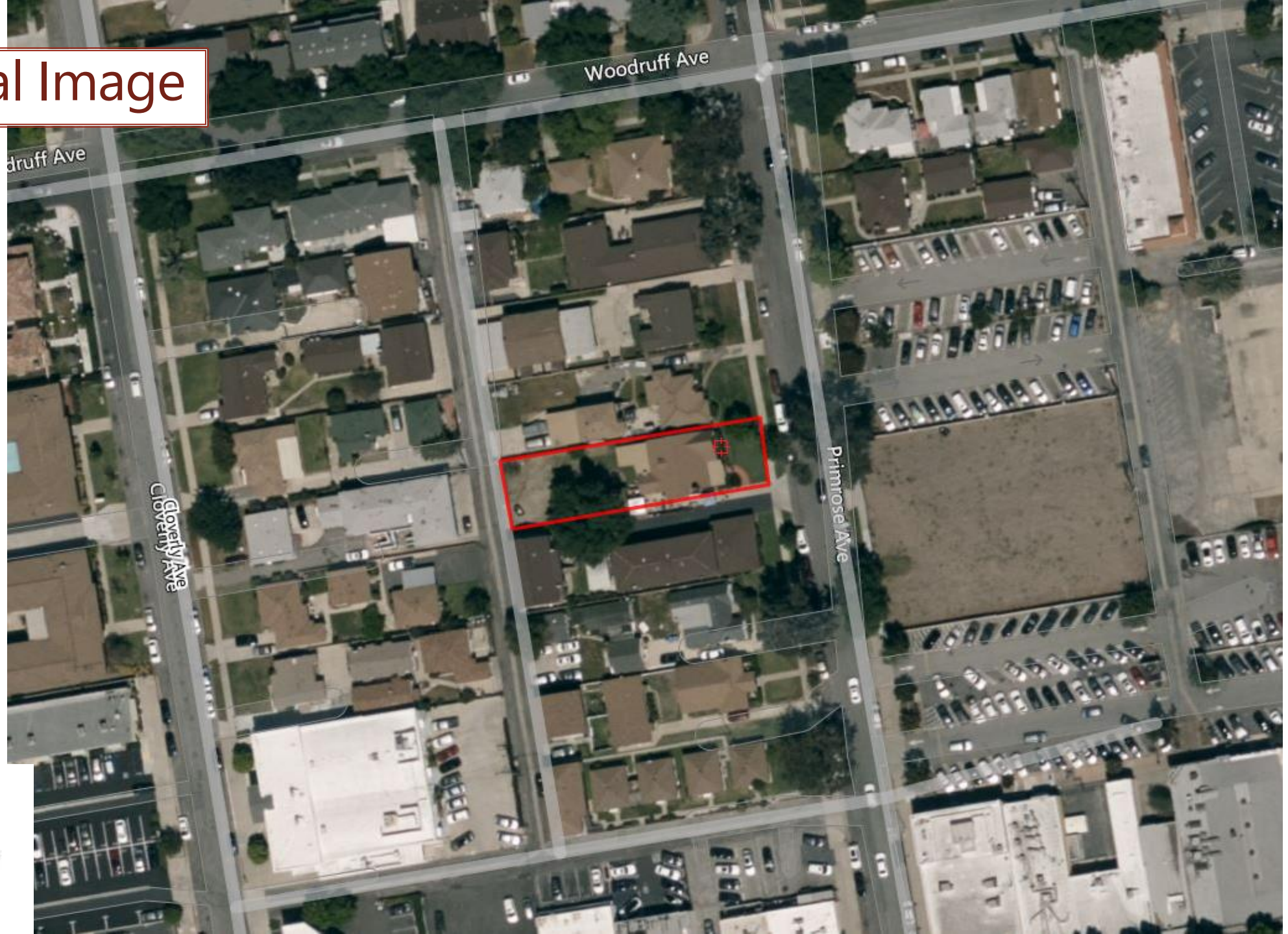
File PL 20-2328
5937 Primrose Avenue
TPM 83171, three condo dwelling units

