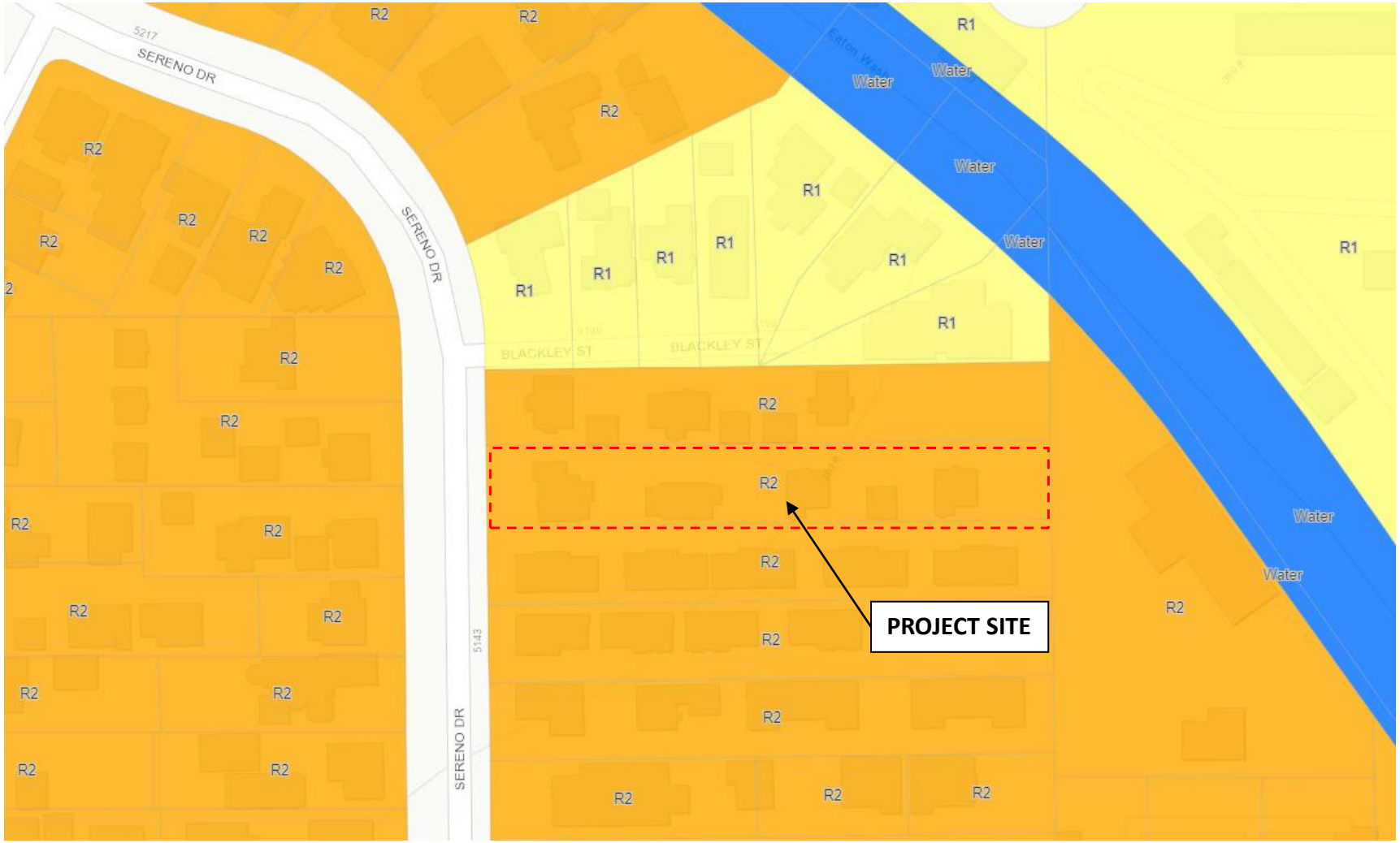
Planning Commission Meeting

October 13, 2020

Major Site Plan Review

- Consistency with General Plan and Zoning Code
- Development Standards
- Design Guidelines
- Compatibility with surrounding neighborhood
- Consistency with Subdivision Map Act

