PL 20-2601
Vesting Tentative Parcel Map and Site Plan Review for a Four-Unit Condominium Complex

April 27, 2021

Planning Commission Meeting

Proposal

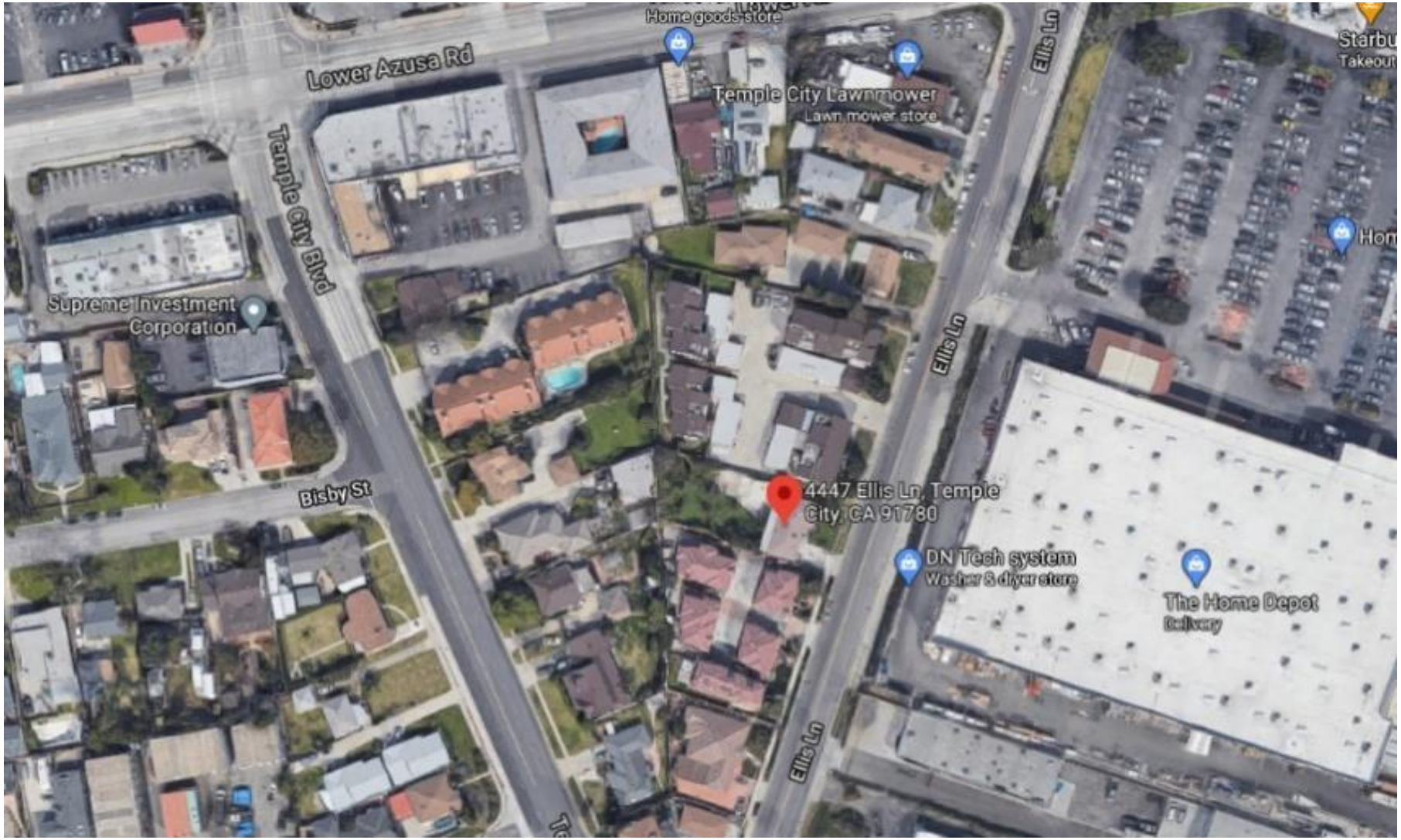
- Four 3-story condominium units
- Two separate buildings
- Attached 2-car garage per unit
- Three floor plans, between 1,385 SF and 1,618 SF
- Three bedrooms and 3/3.5 baths
- Common Courtyard and private open space