Planning Commission Meeting

March 23, 2021

Aerial Image



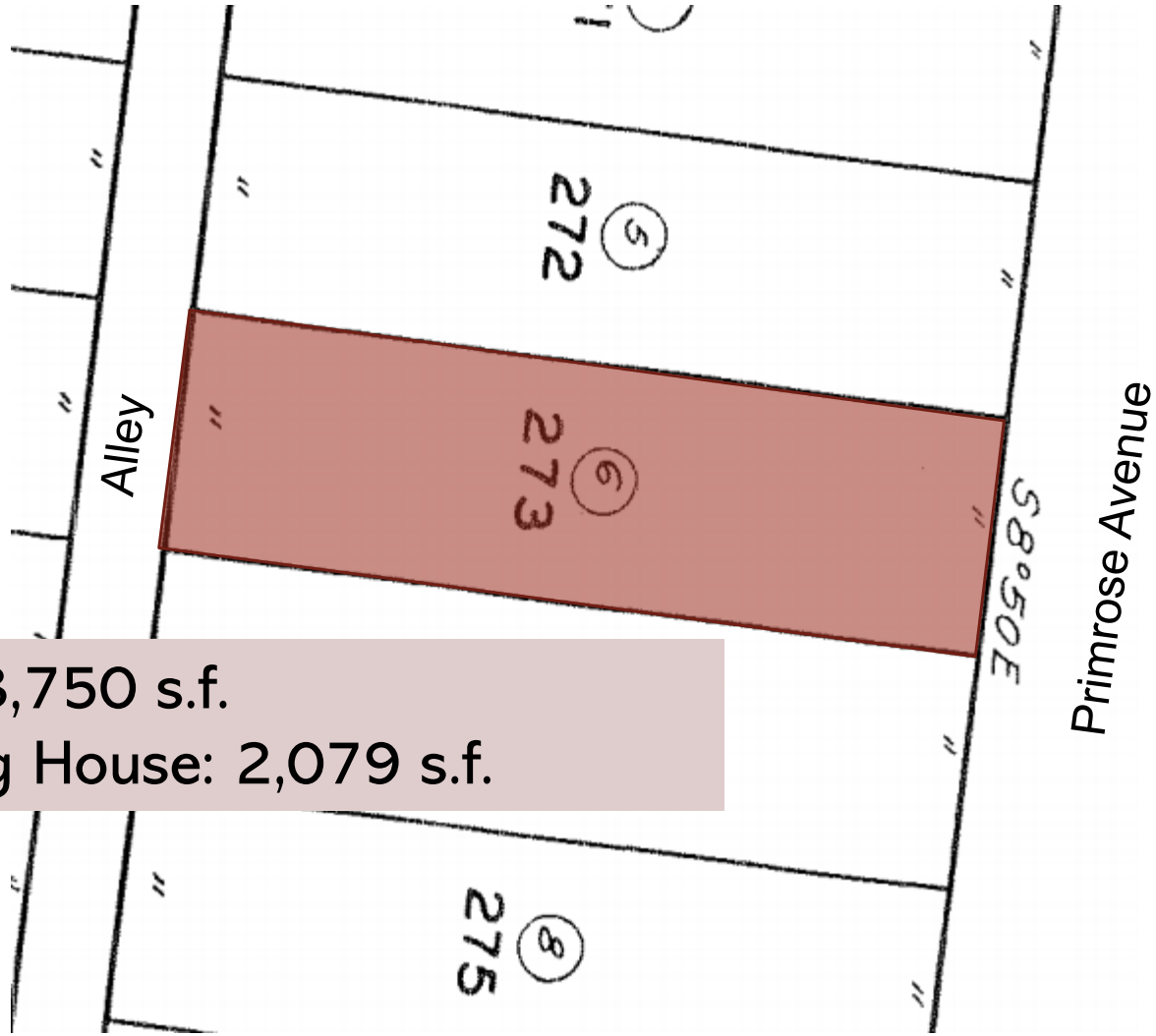
Area Zoning



