PL 21-3099
Tentative Parcel Map and Site Plan Review for a Three-Unit Condominium Development

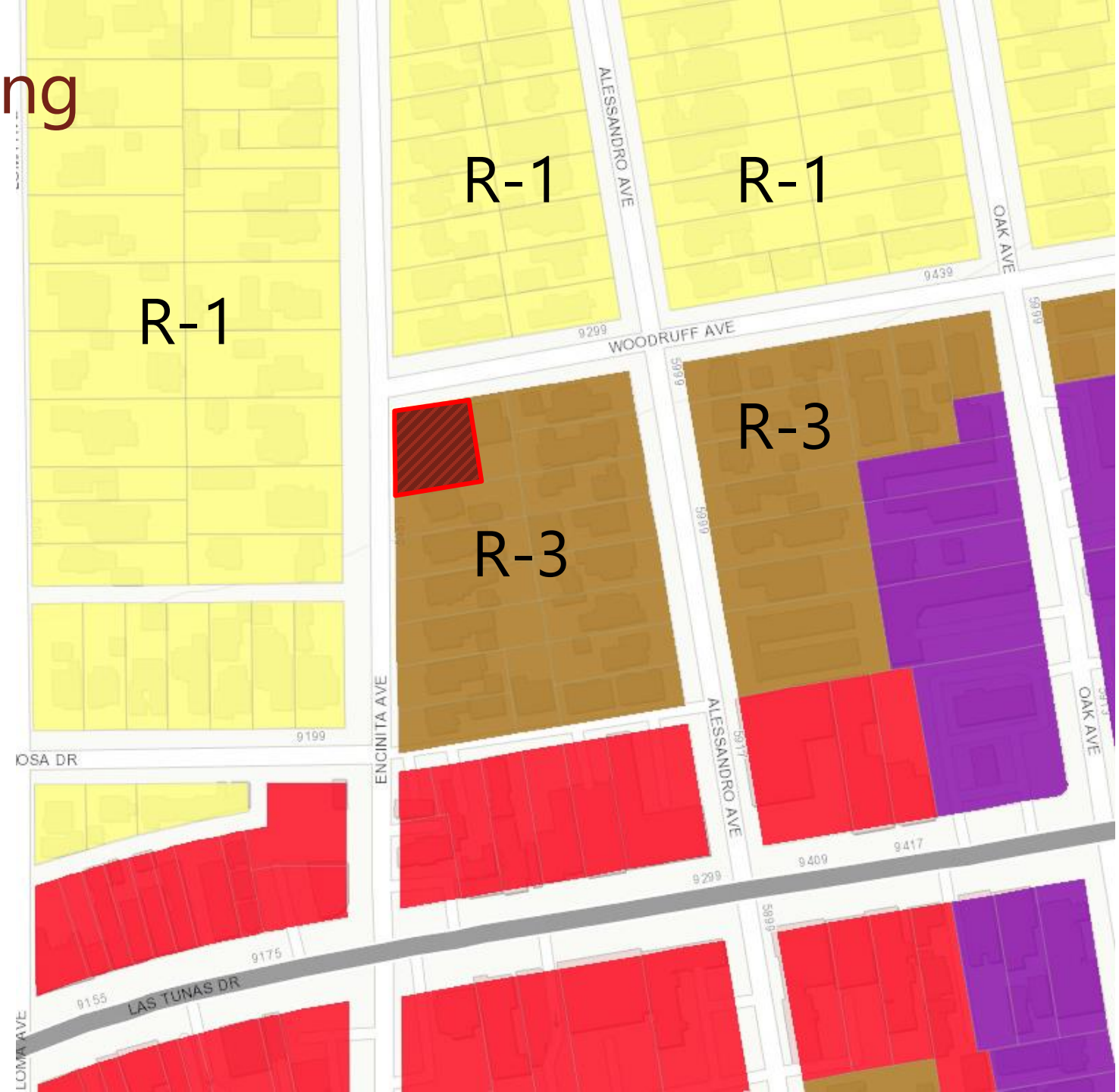
June 14, 2022

Planning Commission Meeting

The Site


Encinita Ave
Woodruff Ave
E Woodruff Ave
Alessandro Ave
Encinita Ave
Hermosa Dr
TomTom

