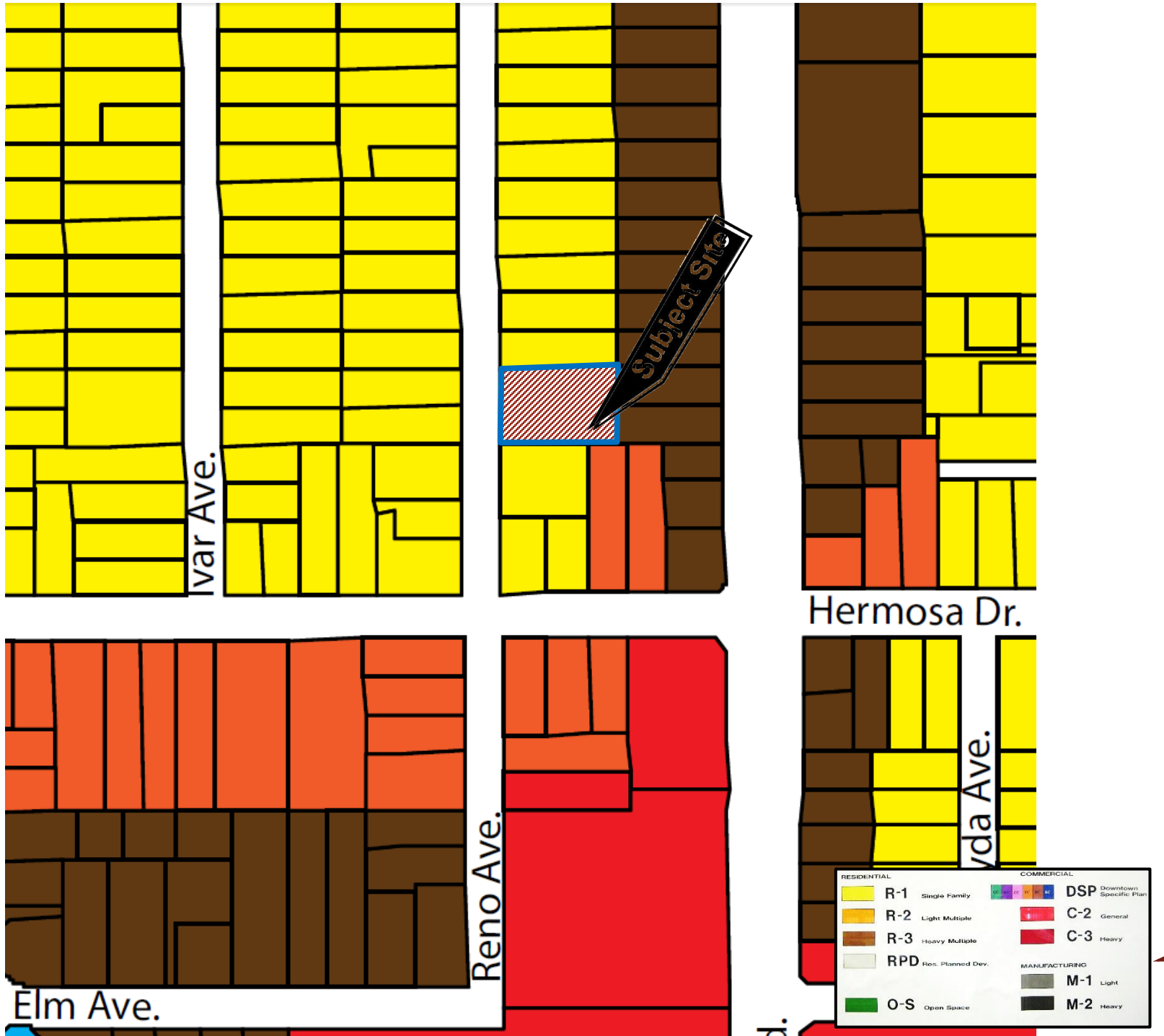
File PL 23-3952
5924 Reno Avenue
TPM 73888, Lot Split Subdivision

