File PL 21-2795
6214 Encinita Avenue
TPM 83005, Flag Lot Subdivision
Major Site Plan Review

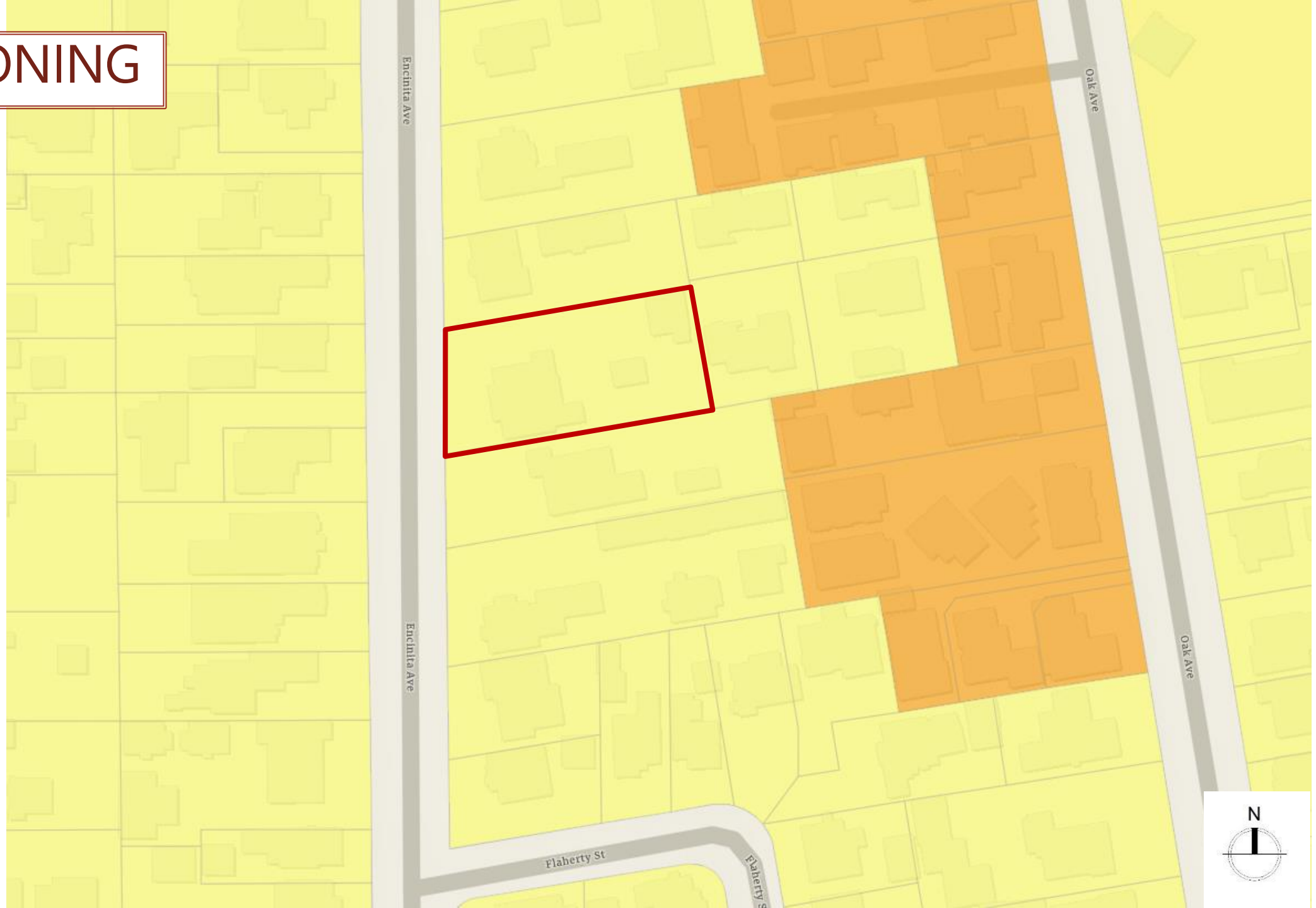
Planning Commission Meeting

May 28, 2019

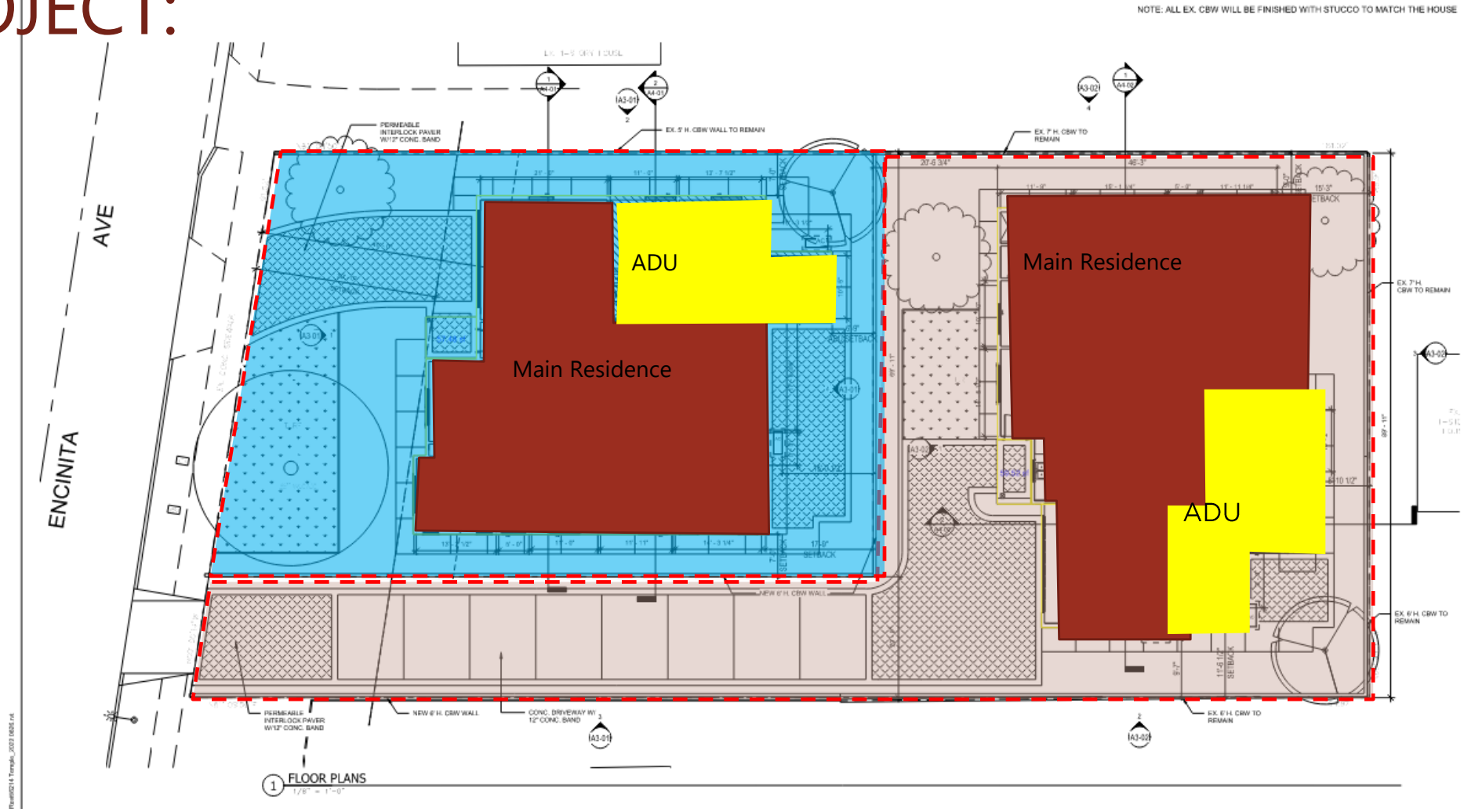
AERIAL IMAGE



ZONING



PROJECT:


NOTE: ALL EX. CBW WILL BE FINISHED WITH STUCCO TO MATCH THE HOUSE
ENCINITA AVE
ADU
Main Residence
Main Residence
ADU
FLOOR PLANS

ISSUES

COMPLY WITH THE GENERAL PLAN

COMPLY WITH THE ZONING CODE

COMPLY WITH THE SUBDIVISION MAP ACT

ANALYSIS – GENERAL PLAN

Land Use

- General Plan – Single-family residential
- Proposed – two single-family lots and a single-family on each lot

Density

- General Plan – 6 units per acre
- Proposed – 5.1 units per acre (per State Law, ADUs are not considered density)