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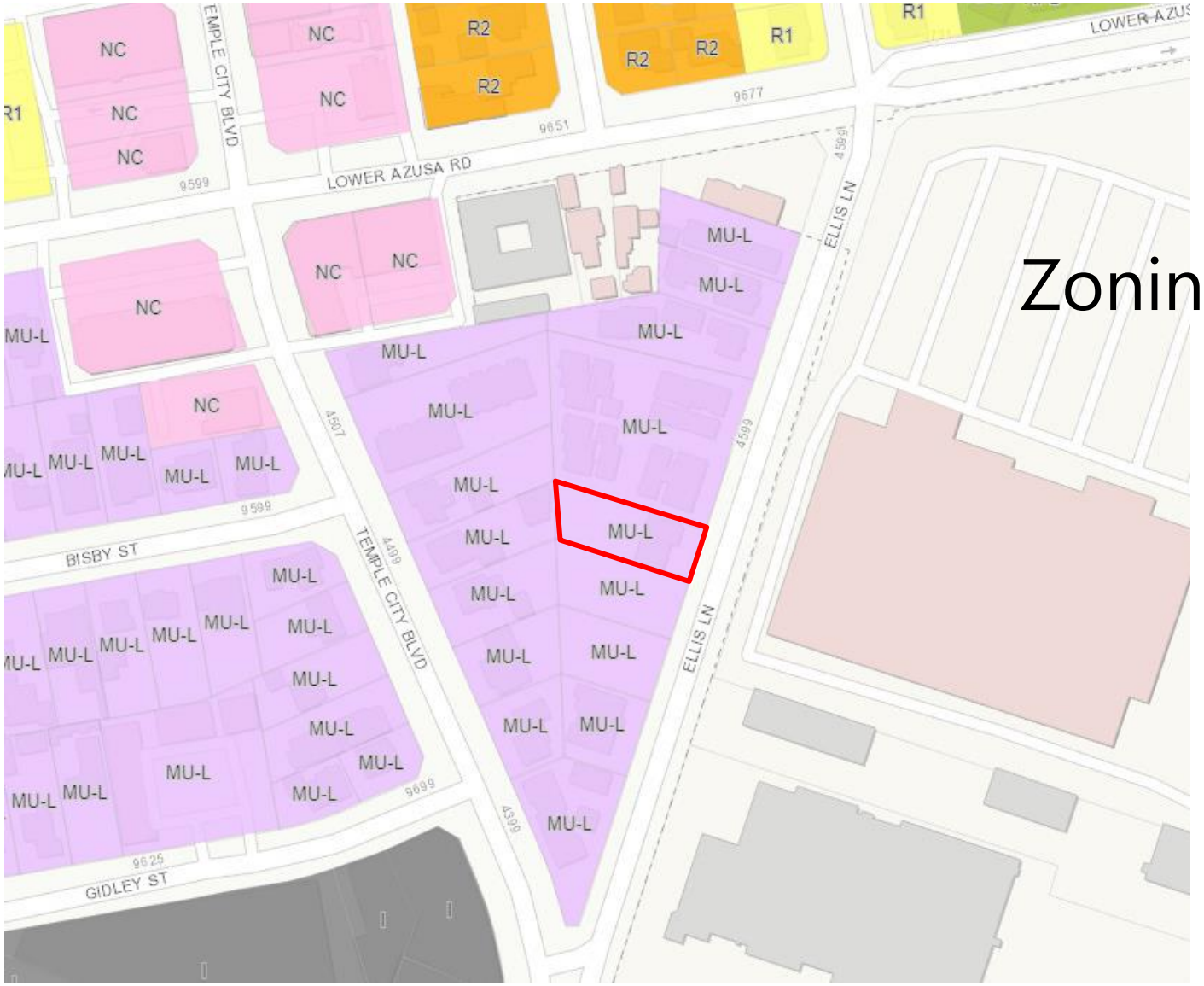
Analysis

