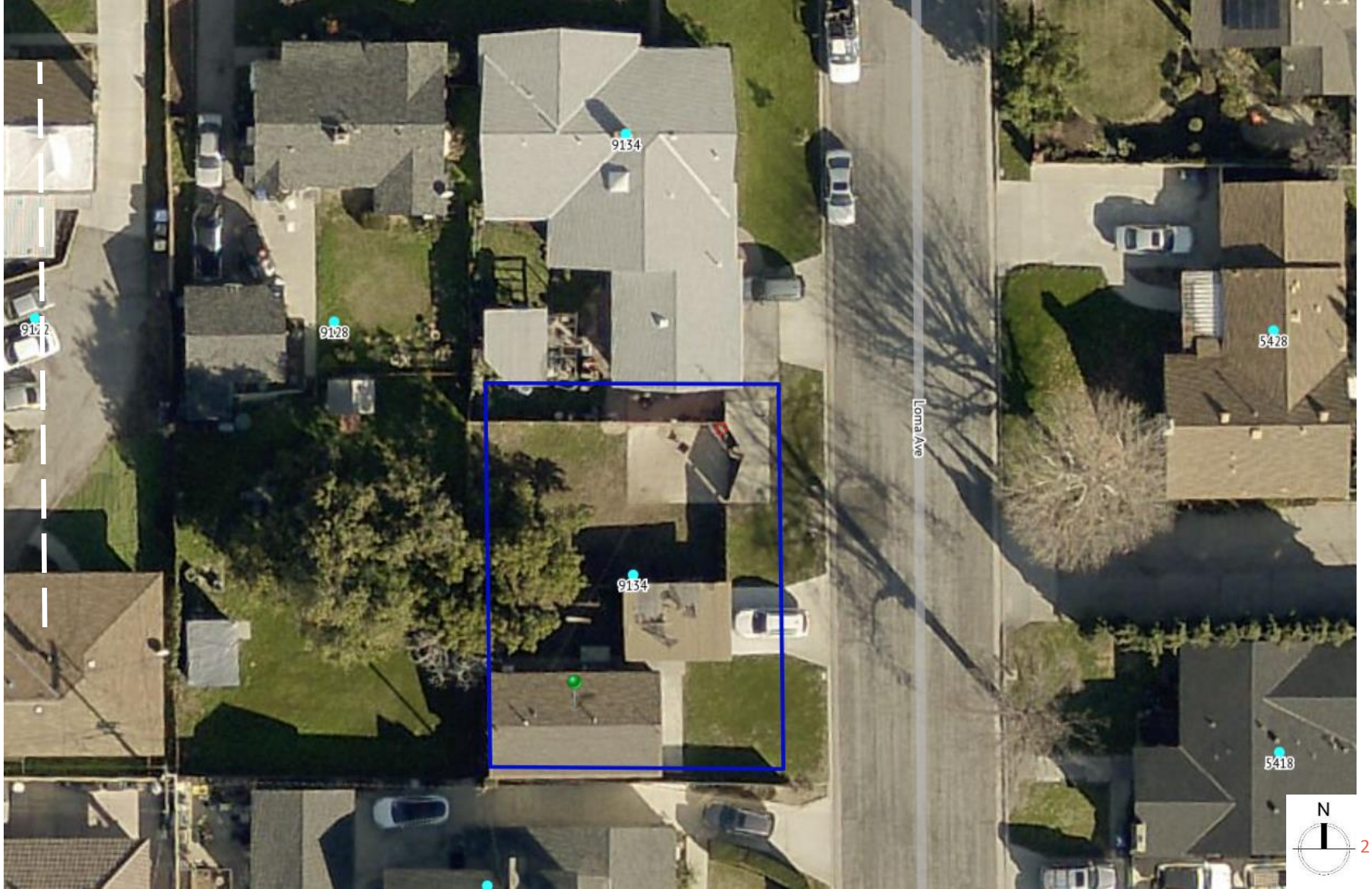
File PL 22-3633
5421 Loma Avenue
Zone Variance and Minor Site Plan Review

