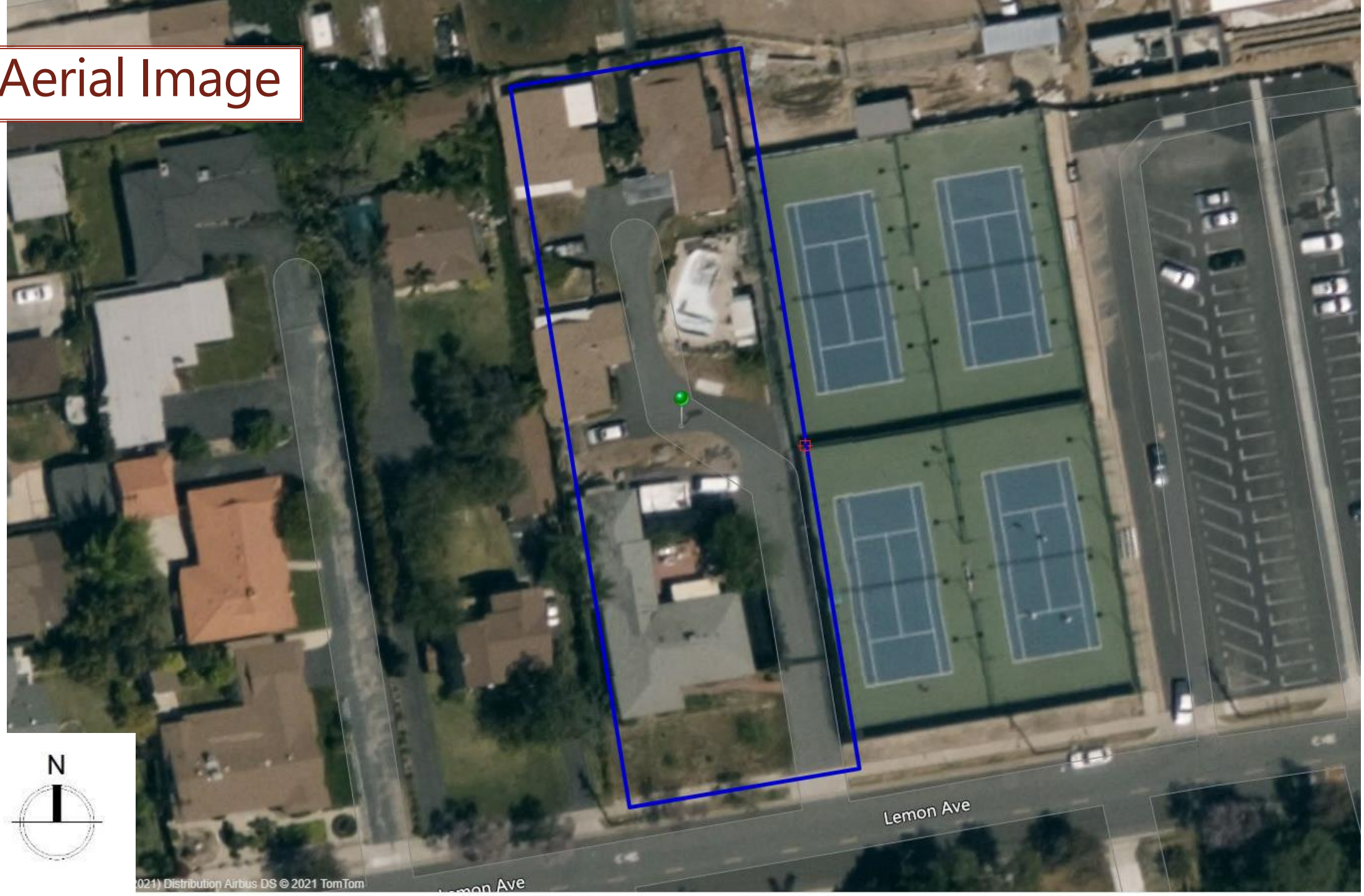
File PL 19-1886
9433 Lemon Avenue
TPM 73220, Flag Lot Subdivision