Bird's Eye View



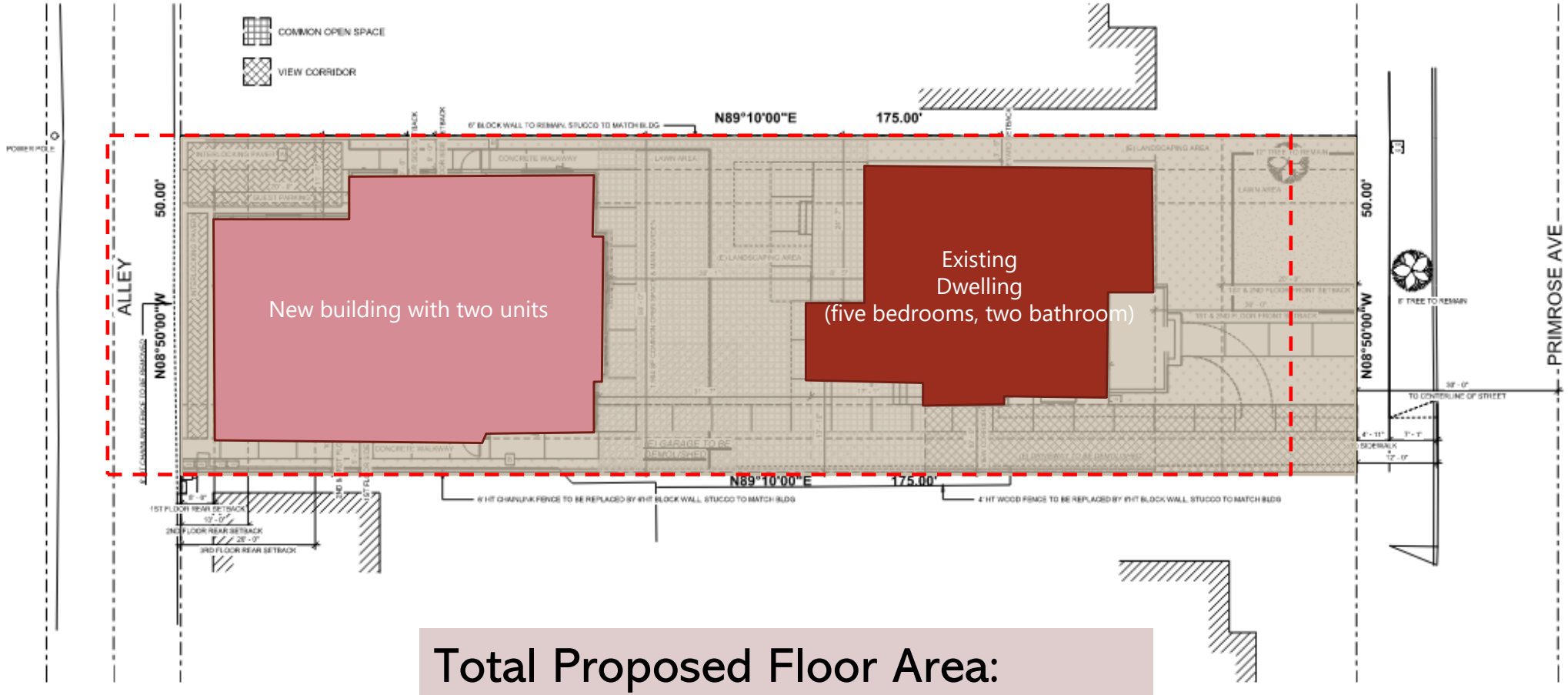
Site Info



Land: 8,750 s.f.
Existing House: 2,079 s.f.