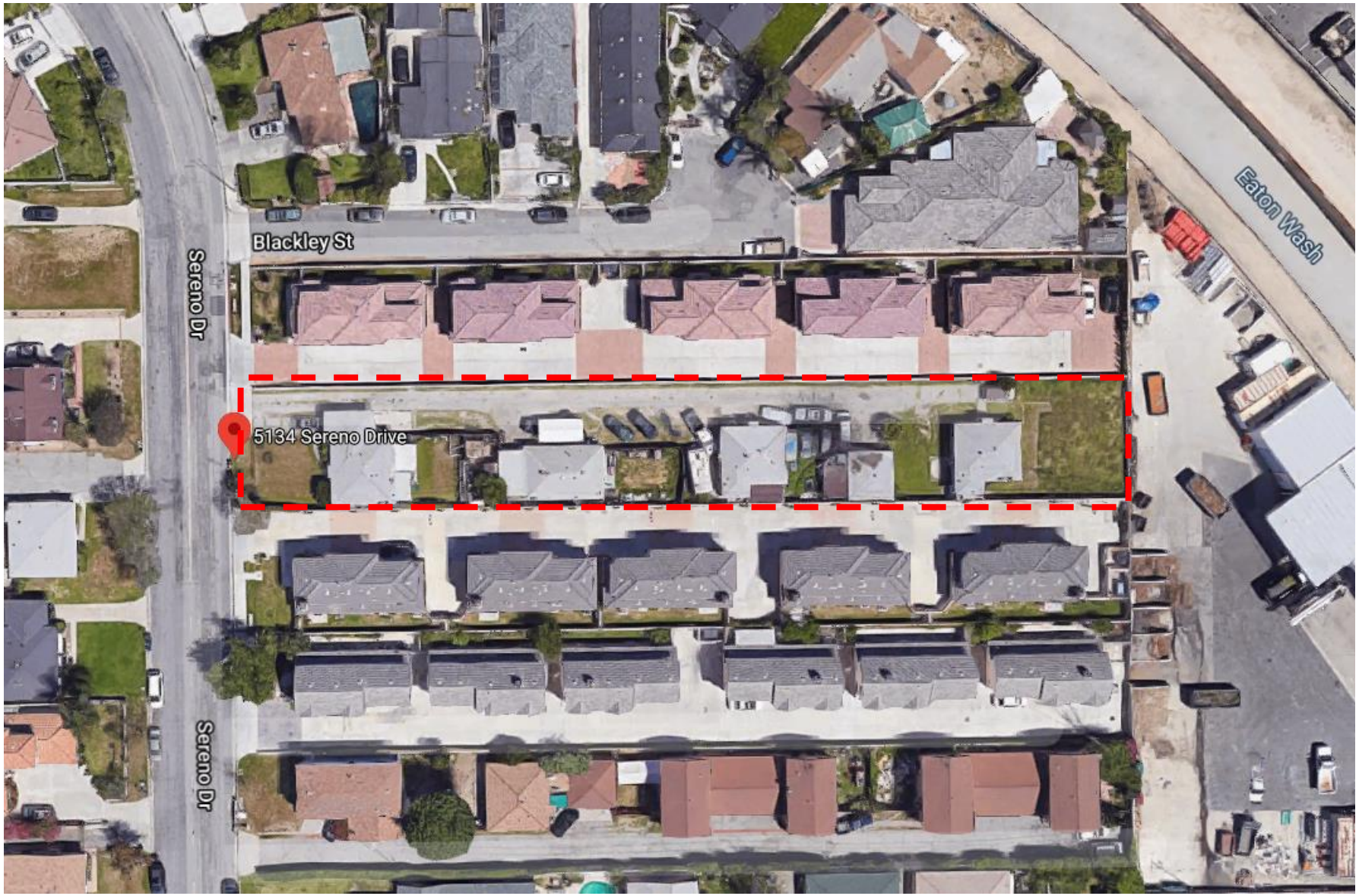
Zoning & Existing Land Use



Project Information:

Land Area	55 feet by 397 feet
	21,844 square feet
Existing Improvements	4 detached single-family houses
Zoning	R-2, Multi-Family Residential
General Plan	Medium Density Residential