The Zoning


R-1
R-1
R-1
R-3
R-3
ALESSANDRO AVE
OAK AVE
WOODRUFF AVE
ENCINITA AVE
LAS TUNAS DR
9439
9299
9199
9175
9155
9409
9417

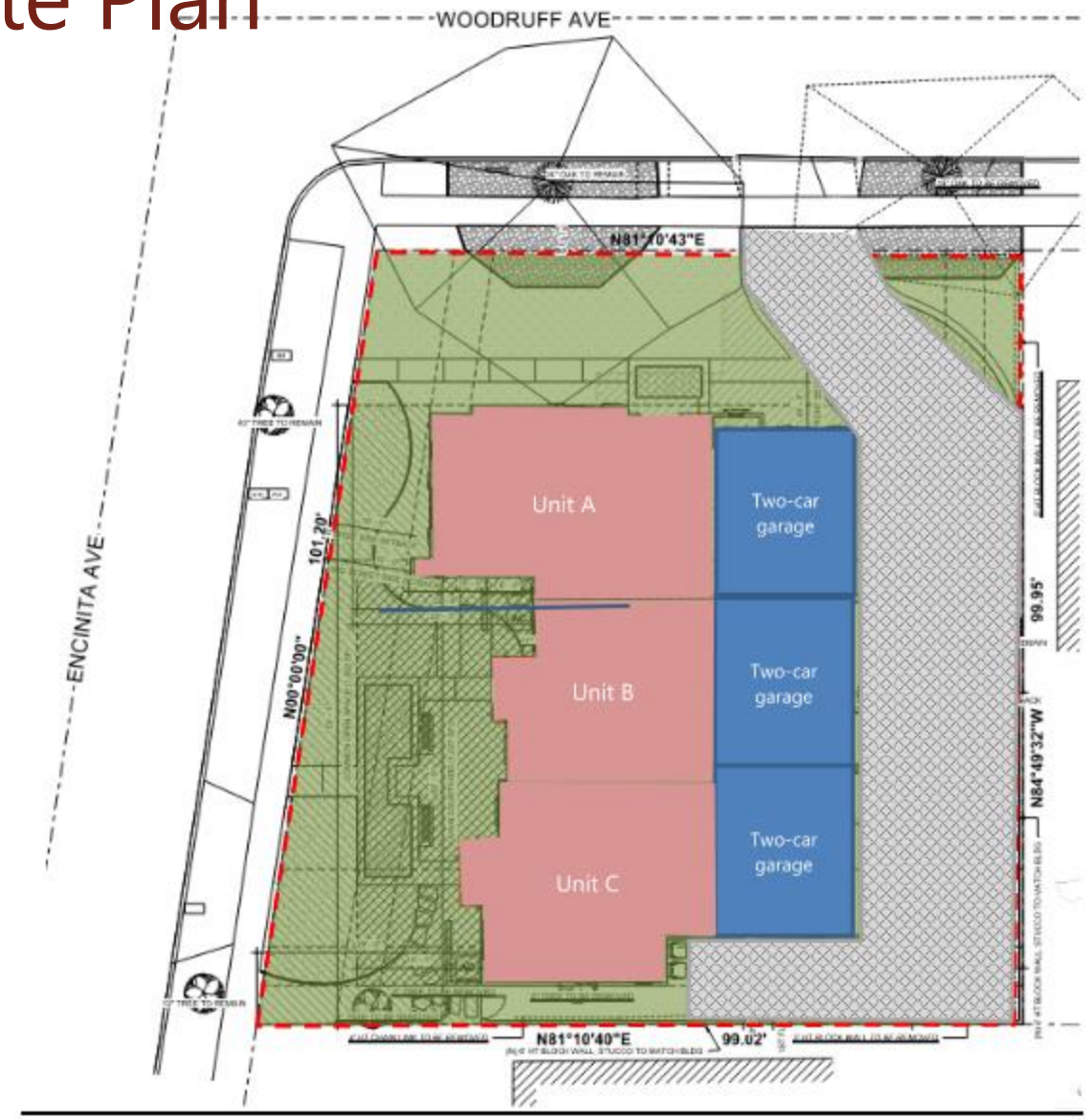
Current Use



Proposal

- 3-story building with 3 dwelling units
- Attached 2-car garage per unit
- 3 floor plans, between 1,822 SF - 2,088 SF
- Unit A & B- 4 bedrooms
- Unit C 3-bedrooms
- Common courtyard

