File PL 19-2088
4910-4916 Encinita Avenue
Tentative Tract Map,
Major Site Plan Review

Planning Commission Meeting

May 11, 2020

Proposal

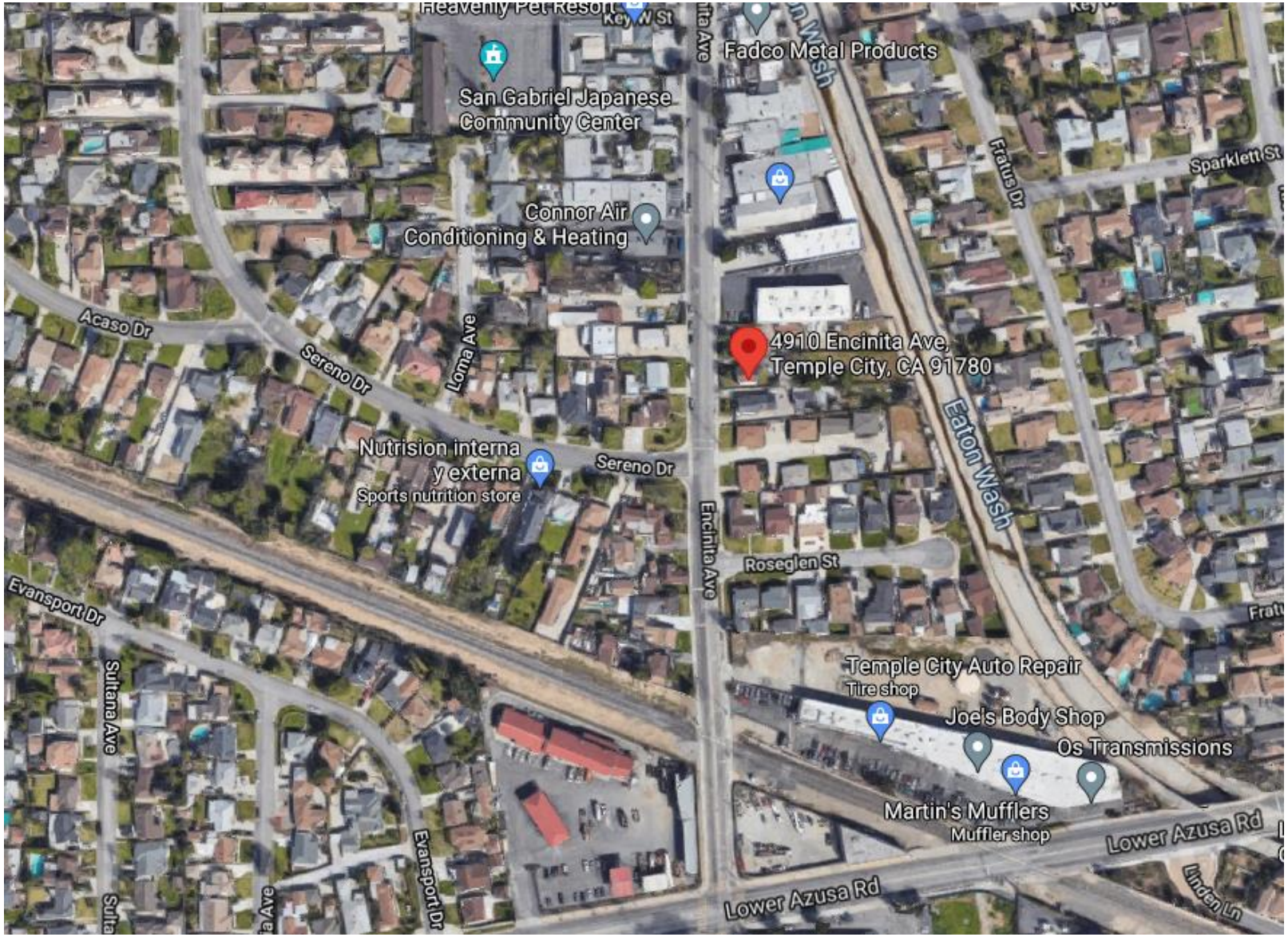
- Six detached condominium units
- Central driveway
- Attached 2-car garage per unit
- Three floor plans, between 1,787 SF and 1,972 SF
- 4 bedrooms and 4/4.5 baths