Planning Commission Meeting

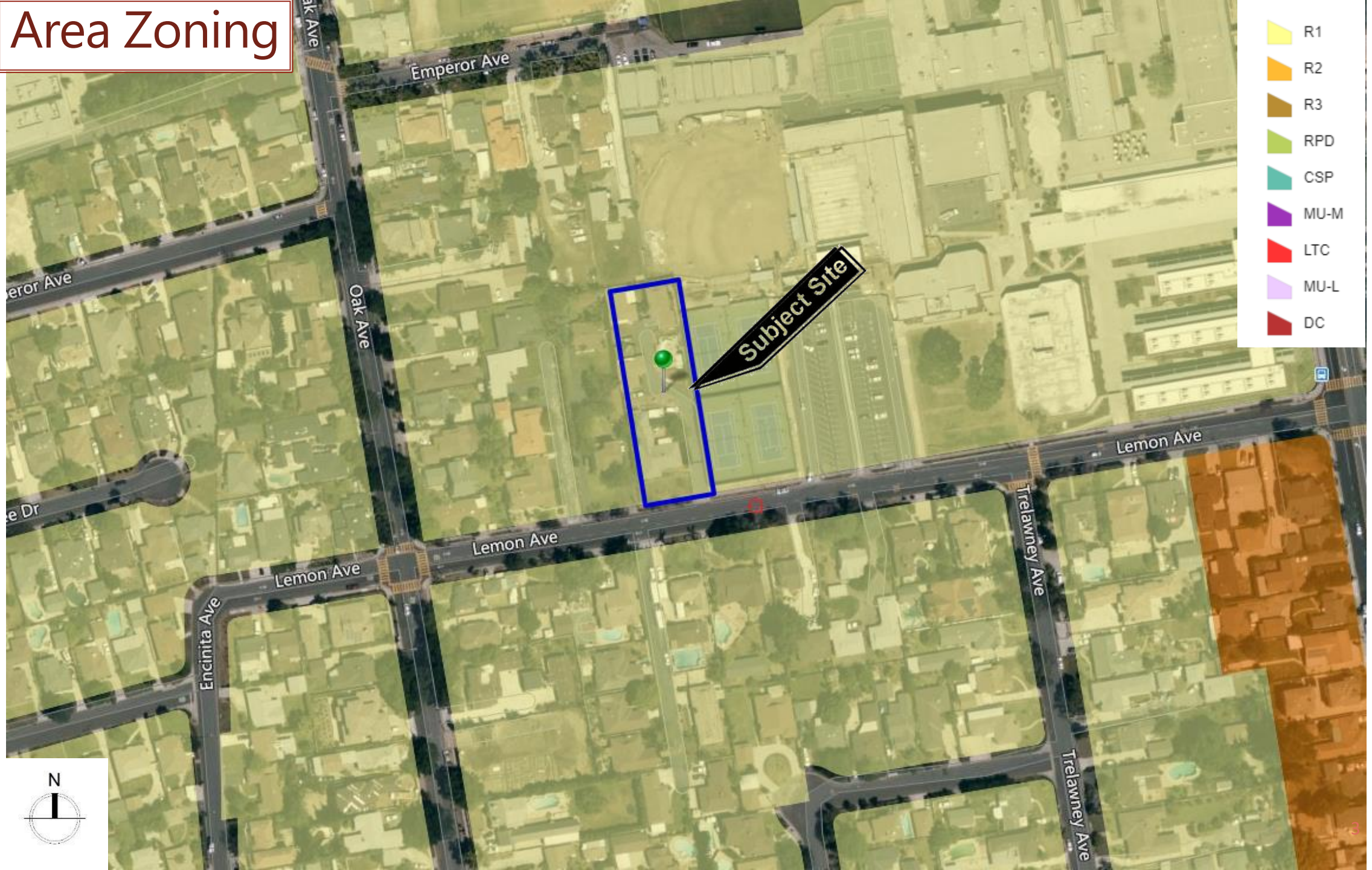
April 27, 2021

Aerial Image



TEMPLE CITY

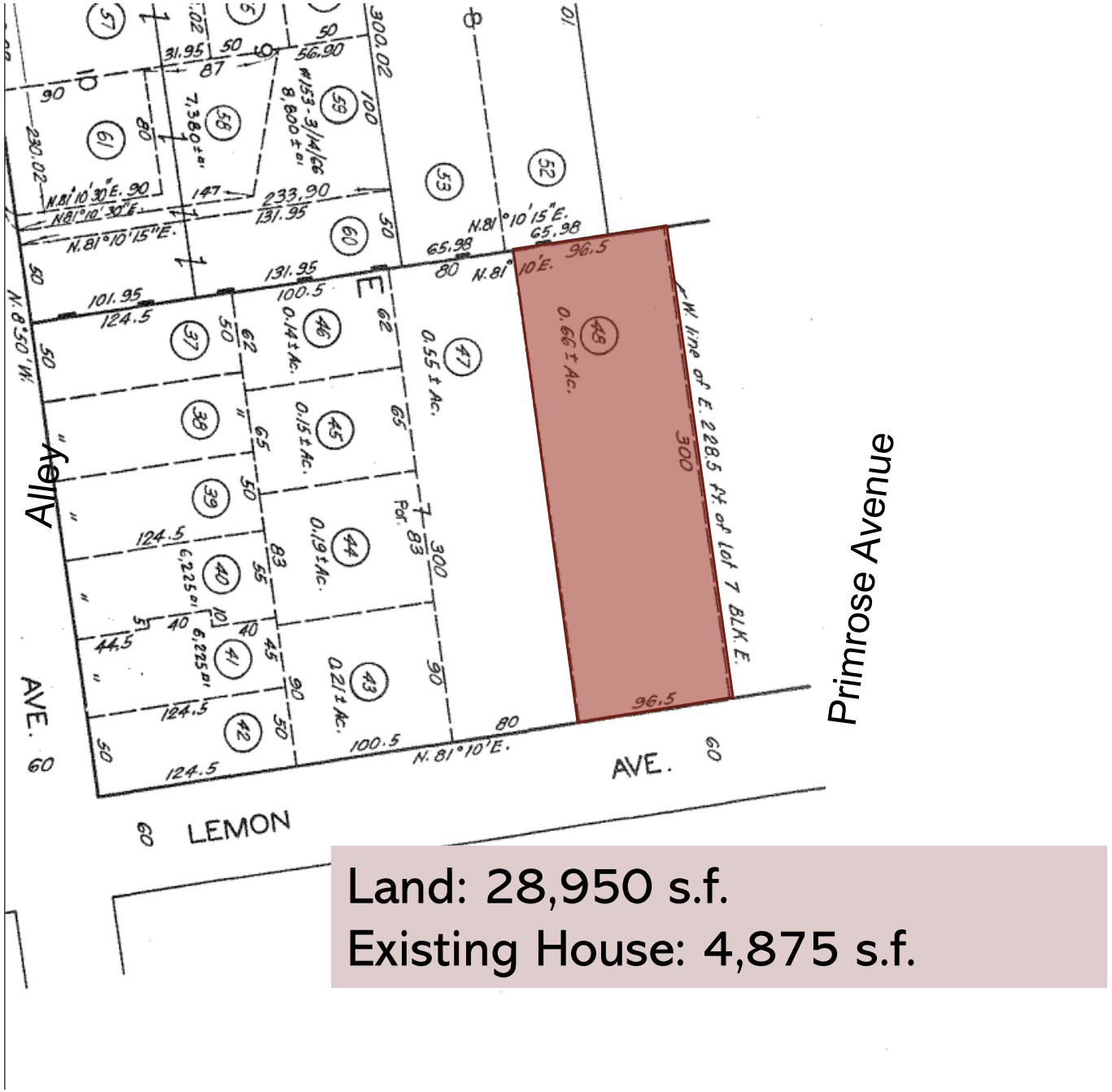
Area Zoning


Emperor Ave
Oak Ave
Subject Site
Lemon Ave
Lemon Ave
Lemon Ave
Encinita Ave
Trelawney Ave
Trelawney Ave
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
N