Proposed Site Plan



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Analysis

- Consistency with General Plan
- Zoning Code Development Standards & Design Criteria
- Subdivision Map Act
- Housing Element and RHNA

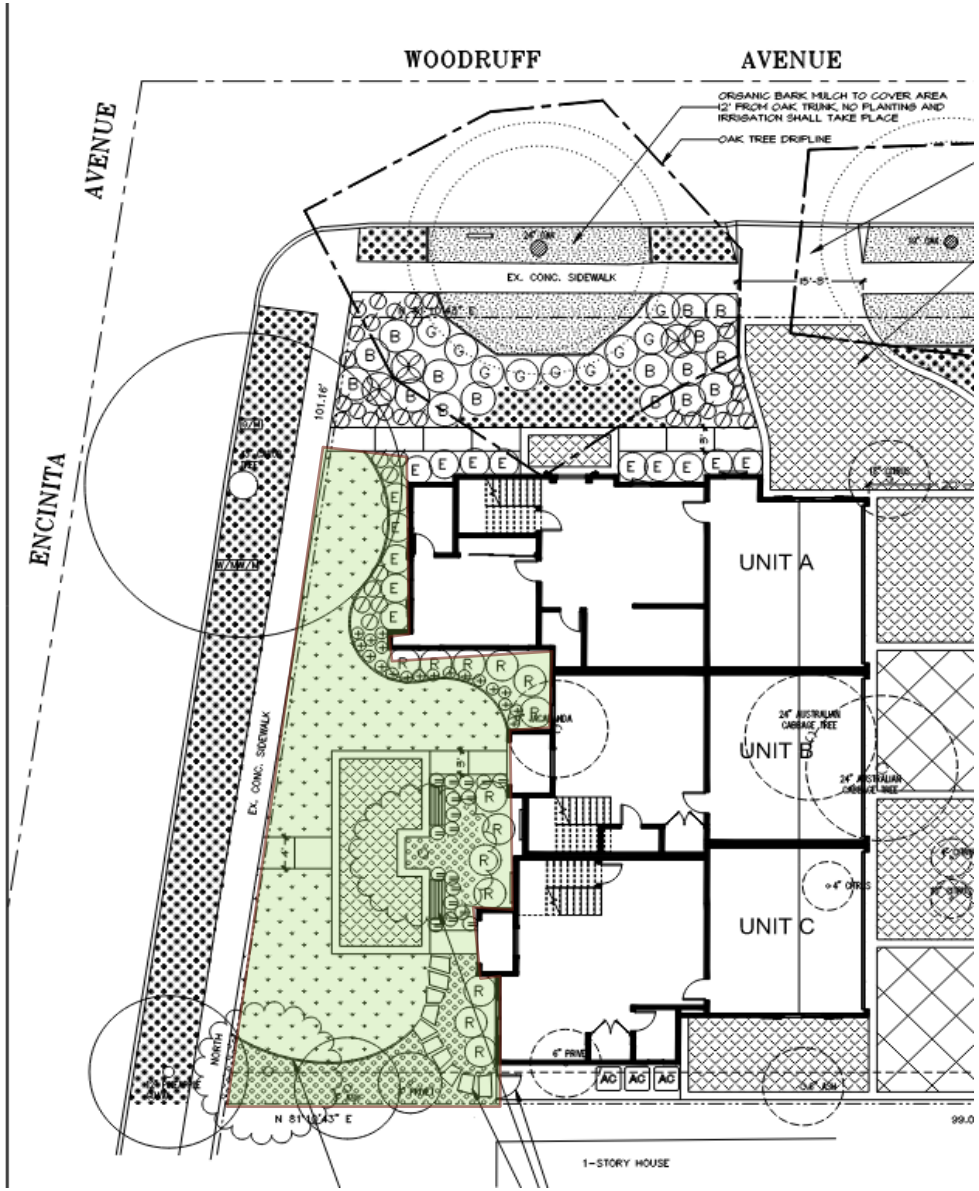
Development Standards

Density: 14.3 units/acre proposed vs. 36 units/acre maximum

	Setbacks (front)	Setback (street side)	Setback (rear)	Building Height	Lot Coverage	Permeable Surface	Open Space
Zoning Standards Min./Max.	1st:20′ 2nd: 20′ 3rd: 40′	1st:10′ 2nd: 10′ 3rd: 15″	1st:5′ 2nd: 10′ 3rd: 20′	3 stories; 40 feet (maximum)	50% (maximum)	20% (minimum)	20% (minimum)
Proposed	1st:20′ 2nd: 20′ 3rd: 45′	1st:10′ 2nd: 15′ 3rd: 27′	1st:5′ 2nd: 10′ 3rd: 20′	3 stories; 36′-8″ feet	38.9%	47%	20.3%