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Analysis

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

Site Plan


Heavenly Pet Resort
Key W St
San Gabriel Japanese Community Center
Fadco Metal Products
Connor Air Conditioning & Heating
Acaso Dr
Sereno Dr
Lona Ave
4910 Encinita Ave, Temple City, CA 91780
Eaton Wash
Fratus Dr
Sparklett St
Nutrision interna y externa
Sports nutrition store
Sereno Dr
Encinita Ave
Roseglen St
Evansport Dr
Sultana Ave
Temple City Auto Repair
Tire shop
Joel's Body Shop
Os Transmissions
Martin's Mufflers
Muffler shop
Lower Azusa Rd
Linden Ln
Lower Azusa Rd
Evansport Dr

N

Zoning



Zoning: R-2

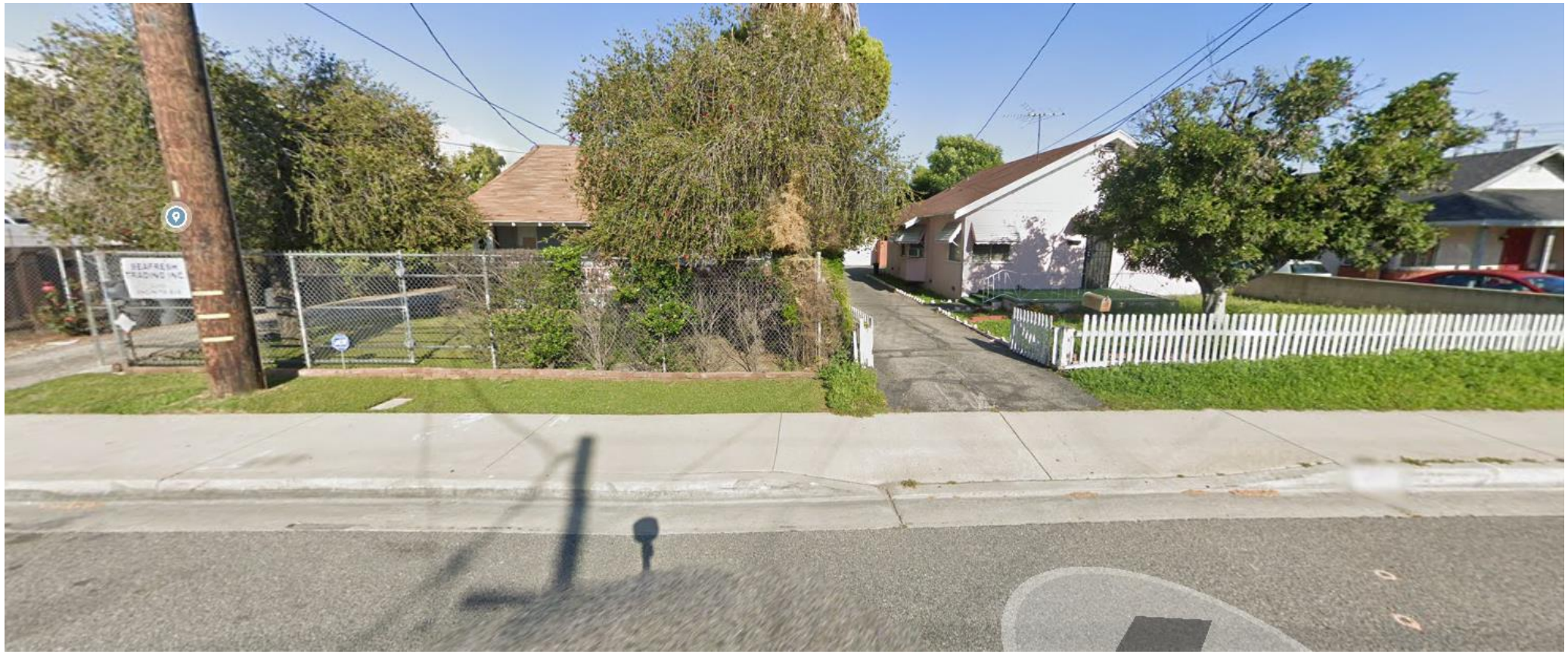
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Current Use