Zoning & Existing Land Use



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TEMPLE CITY

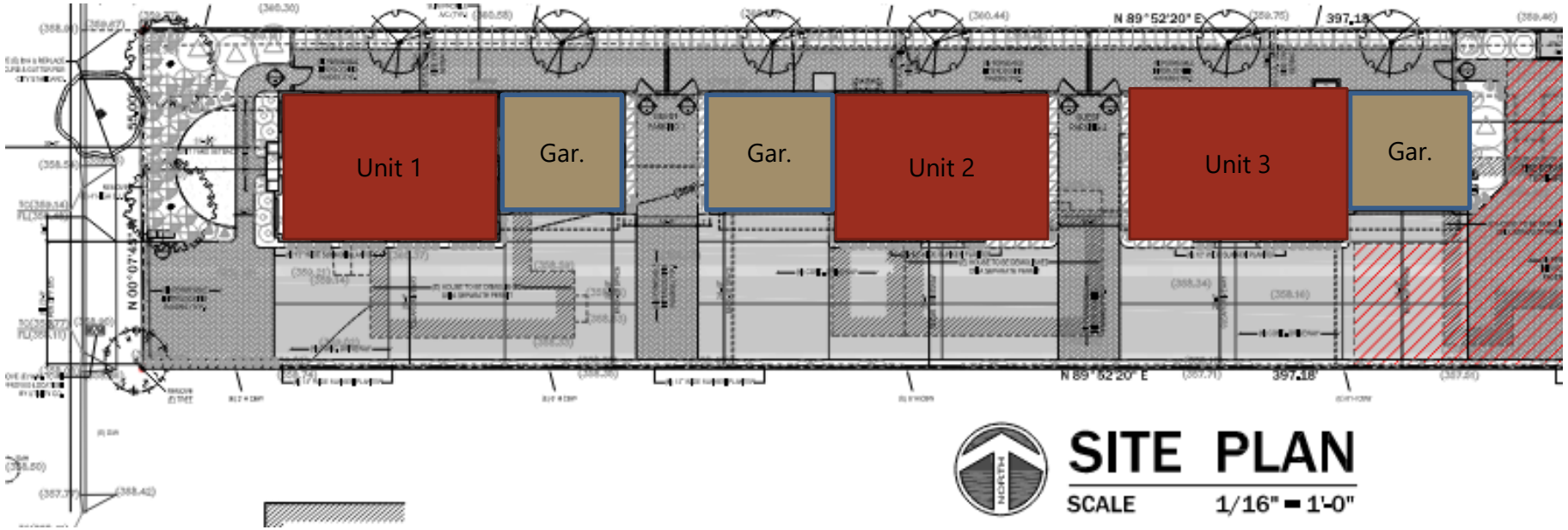
Site Photo



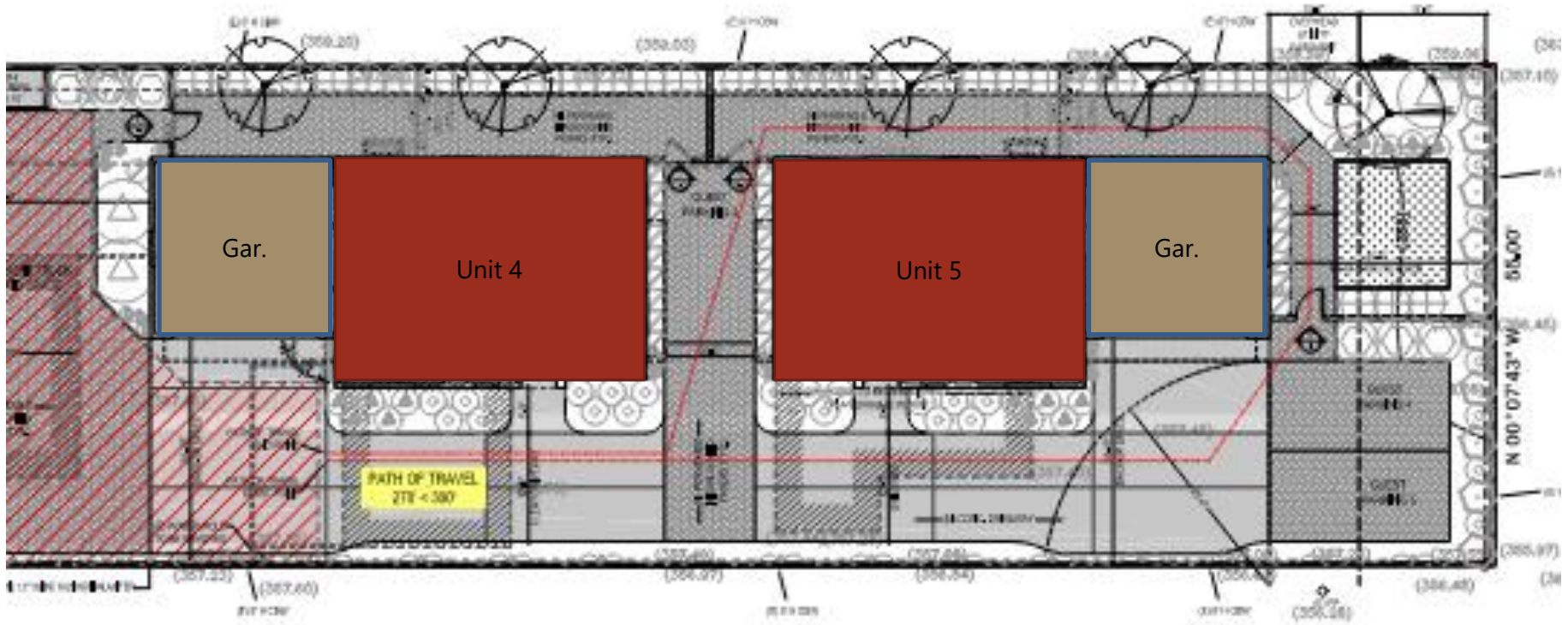
Project Information:

	Floor Area Ratio	Lot Coverage	Landscaping	Permeable Lot Coverage
Proposed	.49	30 percent	25 percent	43 percent
Zoning Code Standards	.50 maximum	50 percent maximum	25 percent minimum	40 percent minimum

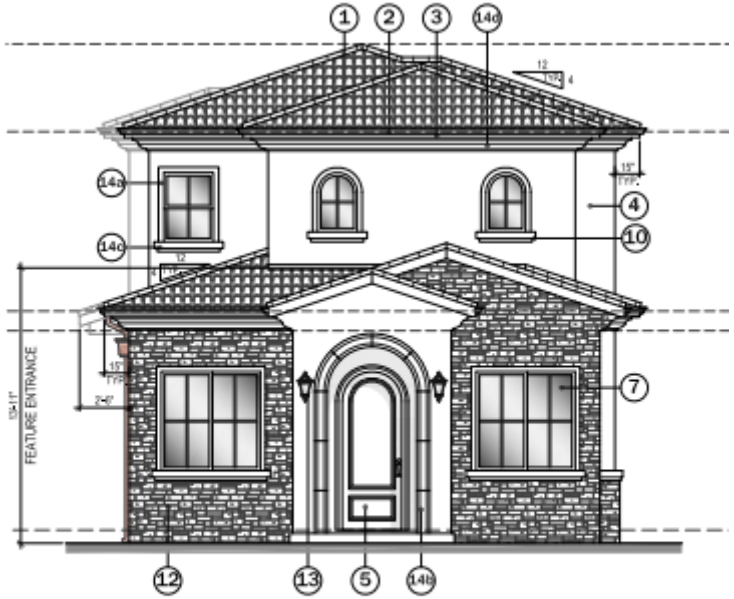
Site Plan


Unit 1
Gar.
Gar.
Unit 2
Unit 3
Gar.
N 89°52'20" E
397.18
N 89°52'20" E
397.18
SITE PLAN
SCALE 1/16" = 1'-0"

Site Plan



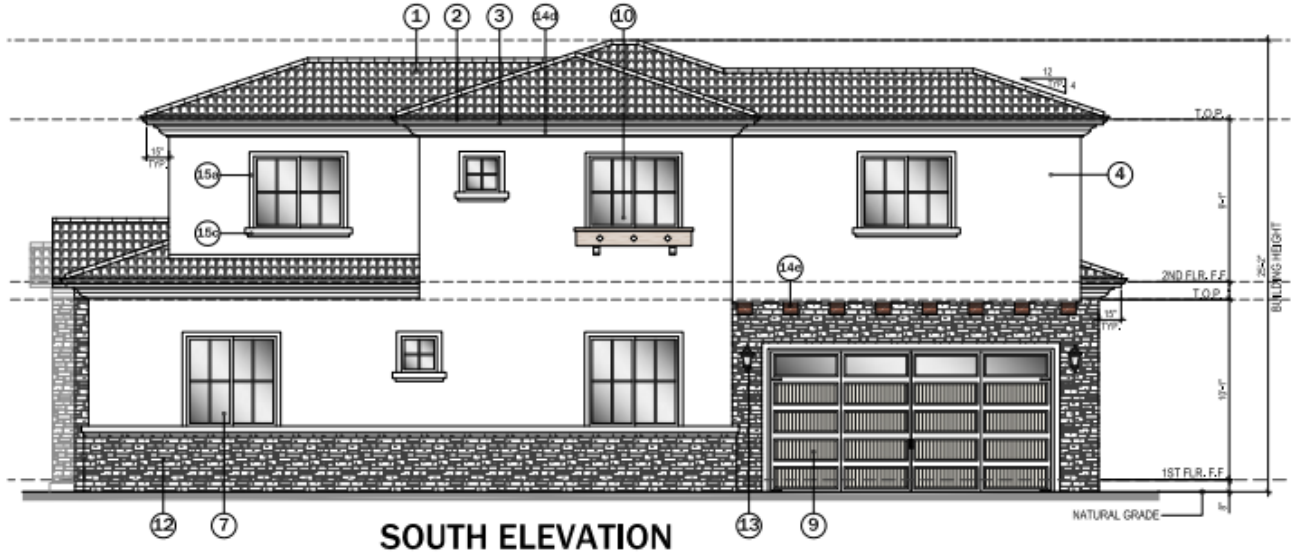
Elevations



WEST ELEVATION

SCALE 3/16" = 1'-0"