Bird's Eye View



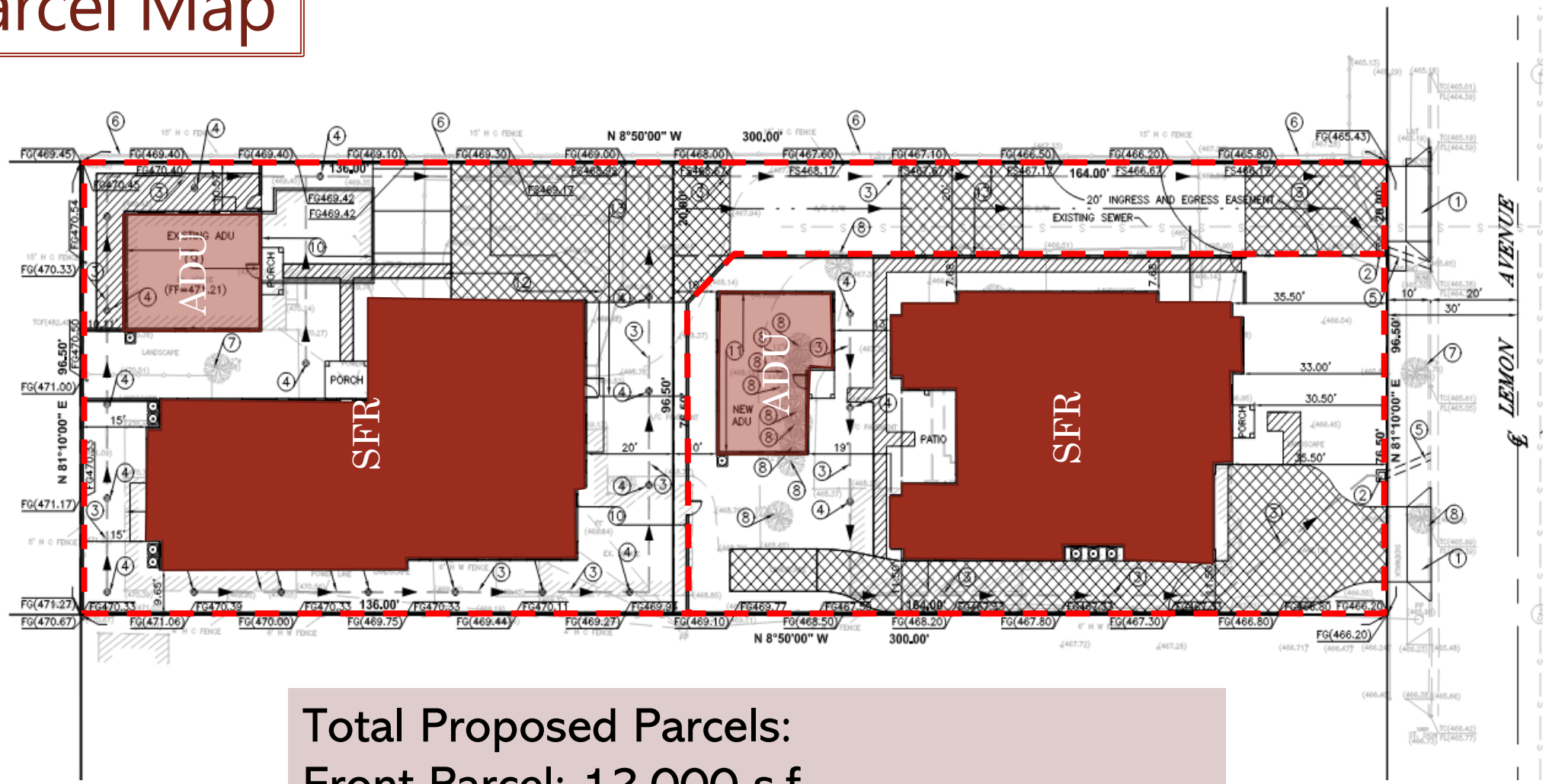
Site Info



Land: 28,950 s.f.
Existing House: 4,875 s.f.