Planning Commission Meeting

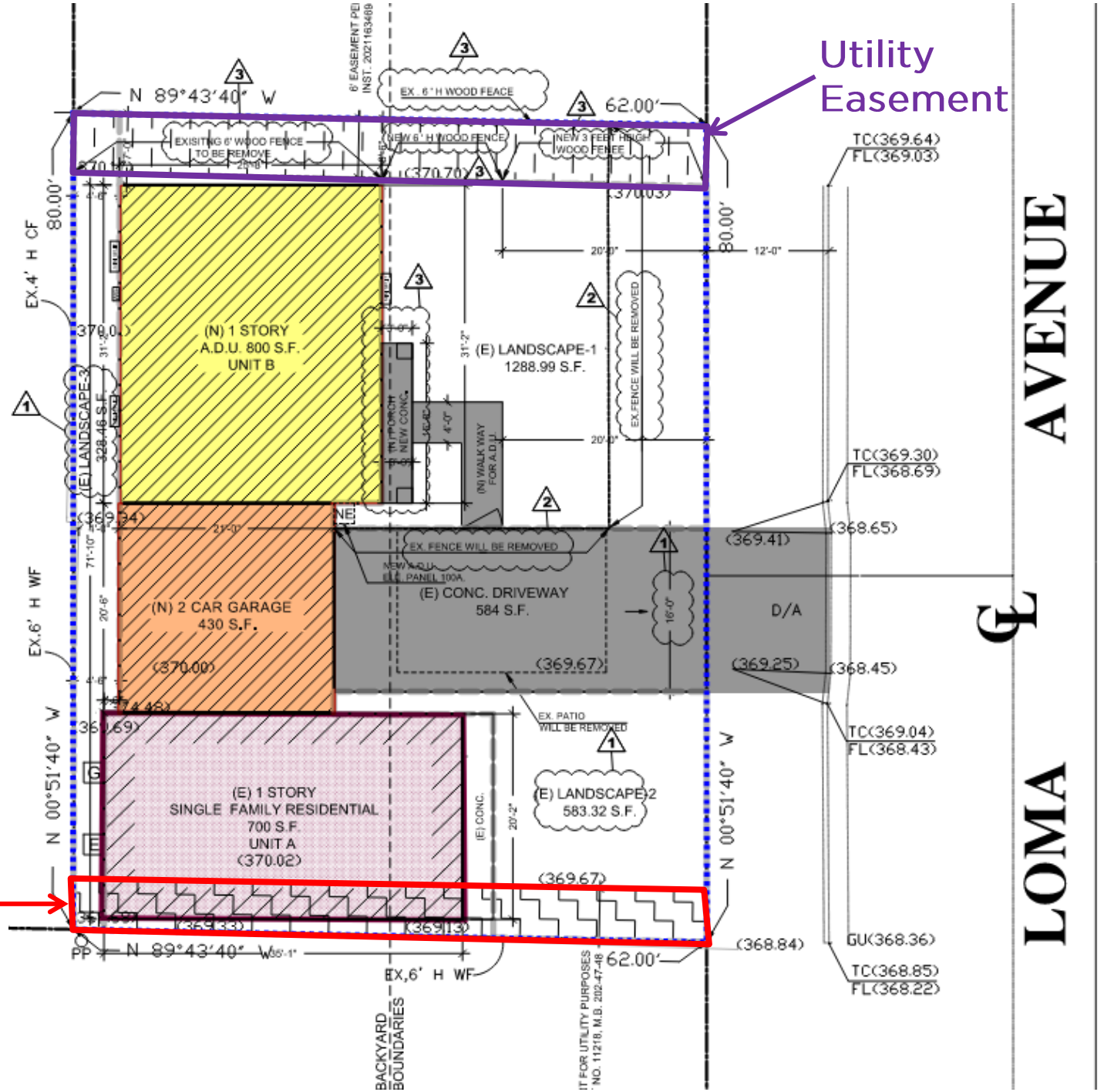
June 27, 2023


9134
9128
5428
Loma Ave
9134
5418
N

Area Zoning


RANCHO REAL RD
RANCHO REAL RD
LOMA AVE
LOMA AVE
OLIVE ST
OLIVE ST
OLIVE ST
R-1
R-1
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