STREET VIEW



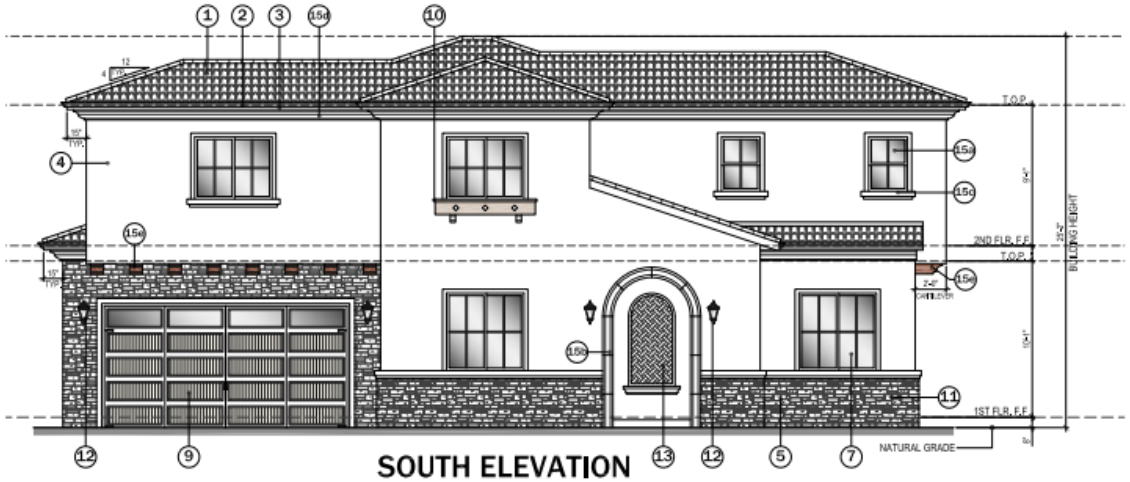
SOUTH ELEVATION

SCALE 3/16" = 1'-0"

DRIVEWAY SIDE

TEMPLE CITY

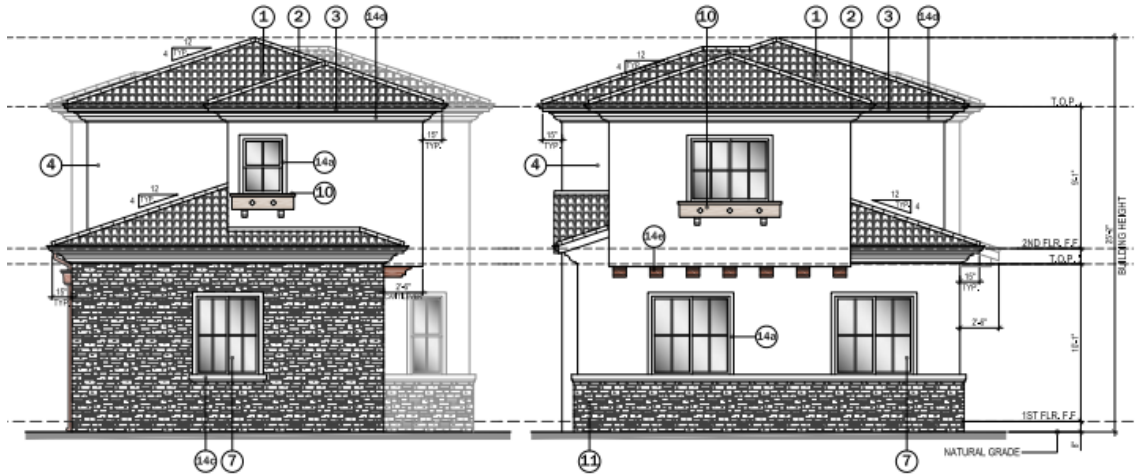
Elevations



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

DRIVEWAY SIDE

NOTE:
UNIT 2 & 3 (MIRRORED)



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

EAST ELEVATION
SCALE 3/16" = 1'-0"

Project Specific Conditions of Approval

- **Power Poles:** Provide utilities underground.
- **Trash Enclosure**: Provide a roof covering to shield view of trash dumpster from neighboring properties.



Project Specific Conditions of Approval

- **Roof Tile**: Add boosted accessory pieces for added depth to enhance the architecture.



Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-2017 (tentative parcel map and major site plan review) subject to the revised conditions of approval.

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