N

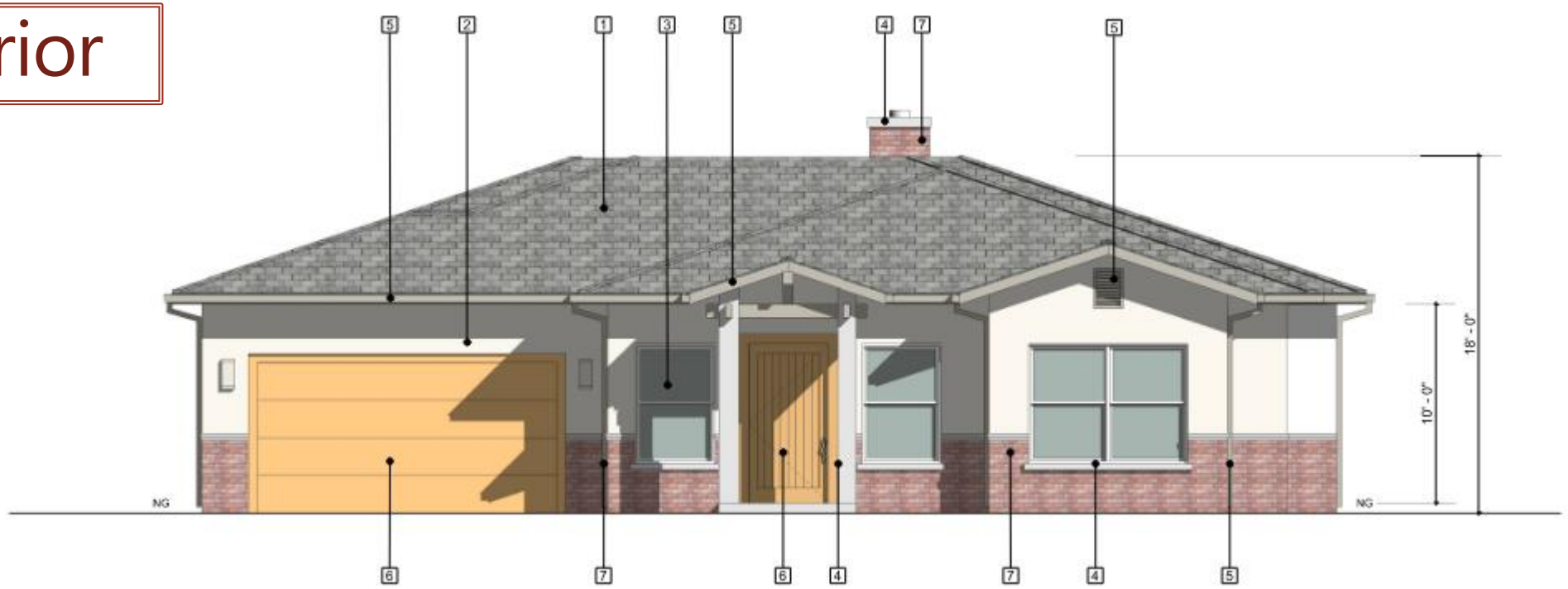
Parcel Map

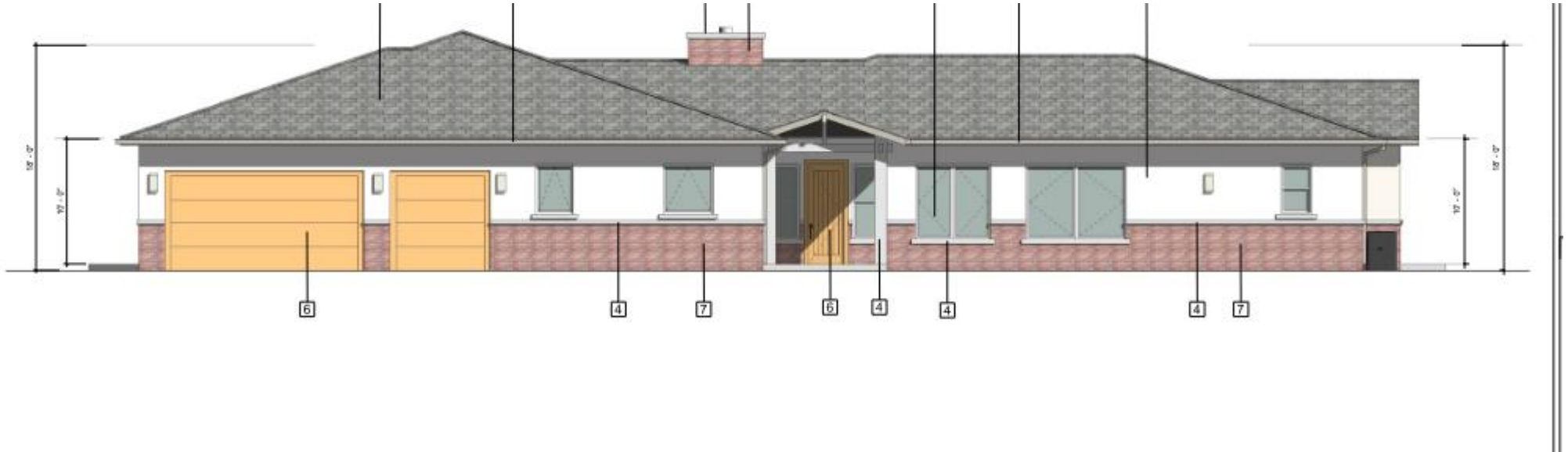


Total Proposed Parcels:
Front Parcel: 12,000 s.f.
Rear Parcel: 13,000 s.f. (16,000 s.f.)

TEMPLE CITY

Exterior





Findings

General Plan-use & density

Zoning Code - development standards & design guidelines

Subdivision Map Act - procedure and map accuracy and recordation

Zoning Standards

		Lot Coverage	Lot Permeable Coverage	Building Height	Parking
