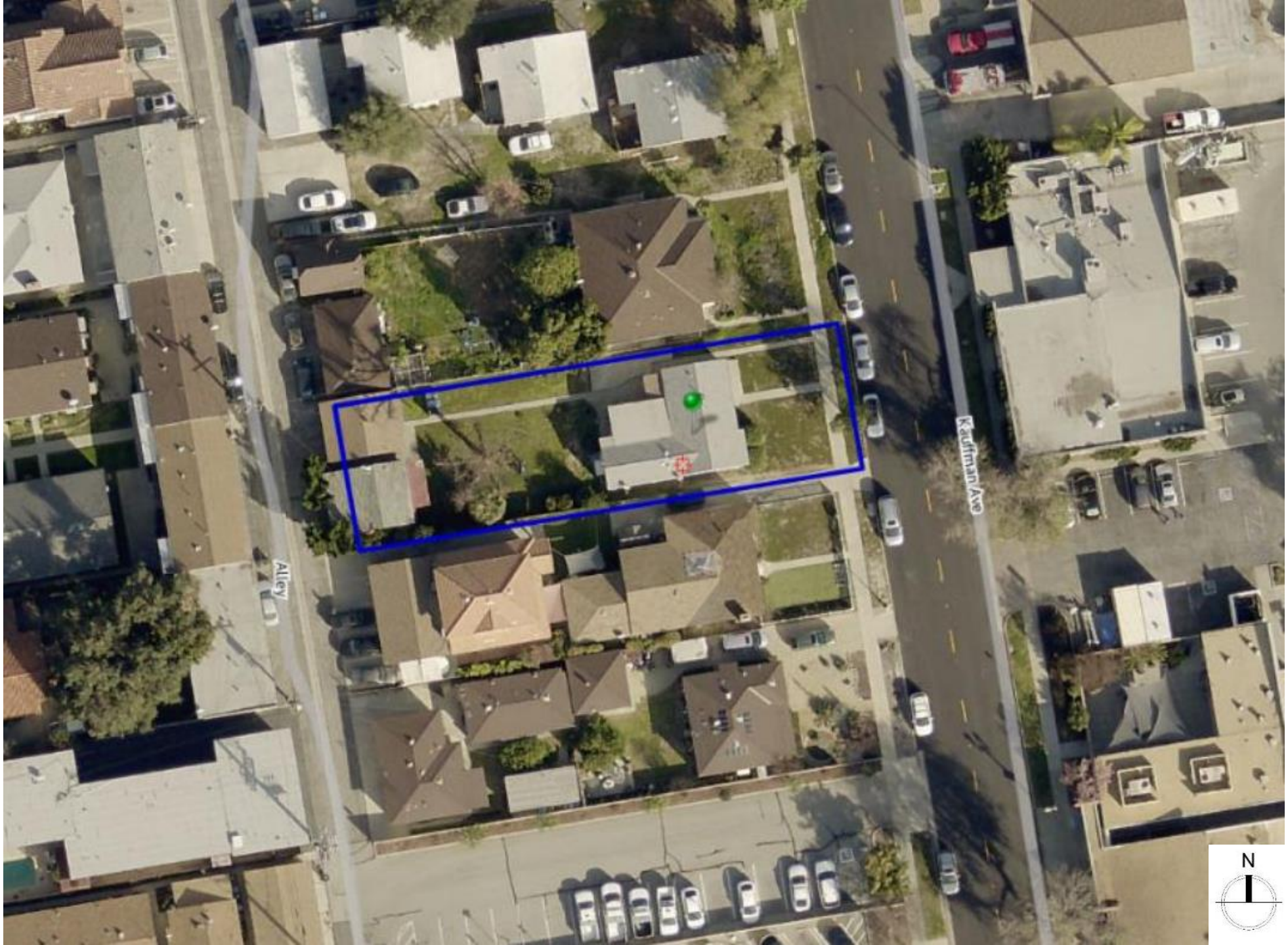
File PL 22-3573
5935 Kauffman Avenue
Tentative Parcel Map 78276 and Major Site Plan Review