Site Plan:


Utility Easement
Utility Easement
N 89°43'40" W
62.00'
EXISTING 6' WOOD FENCE TO BE REMOVE
NEW 6' H WOOD FENCE
NEW 3 FEET HIGH WOOD FENCE
EX. 6' H WOOD FEACE
(370.70)
(370.03)
80.00'
EX.4' H CF
EX.6' H WF
N 00°51'40" W
(E) LANDSCAPE-3
328.46 S.F.
(N) 1 STORY
A.D.U. 800 S.F.
UNIT B
(E) LANDSCAPE-1
1288.99 S.F.
EX.FENCE WILL BE REMOVED
(N) WALK WAY FOR A.D.U.
(N) 2 CAR GARAGE
430 S.F.
(370.00)
EX. FENCE WILL BE REMOVED
(E) CONC. DRIVEWAY
584 S.F.
D/A
(369.67)
(369.41)
(369.25)
(368.65)
(368.45)
EX. PATIO WILL BE REMOVED
(E) LANDSCAPE-2
583.32 S.F.
(E) 1 STORY
SINGLE FAMILY RESIDENTIAL
700 S.F.
UNIT A
(370.02)
(E) CONC.
(369.33)
(369.13)
(368.84)
TC(369.64)
FL(369.03)
TC(369.30)
FL(368.69)
TC(369.04)
FL(368.43)
GU(368.36)
TC(368.85)
FL(368.22)
PP
N 89°43'40" W
EX,6' H WF
BACKYARD BOUNDARIES
LOMA AVENUE
℄
N

Development Standards:

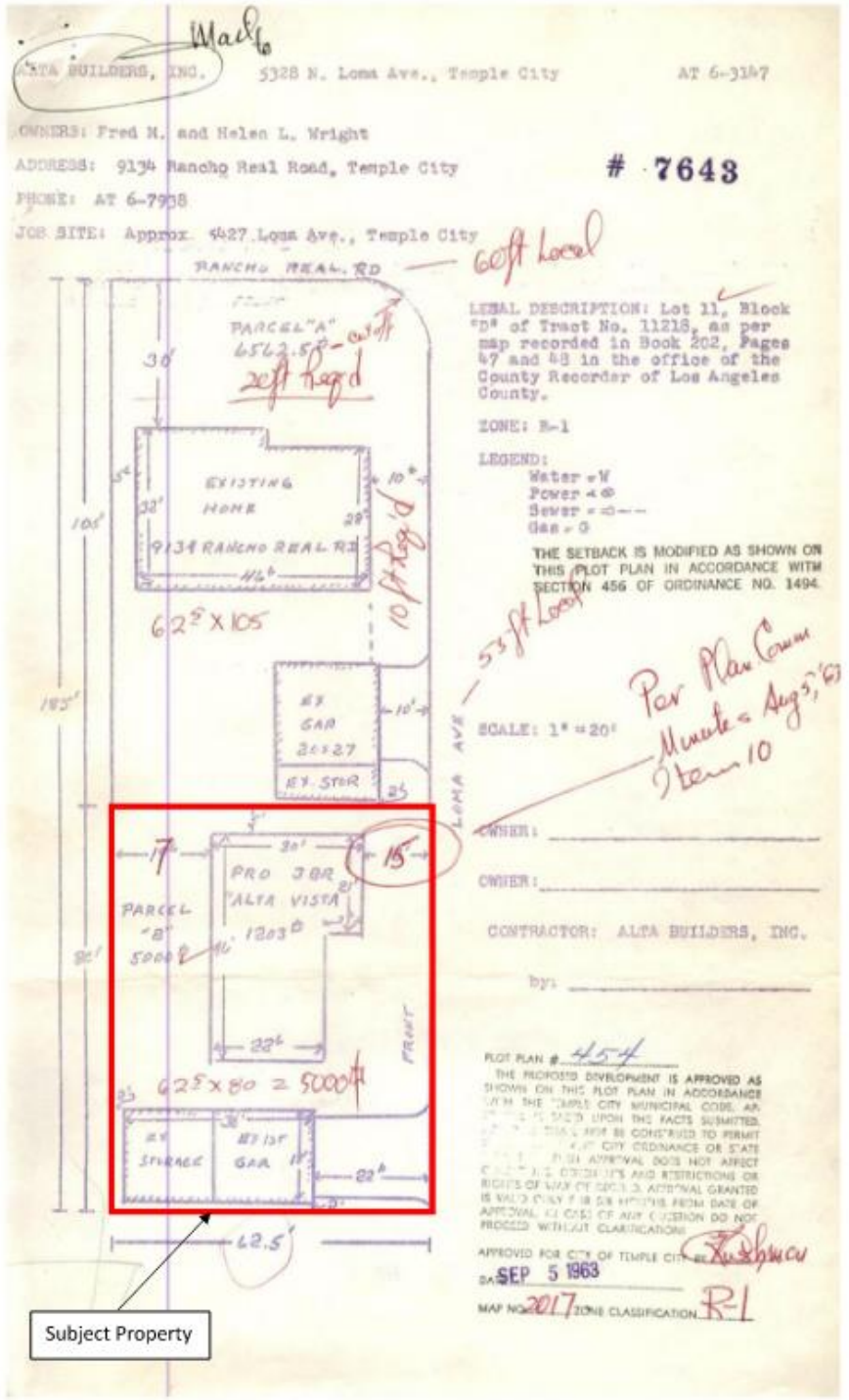
	Existing Conditions	Proposed Conditions	Zoning Code Requirements
Front Setback	23’-11”	No change	20 feet minimum
Side Setbacks	South 1’-2”± North 39’-9”±	South, no change North, 6’-6” (ADU)	House/garage 8’-0” ADU 4’-0”
Rear Setback	House 2’-11”±	Garage 4’-6” ADU 4’-6”	House/garage 15’-0” ADU 4’-0”
Off-Street Parking	Carport, one space	Two-car garage	Two-car garage