Proposed	Front Lot	42.2%	42.7%	18 feet &14 feet	Two-car garage, one open parking ADU
	Rear Lot	40.2%	49.8%	18 feet & 14 feet six inches	Three-car garage, one open parking ADU
Zoning Code Standards		50% max	40% min. for lots over 10,000 SF	18 feet & 16 feet	Two-car garage, one open parking for ADU

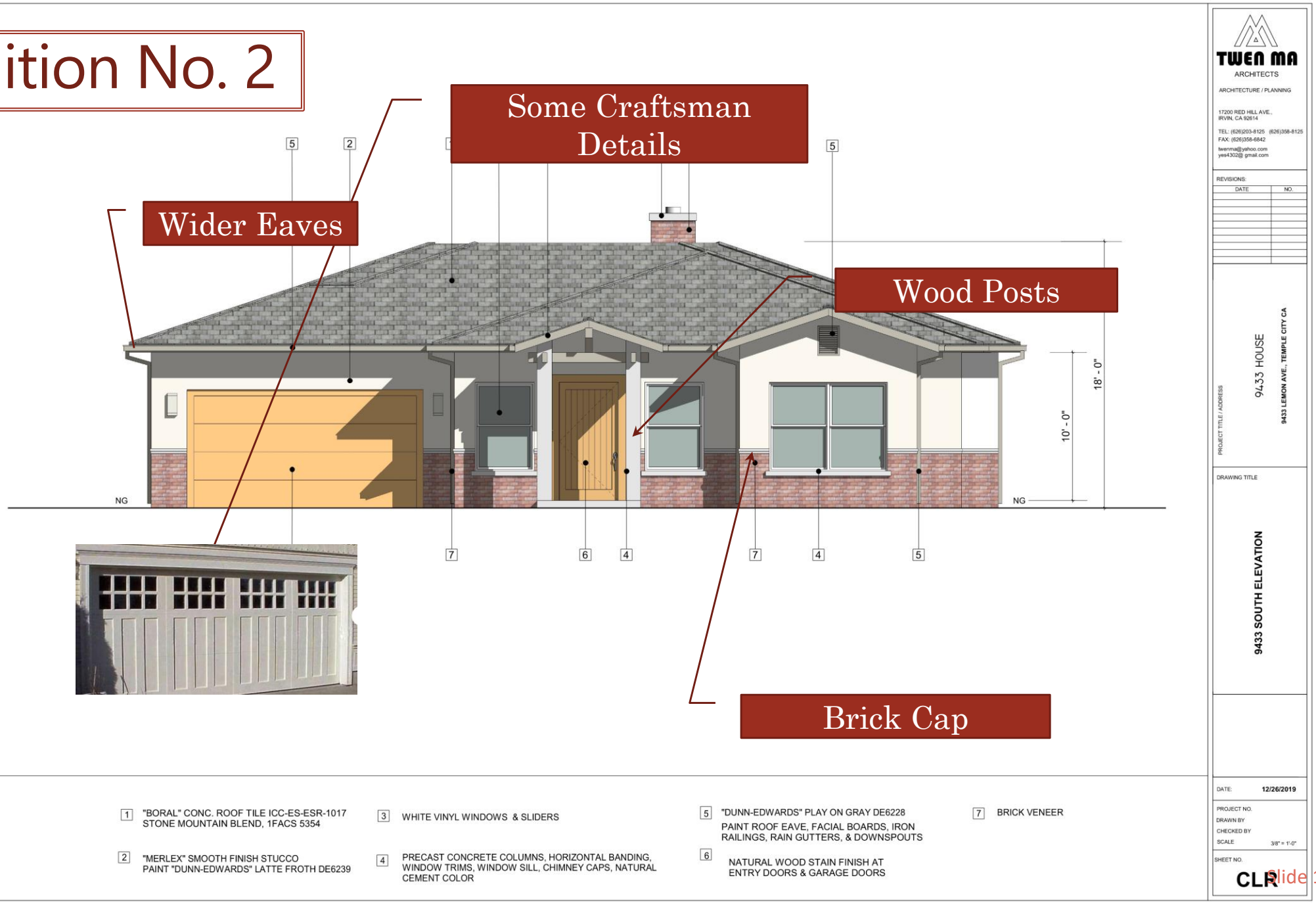
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Project Specific Conditions