N

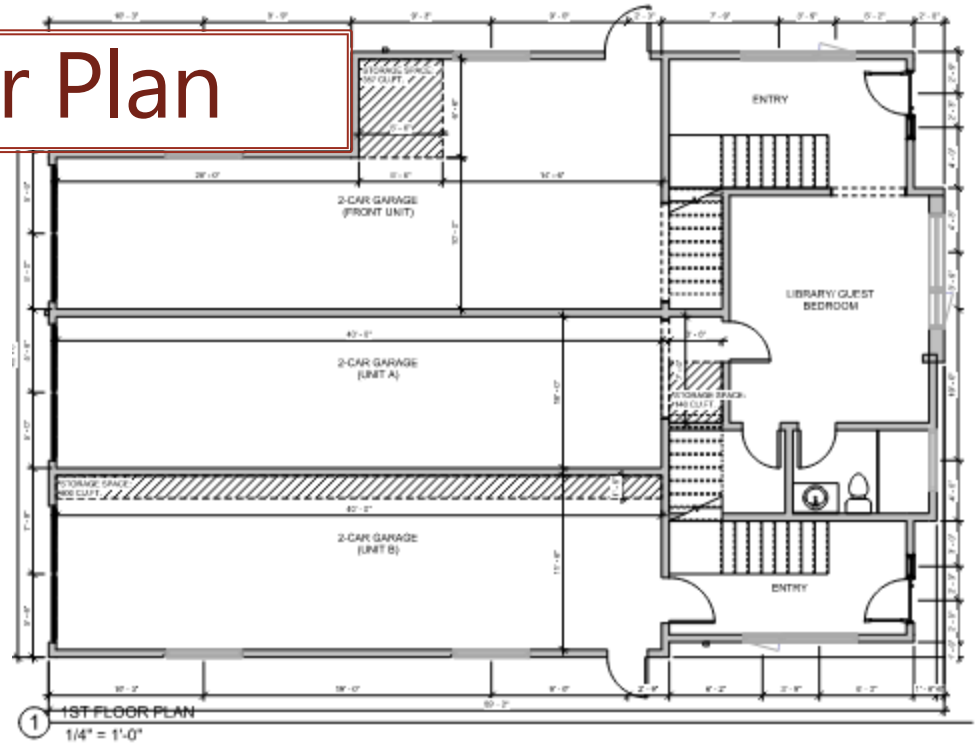
Plot Plan



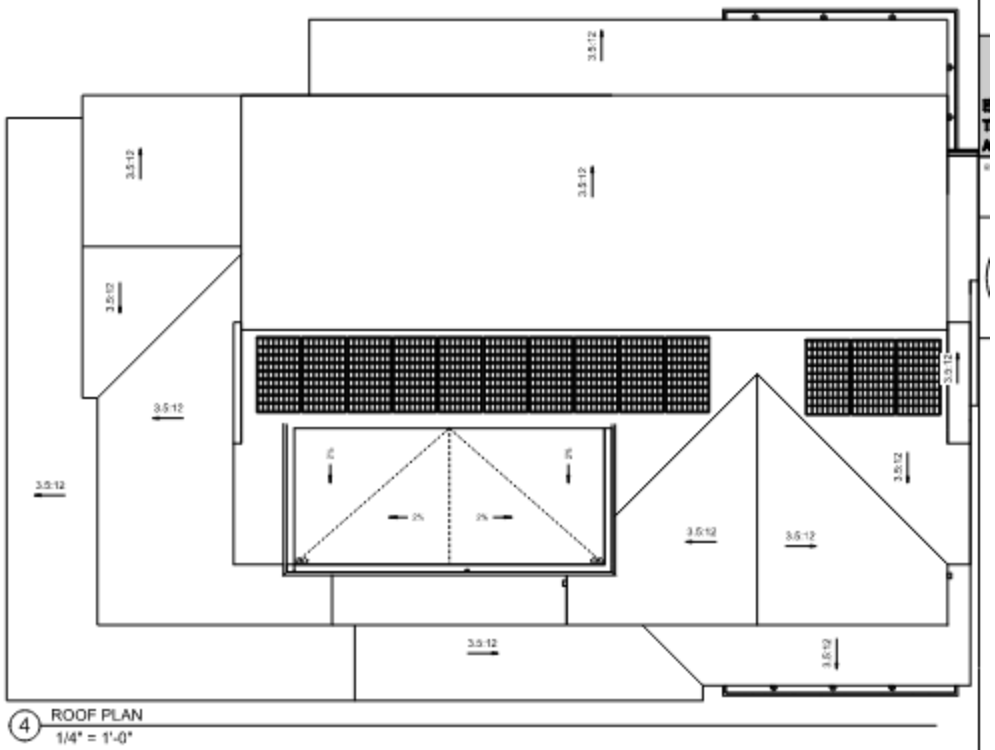
Total Proposed Floor Area:
Approximate 5,598 s.f.