N

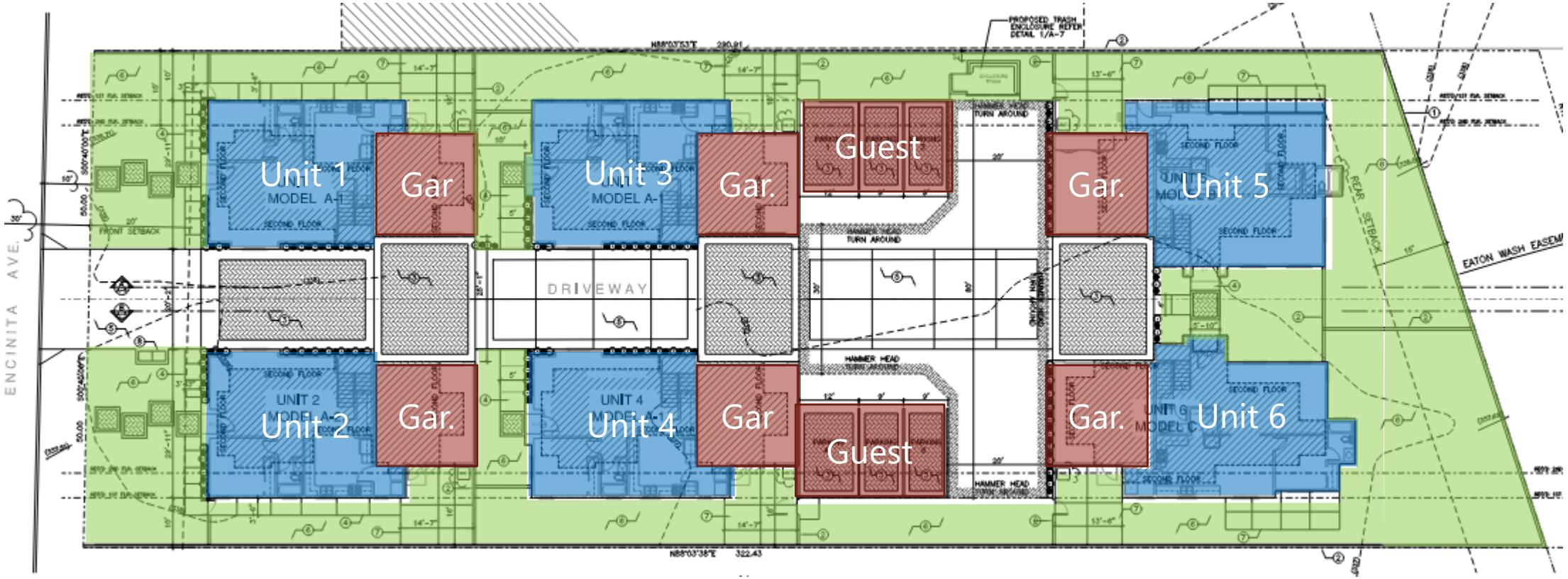
Current Use



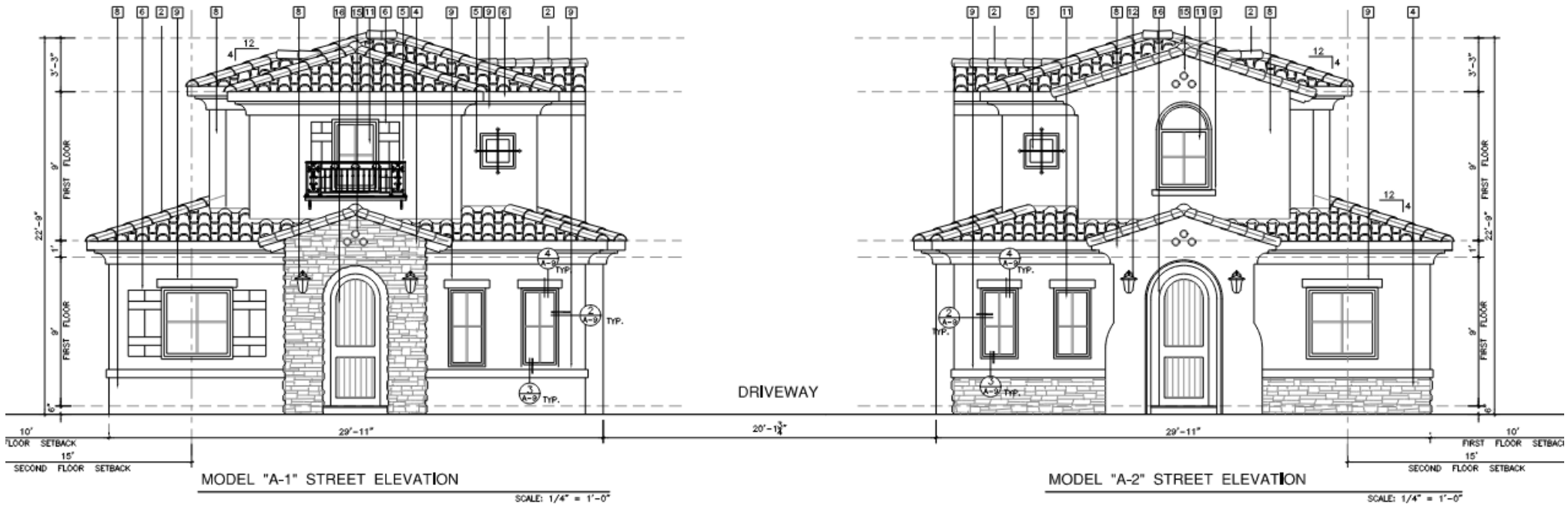
Project Information:

	Floor Area Ratio	Lot Coverage	Landscaping	Permeable Lot Coverage
Proposed	.49	32 percent	30 percent	44 percent
Zoning Code Standards	.50 maximum	50 percent maximum	25 percent minimum	40 percent minimum

Site Plan


Unit 1
MODEL A-1
Gar
Unit 3
MODEL A-1
Gar.
Guest
Gar.
Unit 5
DRIVEWAY
UNIT 2
Unit 2
Gar.
UNIT 4
Unit 4
Gar
Guest
Gar.
Unit 6
ENCINITA AVE.
EATON WASH EASEM
HAMMER HEAD TURN AROUND
PROPOSED TRASH ENCLOSURE REFER DETAIL 1/A-7

Front Elevations



Unit 1
Front

Unit 2
Front

Side Elevations





Project Specific Conditions of Approval

- **Roof Tile**: Add boosted accessory pieces.
- **Decorative Tile**: Use decorative tile for niches.





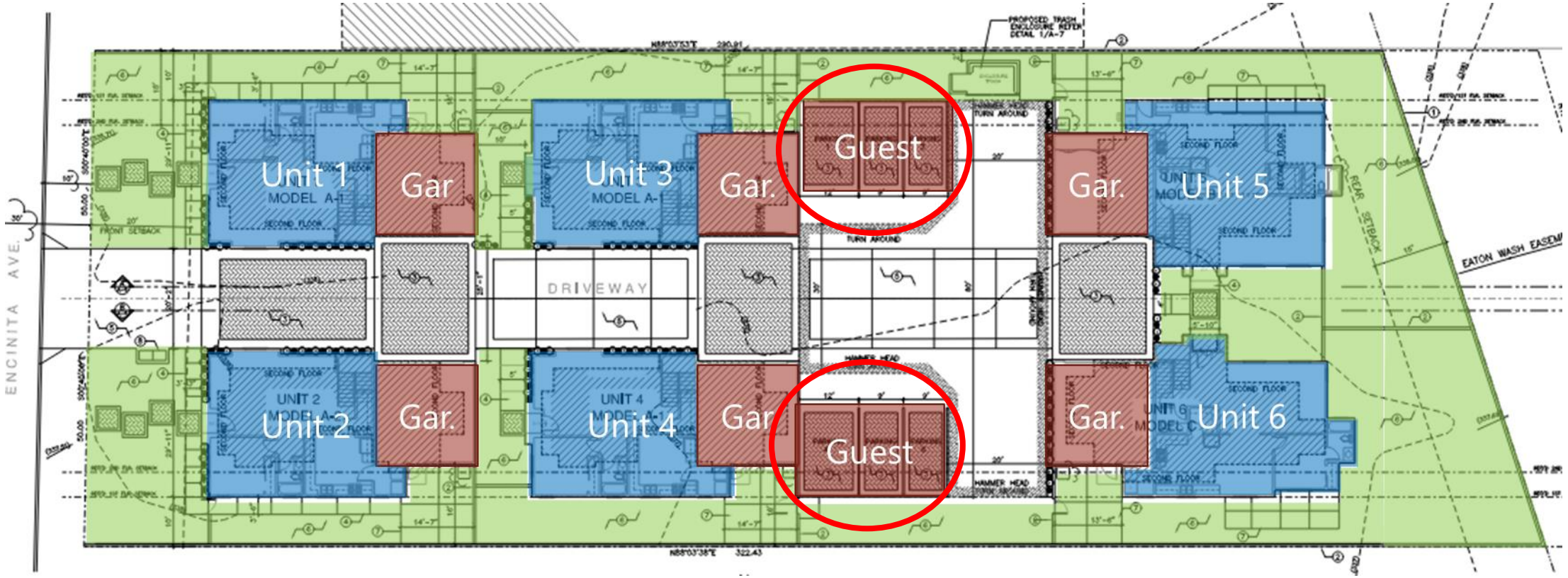
- **Stone Veneer**: Use a more natural finish.




- **Windows**: Add sills, provide schedule.

Project Specific Conditions of Approval

- **Guest Spaces**: Moved closer to center; allow more landscaping along property lines.



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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.

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2088 (tentative tract map and major site plan review) subject to the revised conditions of approval.

File PL 19-2088
4910-4916 Encinita Avenue
Tentative Parcel Map,
Major Site Plan Review

Planning Commission Meeting

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