Condition 2, 3, & 4

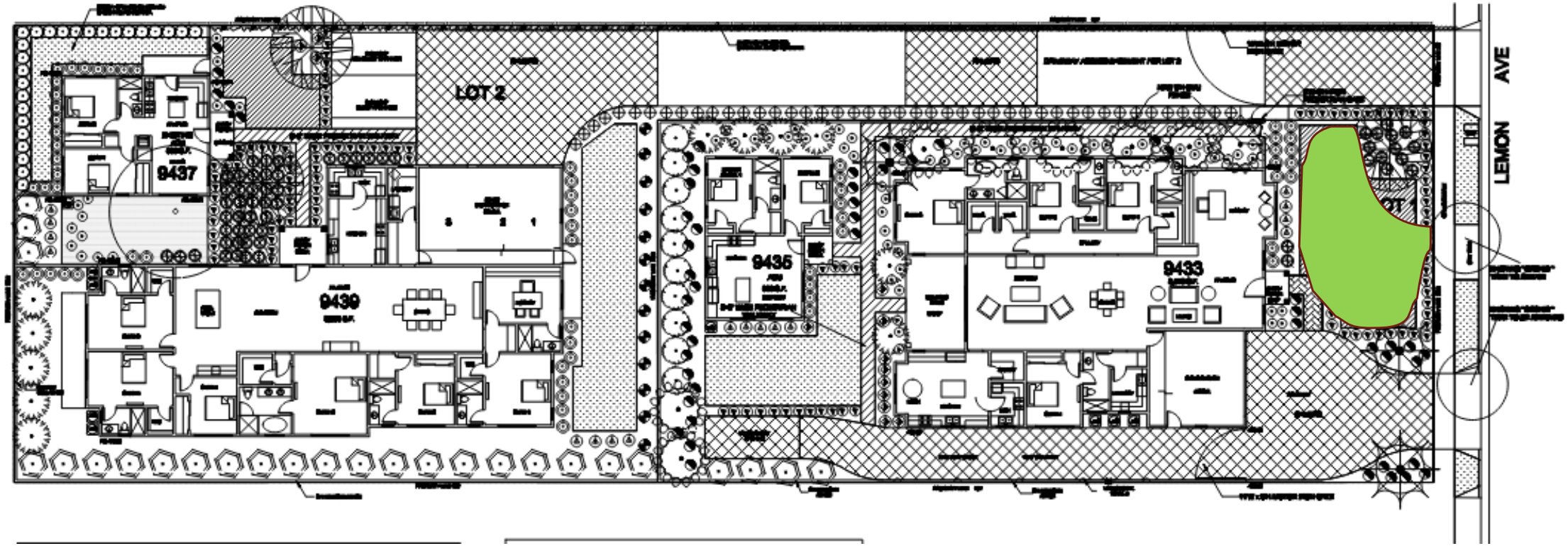
- Enhance the Ranch Style design
- Improve the landscape design
- Preserve the existing street tree

Condition No. 2



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Landscape Plan



Recommendation

Adopt a resolution finding that the project is exempt from CEQA and approving File 19-1886 (parcel map and site plan review) subject to conditions of approval.