TEMPLE CITY

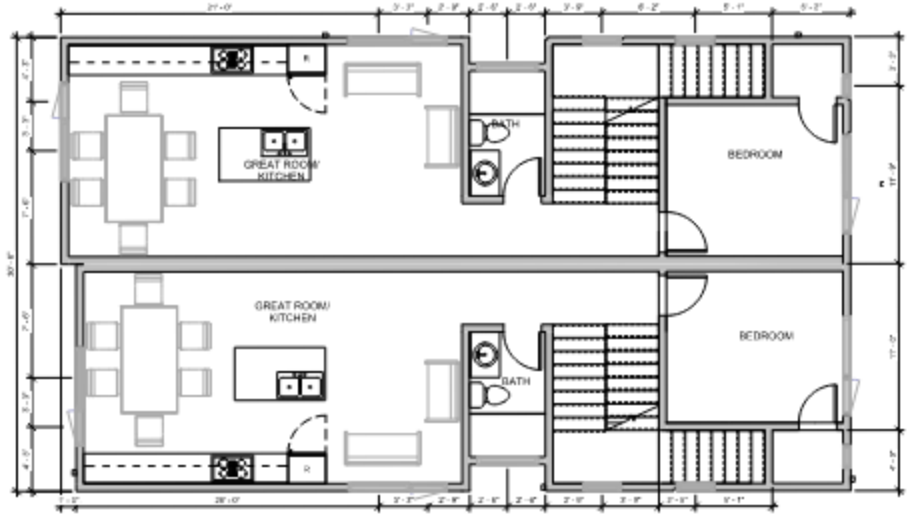
Floor Plan



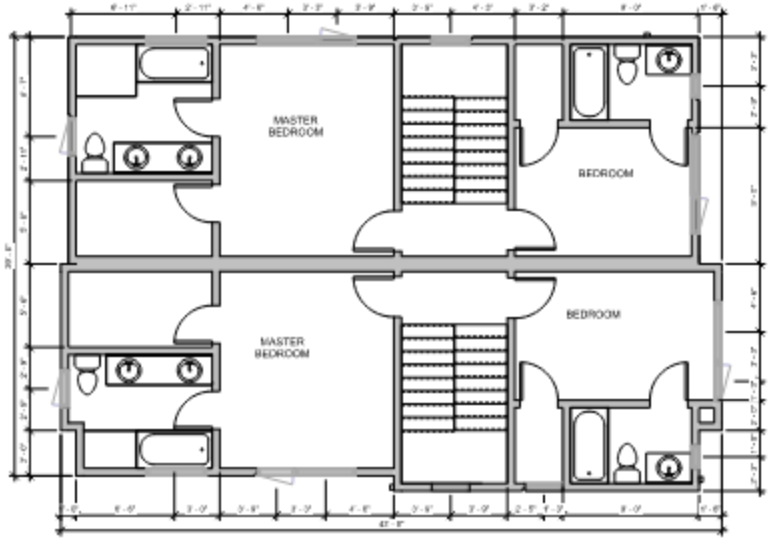
1 1ST FLOOR PLAN
1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"