Planning Commission Meeting

April 25, 2023

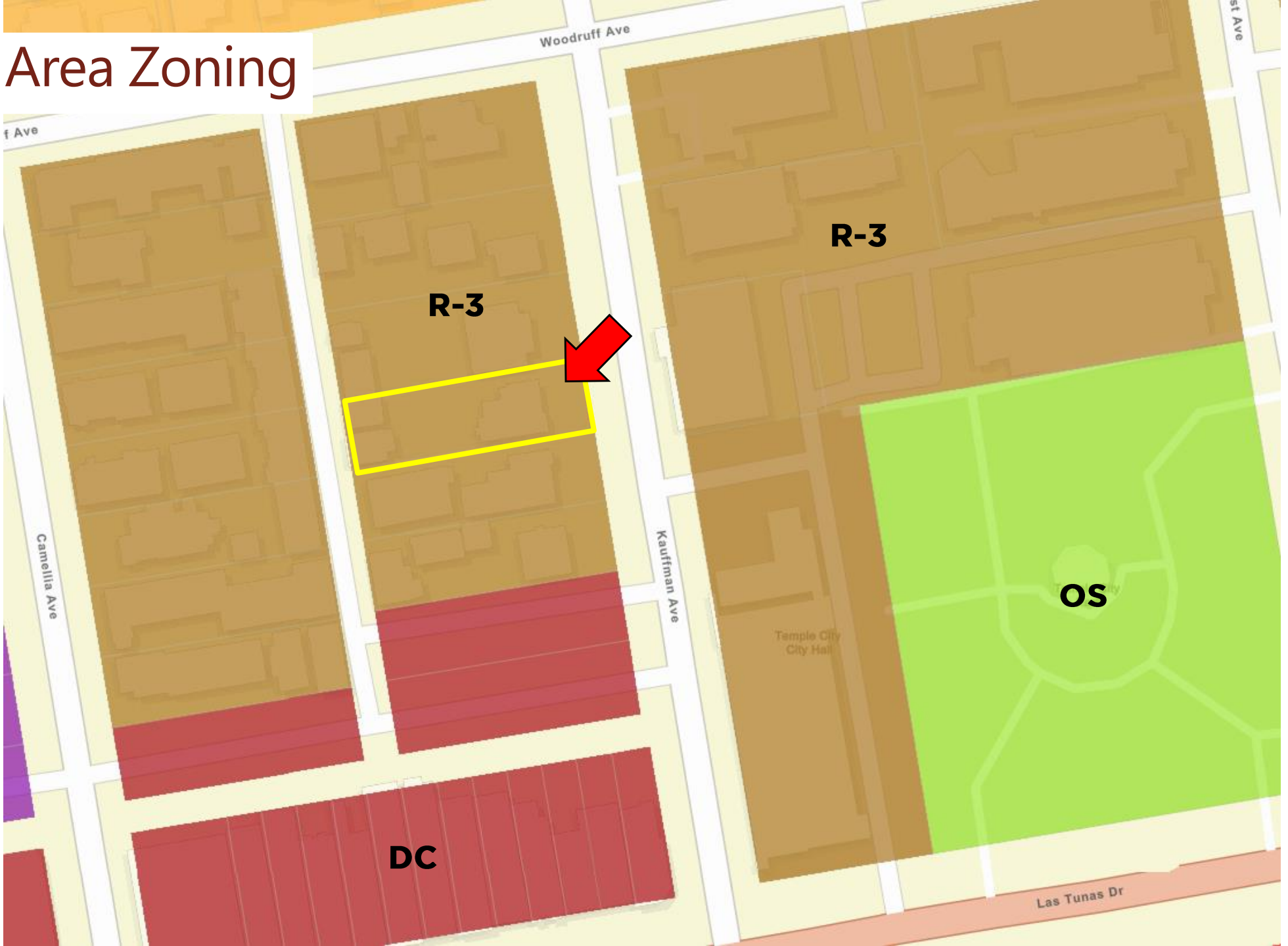


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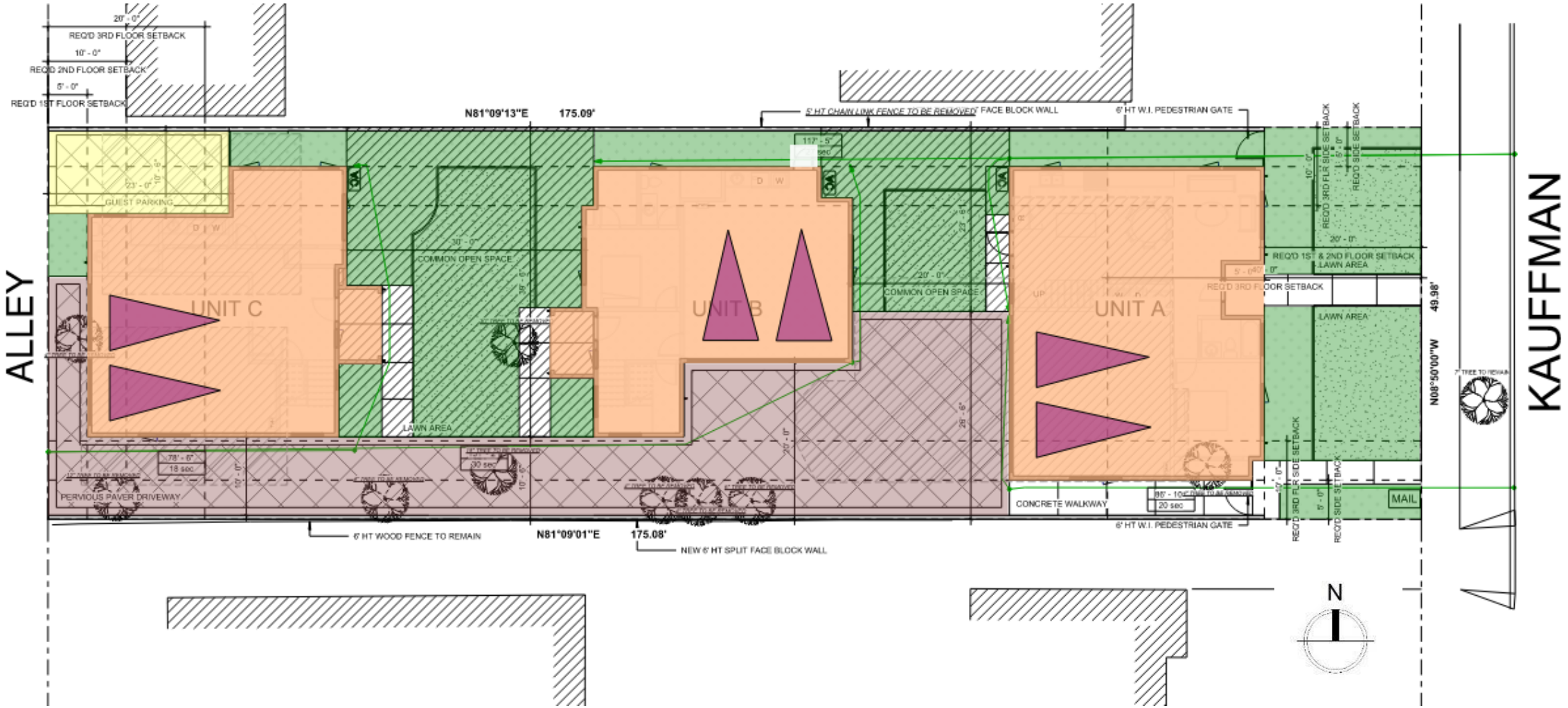
Findings:

- Consistent with the General Plan
- Consistent with the Zoning Code and Design Guidelines
- Compliance with the Subdivision Map Act
- Housing Element and Regional Housing Need Allocation (RHNA)

Area Zoning


Woodruff Ave
Camellia Ave
Kauffman Ave
Las Tunas Dr
Temple City City Hall
R-3
R-3
R-3
OS
DC
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

Site Plan:

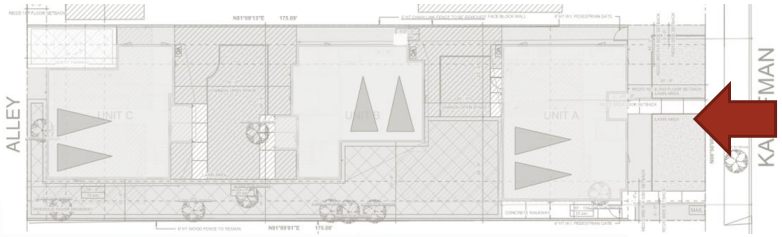

ALLEY
KAUFFMAN
UNIT C
UNIT B
UNIT A
GUEST PARKING
COMMON OPEN SPACE
COMMON OPEN SPACE
LAWN AREA
LAWN AREA
PERVIOUS PAVER DRIVEWAY
CONCRETE WALKWAY
MAIL
REQ'D 3RD FLOOR SETBACK
REQ'D 2ND FLOOR SETBACK
REQ'D 1ST FLOOR SETBACK
REQ'D 3RD FLR SIDE SETBACK
REQ'D SIDE SETBACK
REQ'D 1ST & 2ND FLOOR SETBACK
REQ'D 3RD FLOOR SETBACK
REQ'D 3RD FLR SIDE SETBACK
REQ'D SIDE SETBACK
N81°09'13"E 175.09'
N81°09'01"E 175.08'
N08°50'00"W 49.98'
5' HT CHAIN LINK FENCE TO BE REMOVED
FACE BLOCK WALL
6' HT W.I. PEDESTRIAN GATE
6' HT WOOD FENCE TO REMAIN
NEW 6' HT SPLIT FACE BLOCK WALL
6' HT W.I. PEDESTRIAN GATE
N

Development Standards:

	Setbacks (front)	Setback (side)	Setback (rear)	Building Height	Lot Coverage	Permeable Surface	Open Space
Zoning Standards Minimum / Maximum	1st: 20′ 2nd: 20′ 3rd: 40′	1st: 5′ 2nd: 10′ 3rd: 10′	1st: 5′ 2nd: 10′ 3rd: 20′	3 stories; 40 feet (maximum)	50% (maximum)	20% (minimum)	20% (minimum)
Proposed	1st: 20′ 2nd: 20′ 3rd: 72′-6″	1st: 5′ 2nd: 10′ 3rd: 10′	1st: 5′ 2nd: 10′-8″ 3rd: 20′-1″	3 stories; 34′-6″	38%	53.3%	20%

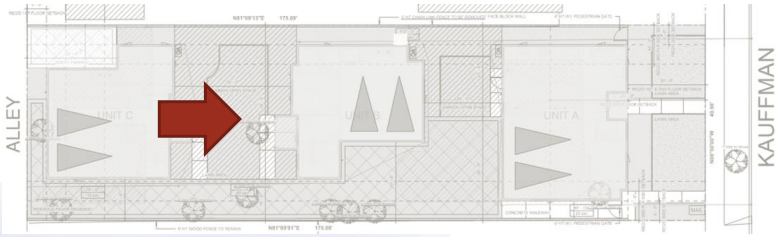
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Front Elevations:



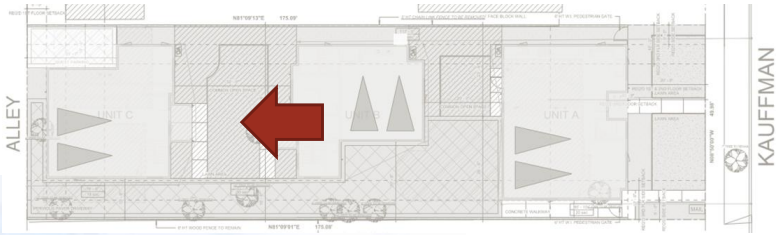


Front Elevations:



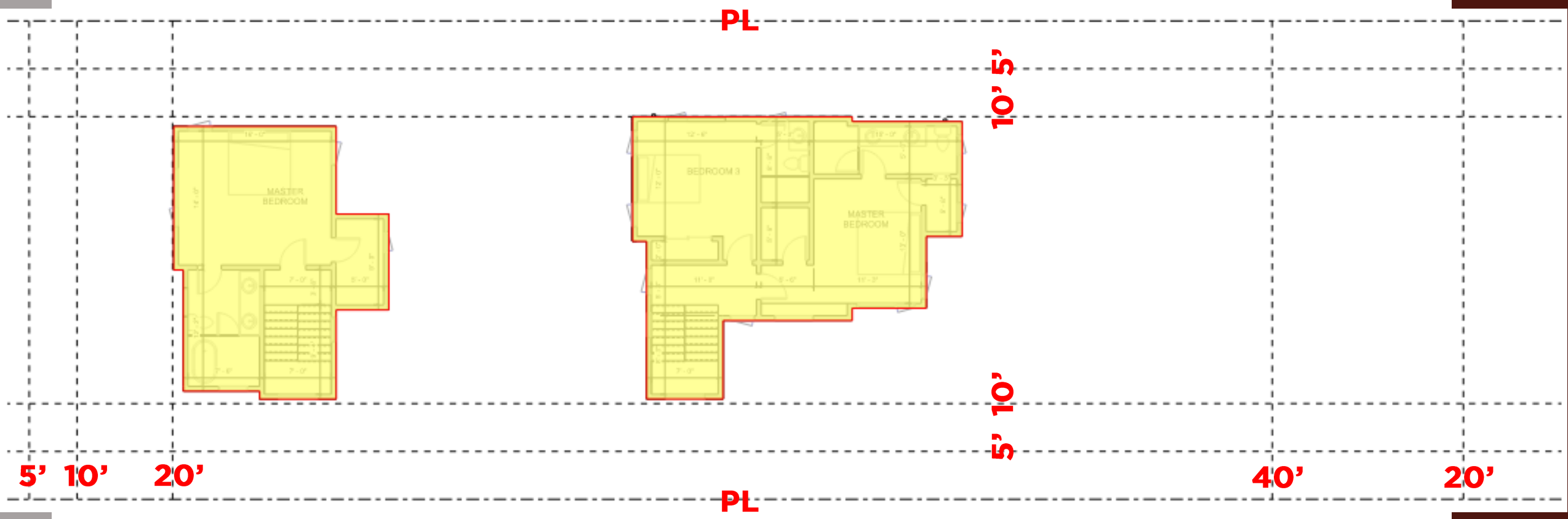


Front Elevations:





Massing:


PL
10’ 5’
5’ 10’
5’
10’
20’
40’
20’
PL
MASTER BEDROOM
BEDROOM 3
MASTER BEDROOM
N

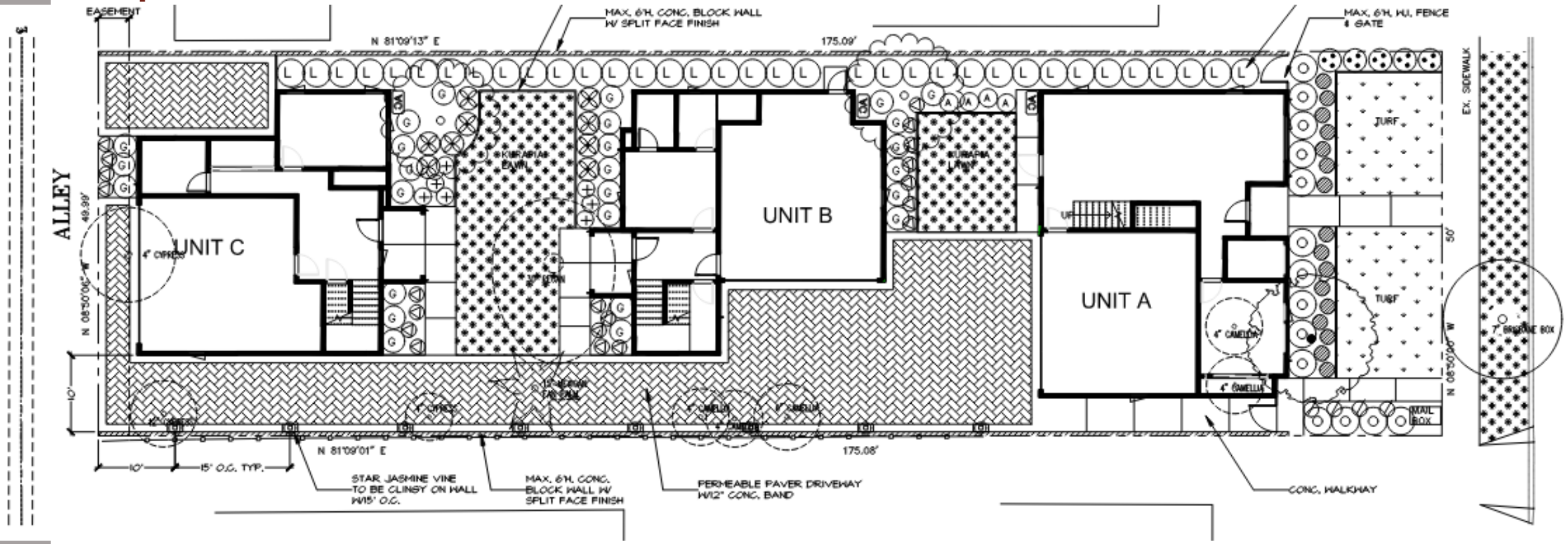
Specific Conditions:



Specific Conditions:



Specific Conditions:





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Recommendation:

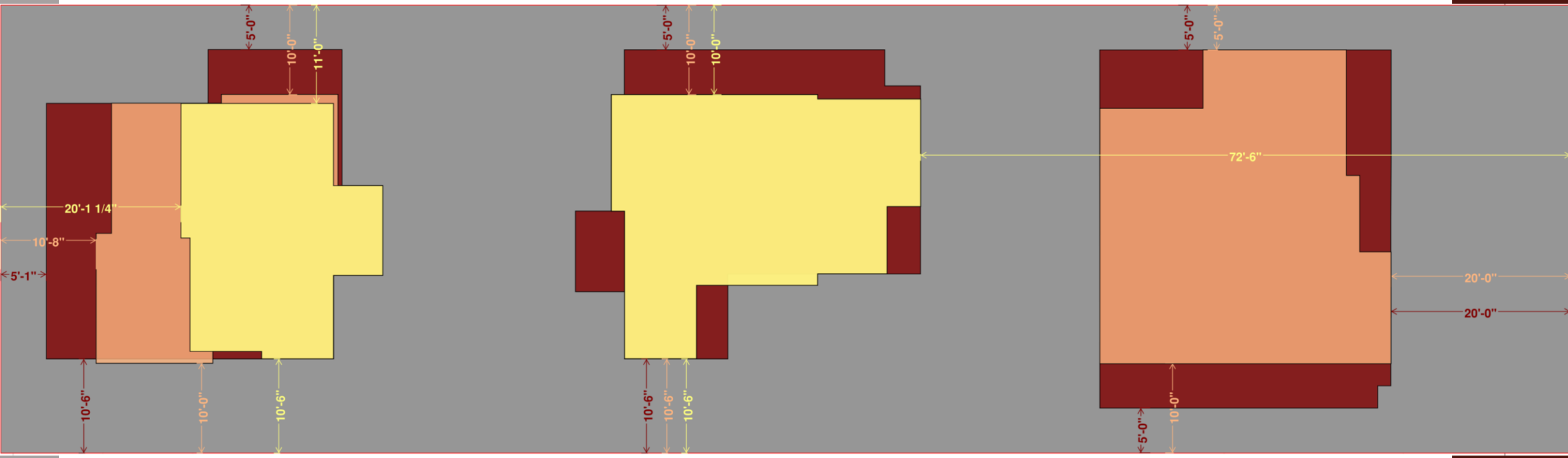
Adopt a resolution finding that the project is exempt from CEQA and approving File PL 22-3573

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Massing:



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