- Consistency with General Plan and Zoning Code
- Development Standards
- Design Criteria
- Subdivision Map Act

Site Plan


Home goods store
Lower Azusa Rd
Temple City Lawnmower
Lawn mower store
Ellis Ln
Temple City Blvd
Supreme Investment Corporation
Bisby St
4447 Ellis Ln, Temple City, CA 91780
DN Tech system
Washer & dryer store
The Home Depot
Delivery

Zoning



Zoning: Mixed Use Low

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Current Use

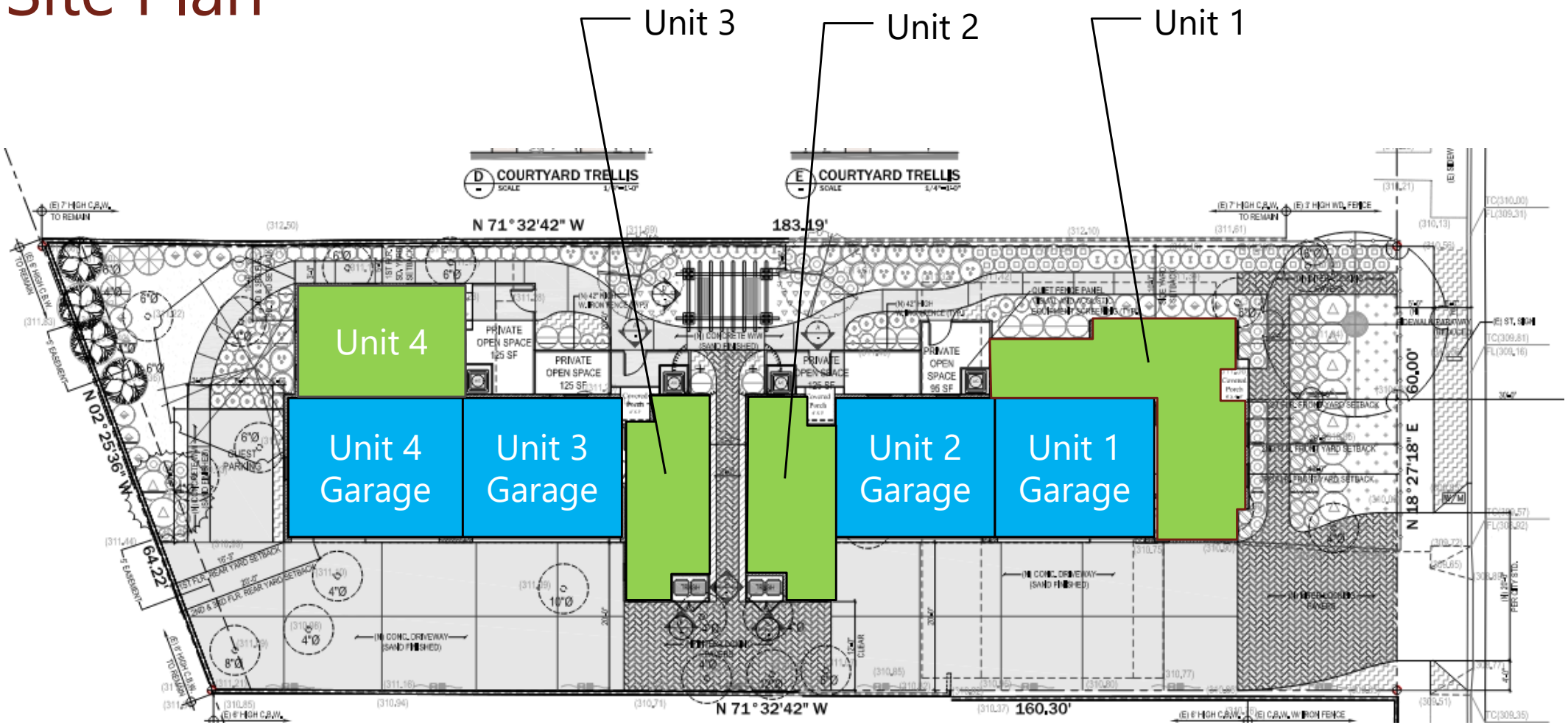


Project Information:

	Building Height	Lot Coverage	Open Space
Proposed	3 stories; 33 Ft.	3,362 SF; 32.6 %	20% of Lot
Zoning Standards Minimum/Maximum	3 stories; 40 Ft. (maximum)	50% (maximum)	20% of Lot (minimum)

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Site Plan



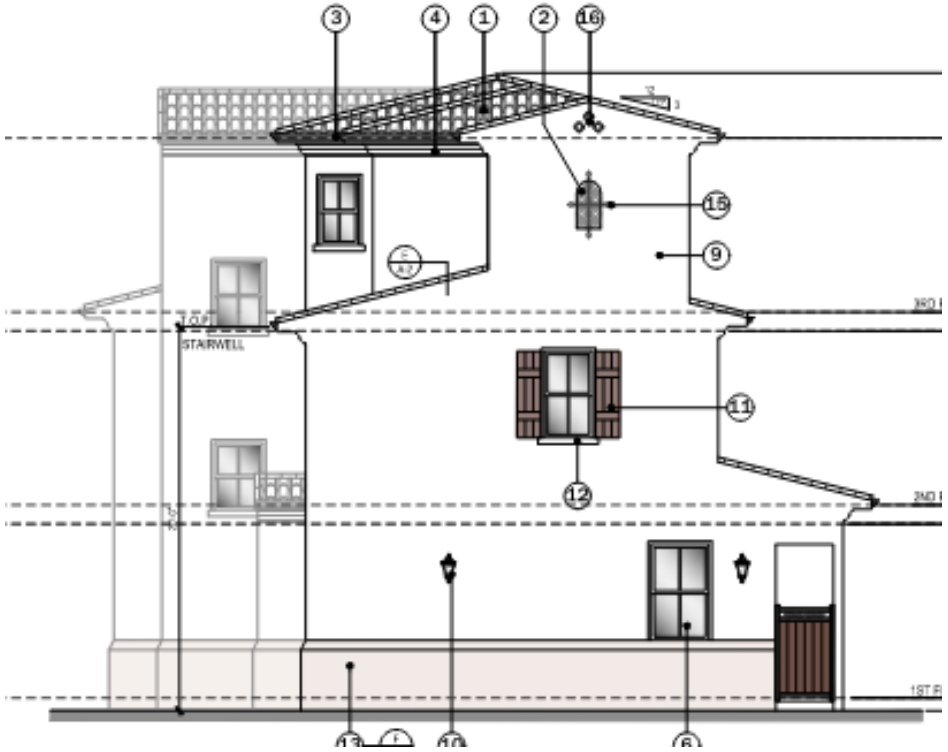
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Elevations



Front

Rear



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Elevations

Courtyard Side



Driveway Side



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Project Specific Conditions of Approval

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



Project Specific Conditions of Approval

- **Decorative Tile**: Use different designs around the unit entrances.





- **Finish Materials**: Use high quality finish materials throughout
- **Landscaping**: Add landscaping inside the private open space and under the gazebo.

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Tentative Map

- Complies with subdivision map act findings
- “Will-serve letters” required before the final map approval.
- Drainage design, soil quality, and public improvement plans required before final map approval.
- **Recommended Condition**: all utilities extending from the power poles be provided underground.

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2601 (vesting tentative parcel map and major site plan review) subject to the revised conditions of approval.

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