2 2ND FLOOR PLAN



3 3RD FLOOR PLAN

TEMPLE CITY

Exterior



TEMPLE CITY

Materials

MATERIAL BOARD

5937 PRIMROSE AVE., TEMPLE CITY, CA 91780



CEMENT PLASTER

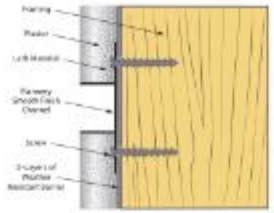
LA HABRA STUCCO
SILVERADO





STUCCO REVEAL

FLANNERY INC.
SMOOTH FINISH CHANNEL
SFC 75-200, 2" WIDTH 3/4" DEPTH



GUTTER/ PARAPET

CARLISLE
SECUREDGE 400 FASCIA
SECUREDGE 400 GUTTER
MATTE BLACK





DOORS & WINDOWS

MILGARD
STYLELINE
BRONZE



SHINGLE ROOFING

GAF
TIMBERLINE HD CHARCOAL



BRICK VENEER

GENERAL SHALE
CHARLESTON



GARAGE DOOR

C.H.I. OVERHEAD DOORS
RECEESS PANEL, WHITE



TEMPLE CITY

Findings

General Plan-use & density

Zoning Code - development standards & design guidelines

Subdivision Map Act – procedure and map accuracy and recordation

Zoning Standards

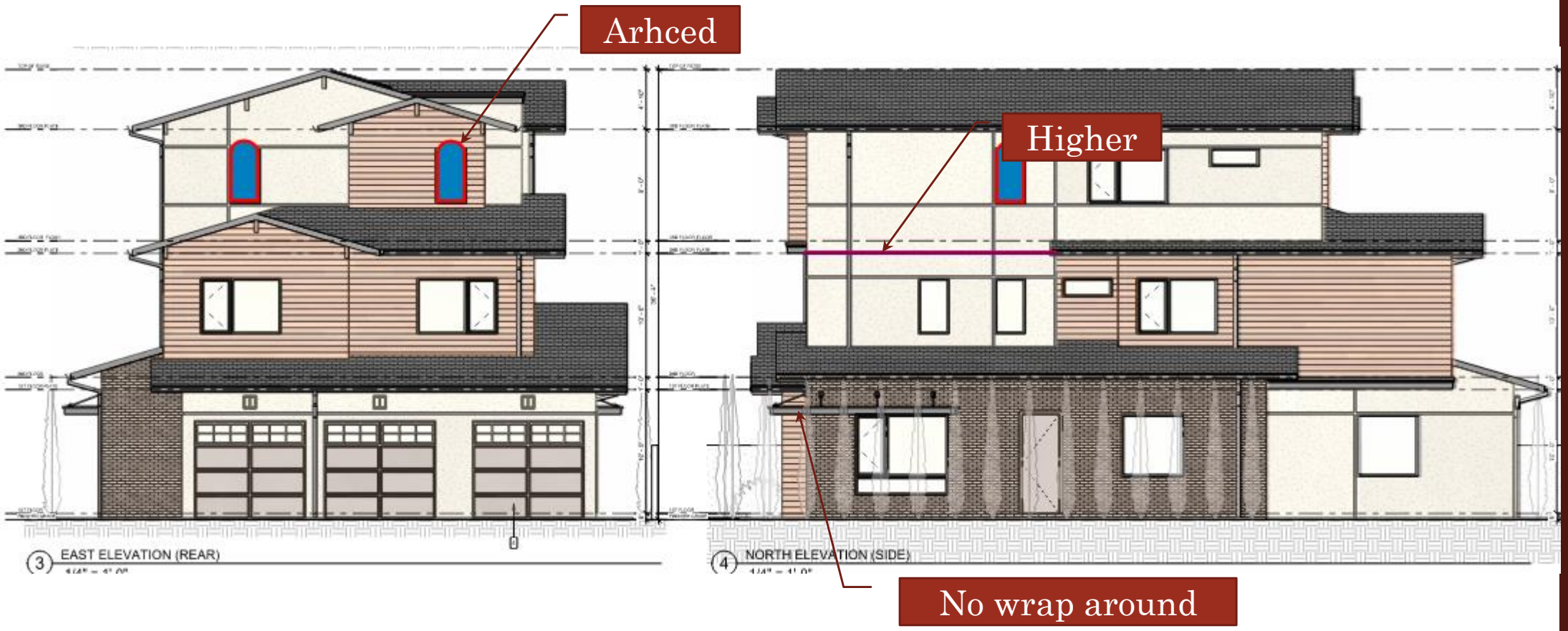
	Floor Area Ratio	Lot Coverage	Open Space	Permeable Lot Coverage	Building Height	Setbacks
Proposed	.64	48 percent	22.7% of the lot, or 1,984 s.f.	47.5 percent	36'-4" feet (three stories)	Front: 30' Side: 5', 10' Rear: 5', 10', 20'
Zoning Requirement	No limit	50 percent (maximum)	20% Min, or 1,750 s.f.	20 percent	40 feet max (three stories)	Front: 20' Side: 5', 10' Rear: 5', 10', 20'

Project Specific Conditions

Condition 2, 3, 4, & 8

- Improve the front house and improve the architectural and privacy designs.
- Improve the landscape design
- Light next to the alley
- CC&Rs to include the preservation of the trees

Condition No. 2



Recommendation

Adopt a resolution finding that the project is exempt from CEQA and approving File 20-2328 (parcel map and site plan review) subject to conditions of approval.

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