Planning Commission Meeting

March 28, 2023

ZONING



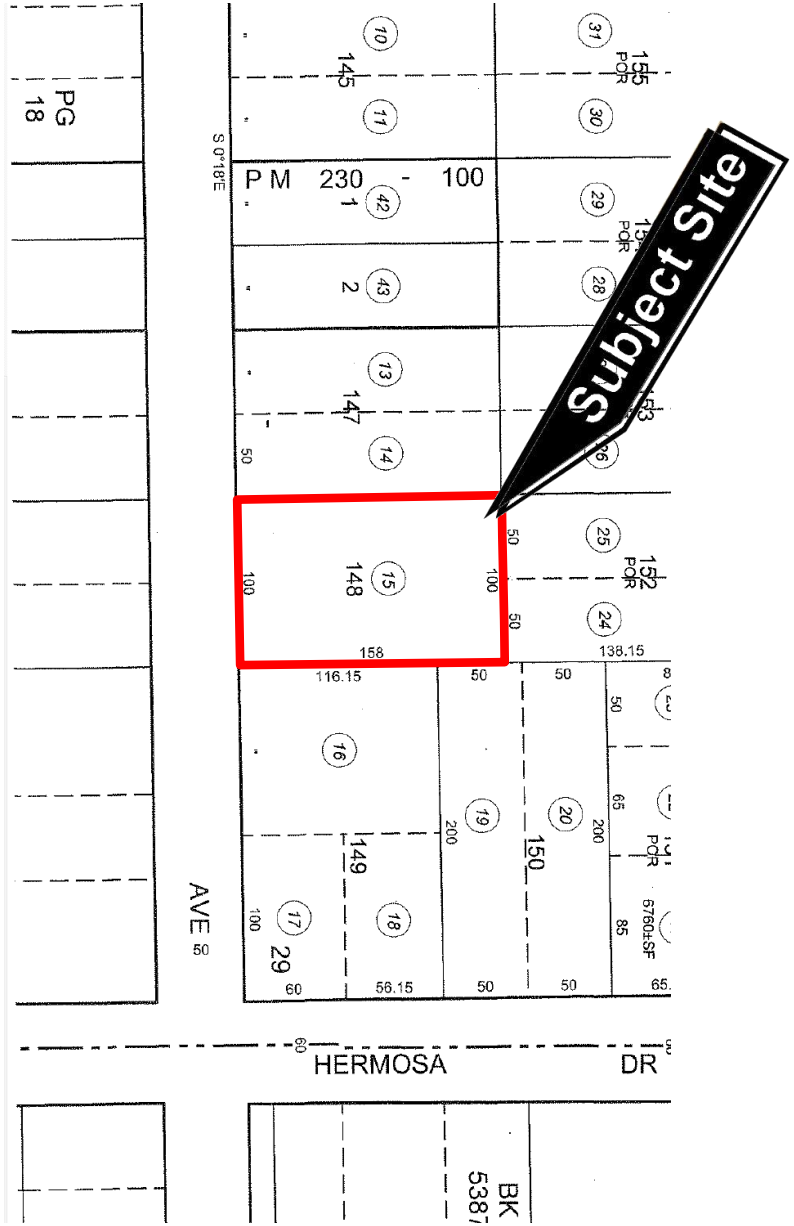
TEMPLE CITY

AERIAL IMAGE



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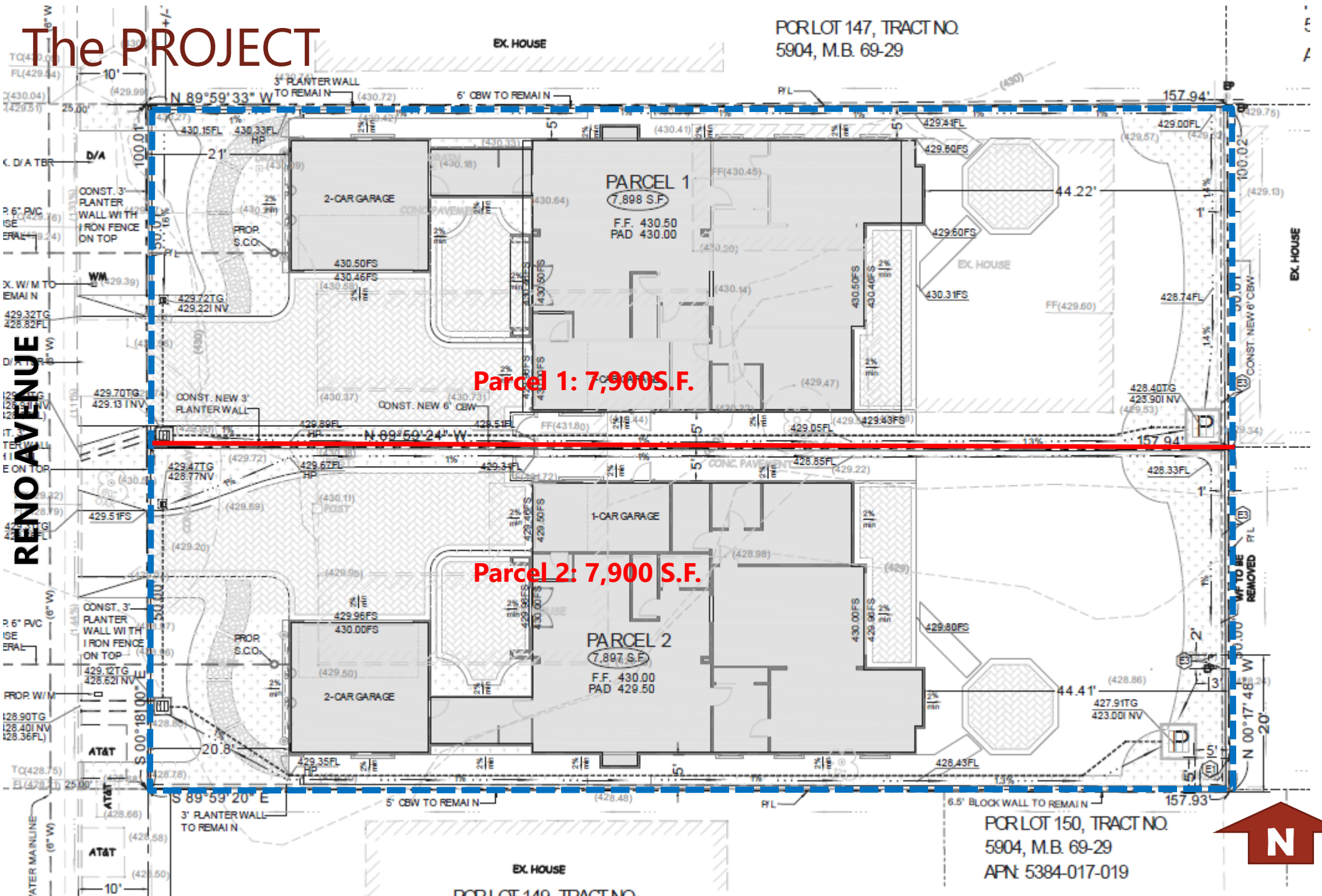
PARCEL MAP