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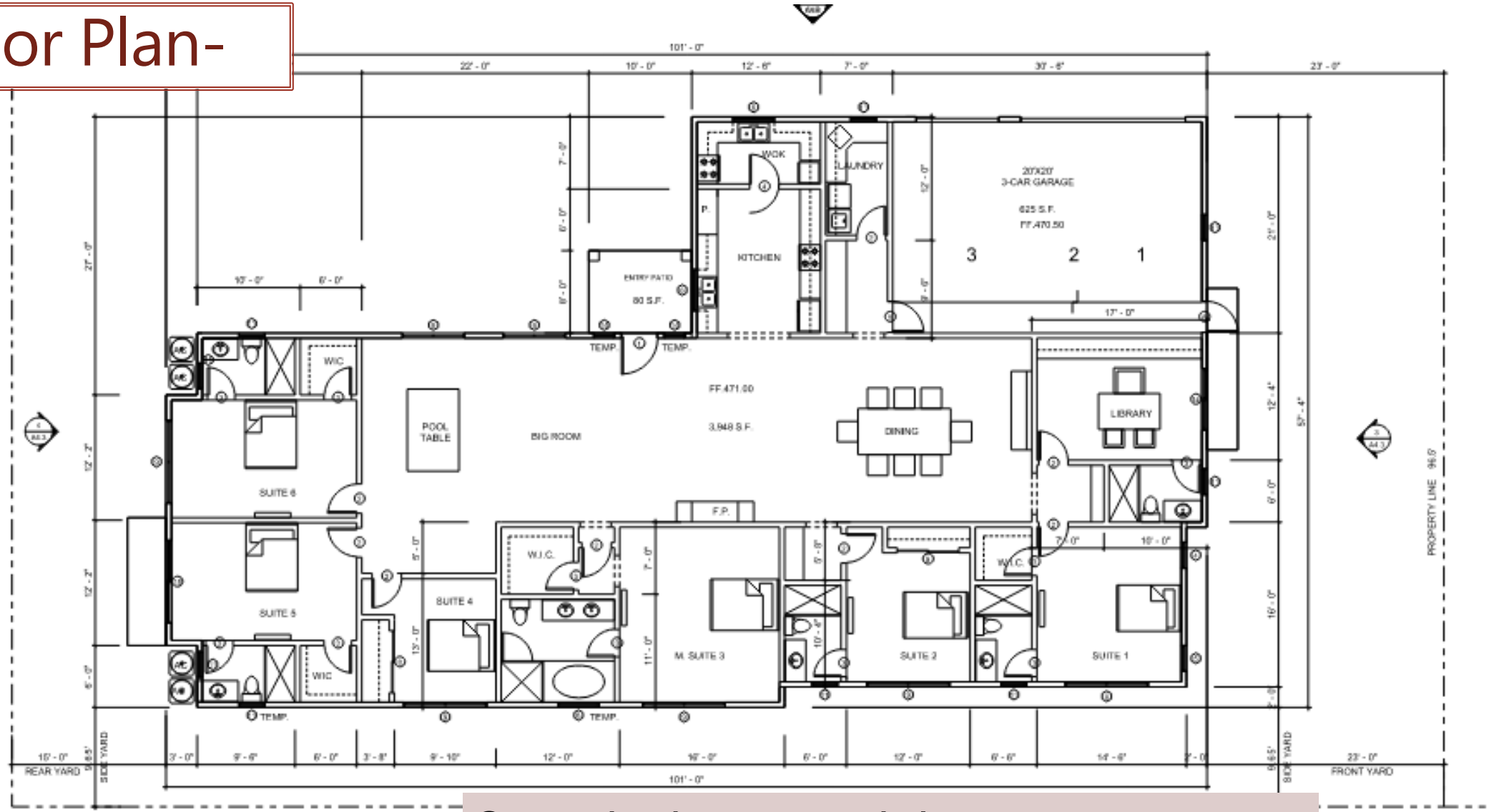
Floor Plan



1 FLOOR PLAN

Four bedrooms and two car garage
3,576 s.f. living area

Floor Plan-



1 FLOOR PLAN
3/16" = 1'-0"

Seven bedrooms and three-car garage
3,948 s.f. living area

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