ANALYSIS – ZONING CODE

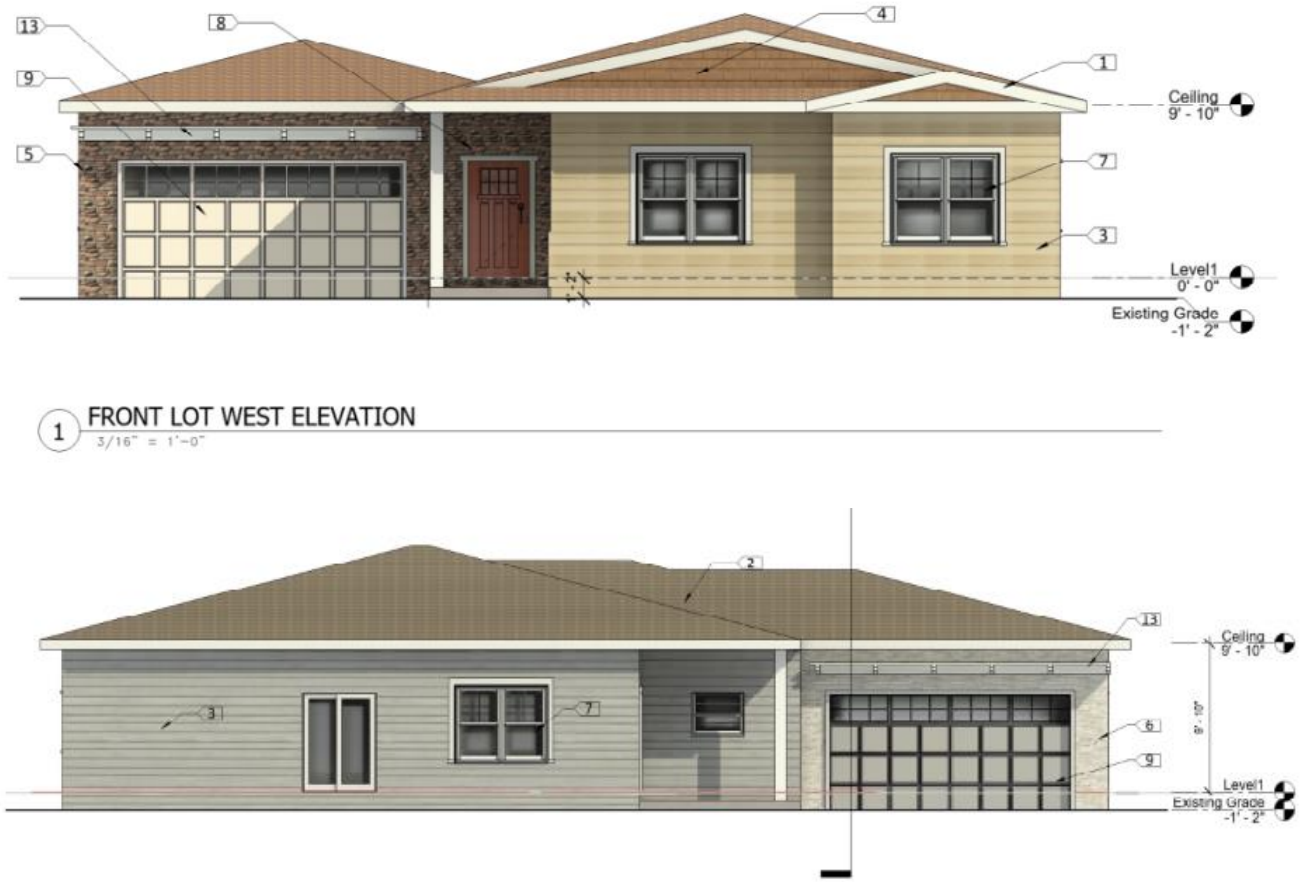
Development standards

	Lot Coverage	Open Space	Permeable Lot Coverage	Building Height	Parking
Front Parcel	3,131 SF	1,000 SF	49 percent	16’4”	A two-car garage
Rear Parcel	3,150 SF	1,400 SF	43 percent	17’3”	A two-car garage
Zoning Requirement	Front: 3,135 SF Rear: 3,153 (27.5% of lot area Plus 1,125 SF	900 SF (500 SF for main house; 400 Sf for ADU	35 percent Minimum	18’-0”	Two spaces in a garage

ANALYSIS – ZONING CODE

Architectural design

- Ranch Style
- Window type and details
- Varied roofline
- Two accent textures –siding and stone veneer
- Two different color palettes for a custom designed home



ANALYSIS – ZONING CODE

Exterior materials





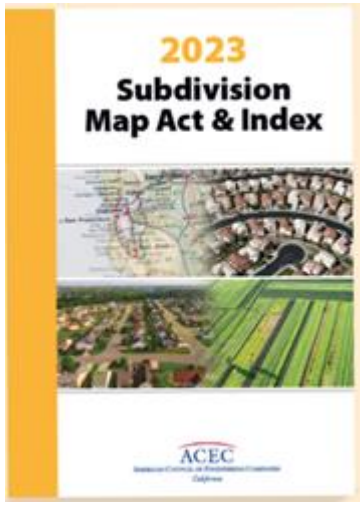




Front House

Rear House

ANALYSIS – SUBDIVISON MAP ACT



- City review before and after public hearing
- Letters sent to utility companies and school district to check the infrastructure availability
- Engineering conditions of approval
- Final map review after hearing

PROJECT SPECIFIC CONDITION(S)

- Preserve urban forest



Recommendation:

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2795, subject to the recommended conditions of approval



TEMPLE CITY