N

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The PROJECT


Parcel 1: 7,900S.F.
Parcel 2: 7,900 S.F.
PARCEL 1
7,898 S.F.
F.F. 430.50
PAD 430.00
PARCEL 2
7,897 S.F.
F.F. 430.00
PAD 429.50
RENO AVENUE
EX. HOUSE
POR LOT 147, TRACT NO. 5904, M.B. 69-29
POR LOT 150, TRACT NO. 5904, M.B. 69-29
APN: 5384-017-019
N 89°59'33" W
N 89°59'24" W
S 89°59'20" E
157.94'
157.93'
100.02'
100.00'
2-CAR GARAGE
1-CAR GARAGE
3' PLANTER WALL TO REMAIN
6' CBW TO REMAIN
5' CBW TO REMAIN
6.5' BLOCK WALL TO REMAIN
CONST. 3' PLANTER WALL WITH IRON FENCE ON TOP
CONST. NEW 3' PLANTER WALL
CONST. NEW 6' CBW
PROP. S.C.O.
WM TO BE REMOVED
N

THE BUILDINGS





SINGLE FAMILY HOME

5924 RENO AVE (PARCELS 1 & 2)
TEMPLE CITY, CA 91780

FLOOR PLANS
PREPARED BY: PDS STUDIO INC

PDS STUDIO, inc.
LUXURY HOME DESIGNING
68 GENOA ST. UNIT #B
ARCADIA, CA 91006
WWW.PDS-STUDIO.COM
PCHAN@PDS-STUDIO.COM
(626) 524-2901

FINDINGS:

Consistent with the original project and approval

Consistent with the Zoning and General Plan.

Compliance with the Subdivision Map Act.

Binding conditions of approval

RECOMMENDATION

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 23-3952 to extend the expiration of the project to April 12, 2024, subject to the recommended conditions of approval.

File PL 23-3952
5924 Reno Avenue
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THE SITE

Land Area	100 feet x 158 feet
	15,800 square feet
Existing Improvement	Two 1-story residences (1,848 square feet), detached garage and hobby room
Zoning	R-1, Single Family Residential
General Plan	Low Density Residential

THE PROJECT – TENTATIVE PARCEL MAP

Subdivision	
Parcel 1 (front parcel)	50 feet x 158 feet
	7,900 square feet
Parcel 2 (flag lot)	50 feet x 158 feet
	7,900 square feet

Minor Site Plan Review – A 2-story single-family residence on each parcel

Parcel#	Proposed			Zoning Standard (Max/Min)		
	Floor Area	Lot Coverage	Permeable Lot Coverage	Floor Area Ratio	Max Lot Coverage	Min Permeable Lot Coverage
Parcel 1 and Parcel 2	.39 (3,082 s.f.)	37%	42.3%	.41 (.35 + .06)	50%	35%

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SITE SPECIFIC CONDITIONS: NUMBER TWO THRU FIVE:

Number 2: measures to preserve the Camphor Tree.

Number 3 and 4: revised the parcel map and the site plan for the preservation of the Camphor tree.

Number 5: future installation of fence subject to scrutiny.

SITE SPECIFIC CONDITIONS: NUMBER SIX AND SEVEN:

Number 6: revised landscape plan required to distinguish the differentiated architectural styles proposed on each parcel.

Number 7: both houses are required to use high quality materials.

FINDINGS:

Consistent with the Zoning and General Plan.

- Density: Proposed 5.5, (6 lots per Acre)
- Lot size – Proposed 7,900 (Minimum 7,200)
- Lot Width – Proposed 50 feet (Minimum 50 feet)

Compliance with the Subdivision Map Act.

- Conditions of Approval
- The City Engineer reviews and certifies the final map

Consistent with the development standards (Zoning Code)

- Development standards (setbacks, FAR, Lot Coverage, Permeable Lot coverage, etc.)
- Design Guidelines

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