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The Courtyard



Architectural Design

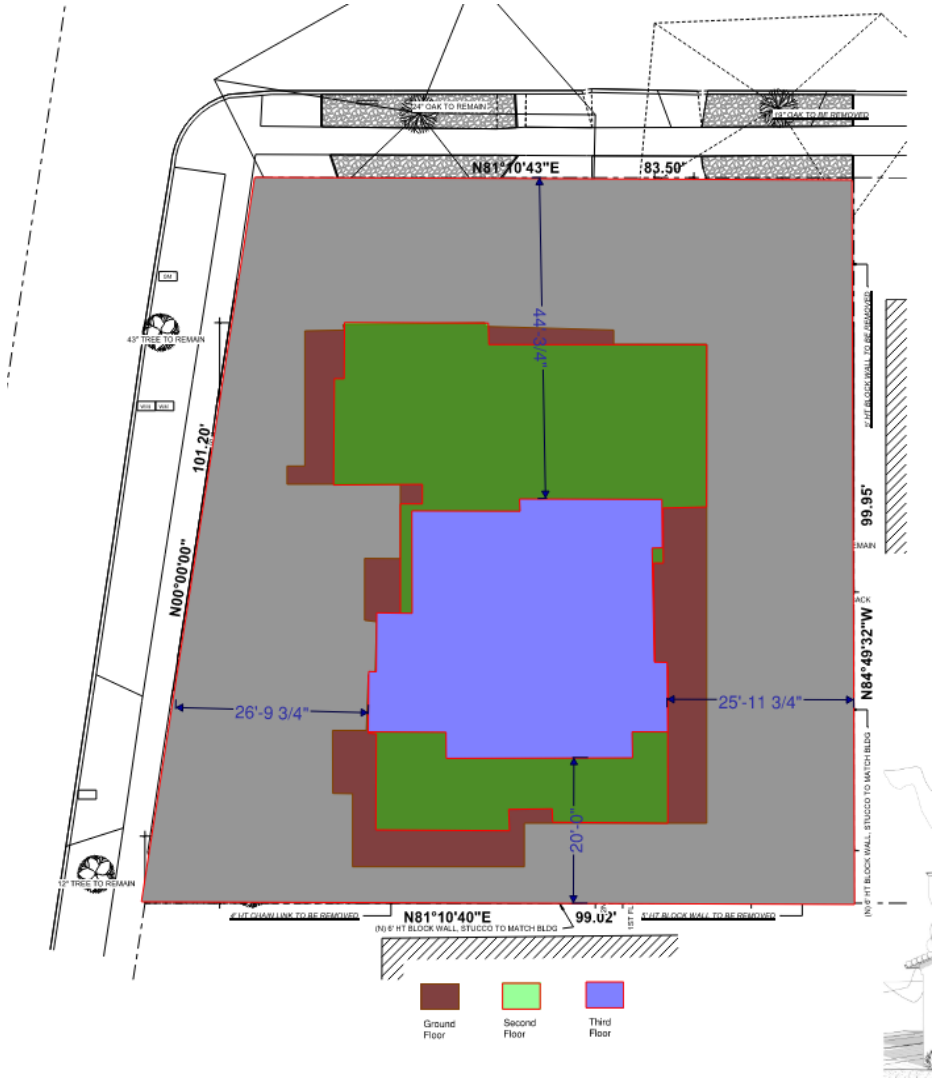
Face Woodruff



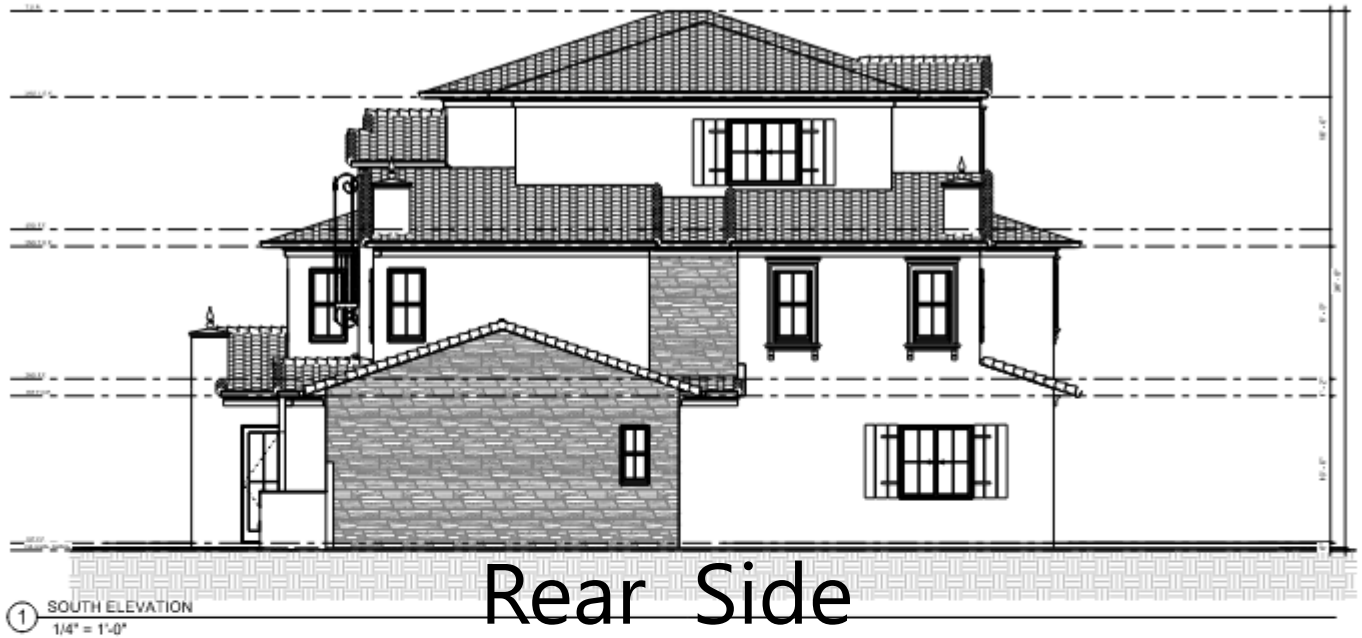


Face Encinita

Third Floor Setbacks



Elevations



Rear Side



Driveway Side

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Material Board



MATERIAL LIST
5956 ENCINITA AVE, TEMPLE CITY, CA 91780

GARAGE DOOR
C.H.I. OVERLAY RECESSED PANEL
DUNN EDWARDS - BANNISTER BROWN



VINYL WINDOW / DOOR
MILGARD TUSCANY, RECESSED
BRONZE



STONE VENEER
CORONADO STONE
COUNTRY RUBBLE- GOLDEN BROWN



EXTERIOR LIGHT
MARLOWE BRONZE 13 1/4" METAL CAGE
OUTDOOR LED WALL LIGHT



CONCRETE ROOF TILE
EAGLE ROOFING PRODUCTS
CAPISTRANO 3605 SAN BENITO BLEND



CEMENT PLASTER
MERLEX STUCCO
P141 SMOOTH FINISH

WOOD WORK
LUMBER YARD
PAINTED
WILD MUSTANG (DUNN EDWARDS)



PRECAST TRIM
MERLEX STUCCO
P-6 ACID WASH



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Tentative Map

- Complies with subdivision map act findings
- “Will-serve letters” required before final map approval
- Drainage design, soil quality, & public improvement plans required before final map approval

House Element and RHNA

- City's Housing Element is being reviewed by HCD
- RHNA Allocation: 2,186 new units

Project Specific Conditions

- Condition 2: Material cut sheets for window shutters, chimney cap, and wrought iron railings
- Condition 3: The finish grade along the southern property line must be the same as the neighbor
- Condition 4: Fence must be installed along Encinita to enclose the courtyard
- Condition 5: Protect the on- and off-site trees

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Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3099 (tentative parcel map and major site plan review) subject to the recommended conditions of approval.

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