TEMPLE CITY

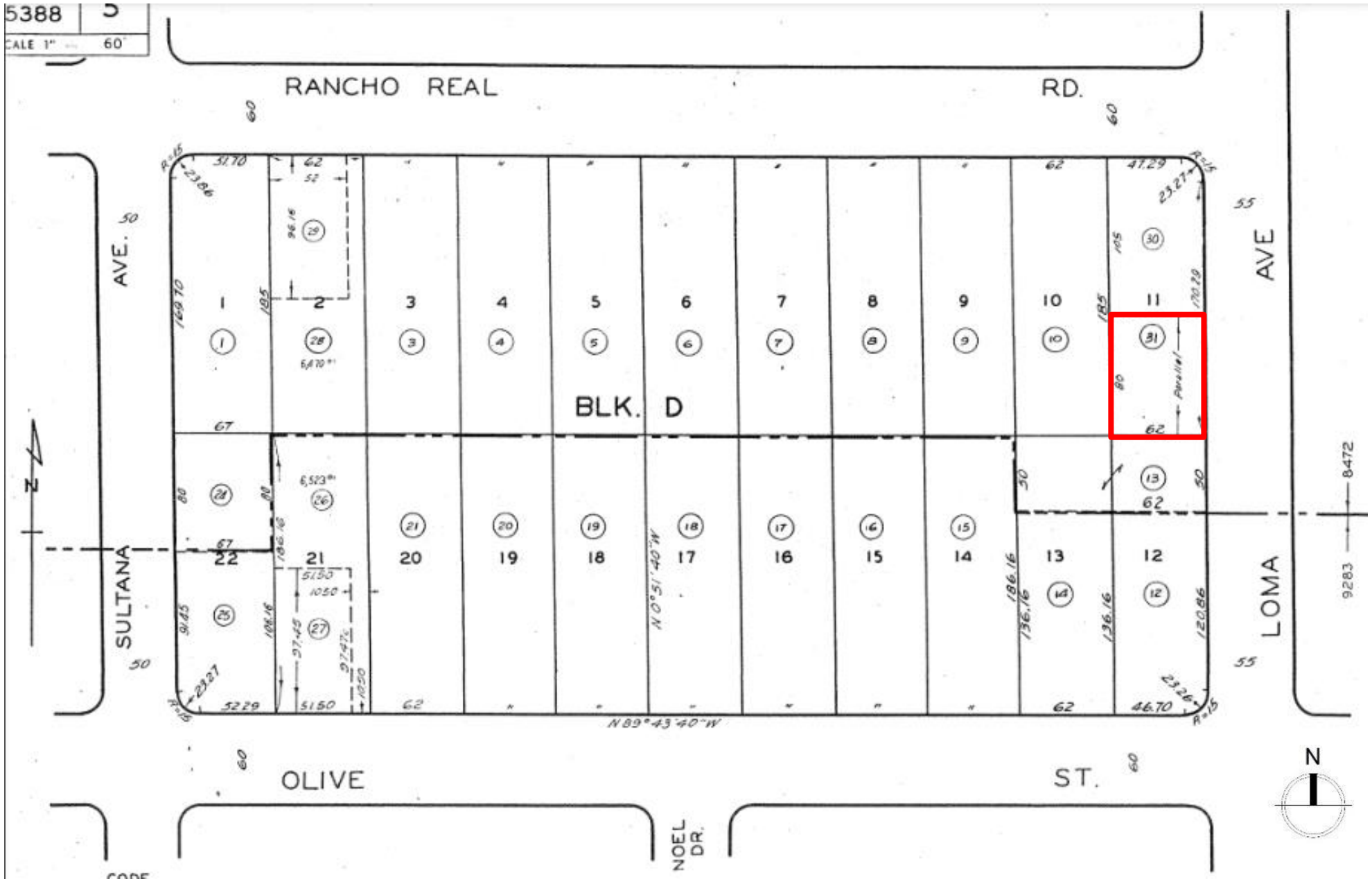
Variance Findings:

- Are there exceptional or extraordinary circumstances or conditions?
- Is the required variance necessary for the preservation and enjoyment of a substantial property right?
- Will the requested variance be materially detrimental to the public welfare?

Plot Plan:


ALTA BUILDERS, INC. 5328 N. Loma Ave., Temple City AT 6-3147
OWNERS: Fred N. and Helen L. Wright
ADDRESS: 9134 Rancho Real Road, Temple City # 7643
PHONE: AT 6-7938
JOB SITE: Approx. 4427 Loma Ave., Temple City
RANCHO REAL RD
60ft Local
PARCEL "A"
20ft Reqd
EXISTING HOME
9134 RANCHO REAL RD
62.5' X 105'
10ft Reqd
53ft Local
LOMA AVE
EX GAR
EX. STOR
PARCEL "B"
PRO 3 BR
"ALTA VISTA"
62.5' x 80 = 5000 ft
EX STORAGE
EX 15' GAR
FRONT
62.5'
Subject Property
LEGAL DESCRIPTION: Lot 11, Block "D" of Tract No. 11218, as per map recorded in Book 202, Pages 47 and 48 in the office of the County Recorder of Los Angeles County.
ZONE: R-1
LEGEND:
Water -W
Power -P
Sewer -S
Gas -G
THE SETBACK IS MODIFIED AS SHOWN ON THIS PLOT PLAN IN ACCORDANCE WITH SECTION 456 OF ORDINANCE NO. 1494.
SCALE: 1" = 20'
Per Plan Comm Minutes Aug 5, '63 Item 10
OWNER:
OWNER:
CONTRACTOR: ALTA BUILDERS, INC.
by:
PLOT PLAN # 454
APPROVED FOR CITY OF TEMPLE CITY
DATE SEP 5 1963
MAP NO. 2017 ZONE CLASSIFICATION R-1
N

Assessor Map:

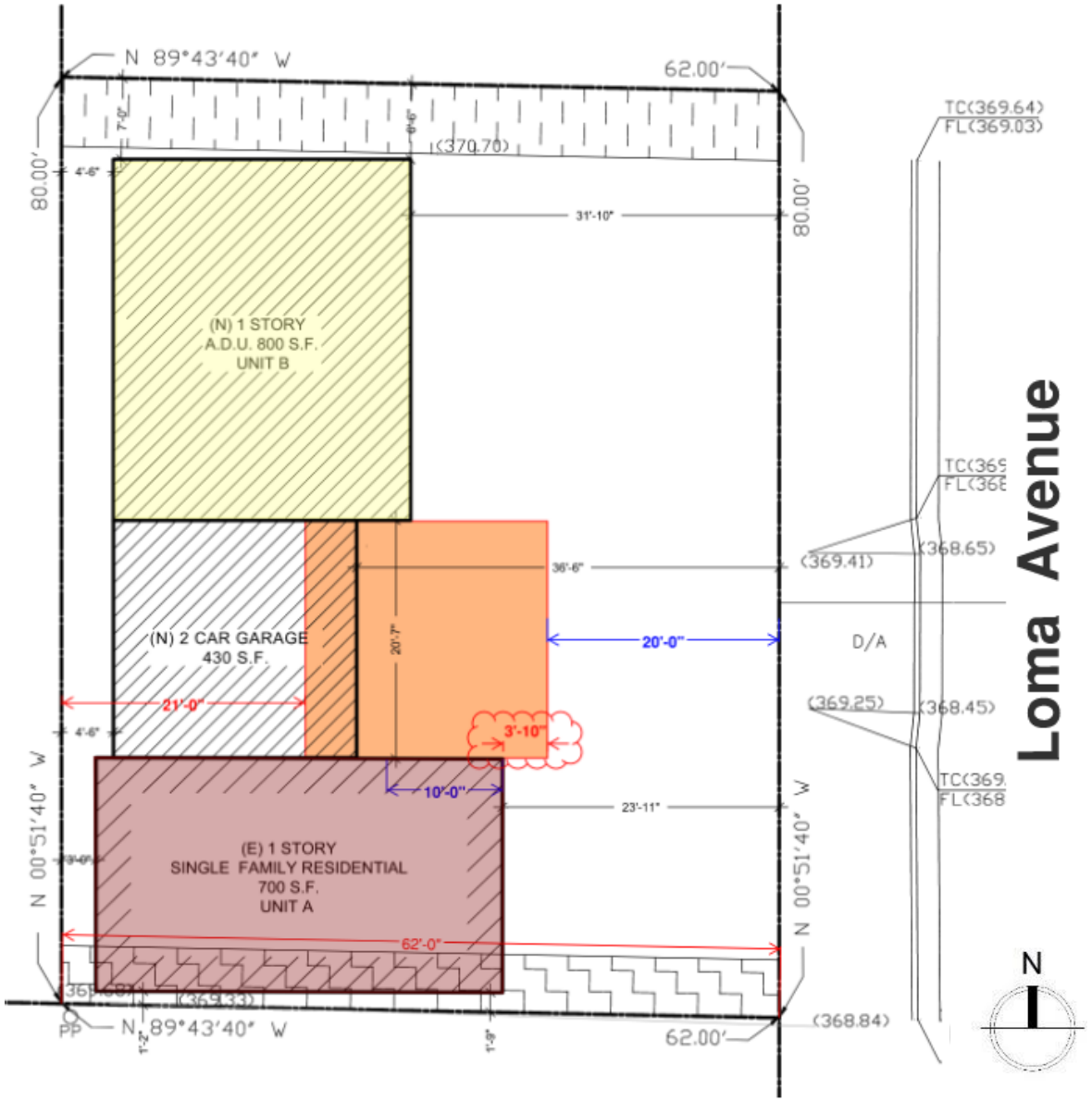


Parcels:

- 10,844 parcels in the City
- 347 (3.2%) include a house and lot 5,000 sq.ft. or less
- Even smaller number of parcels that are shallow
- Small lots developed in 1960s as cul-de-sacs or tiered lots

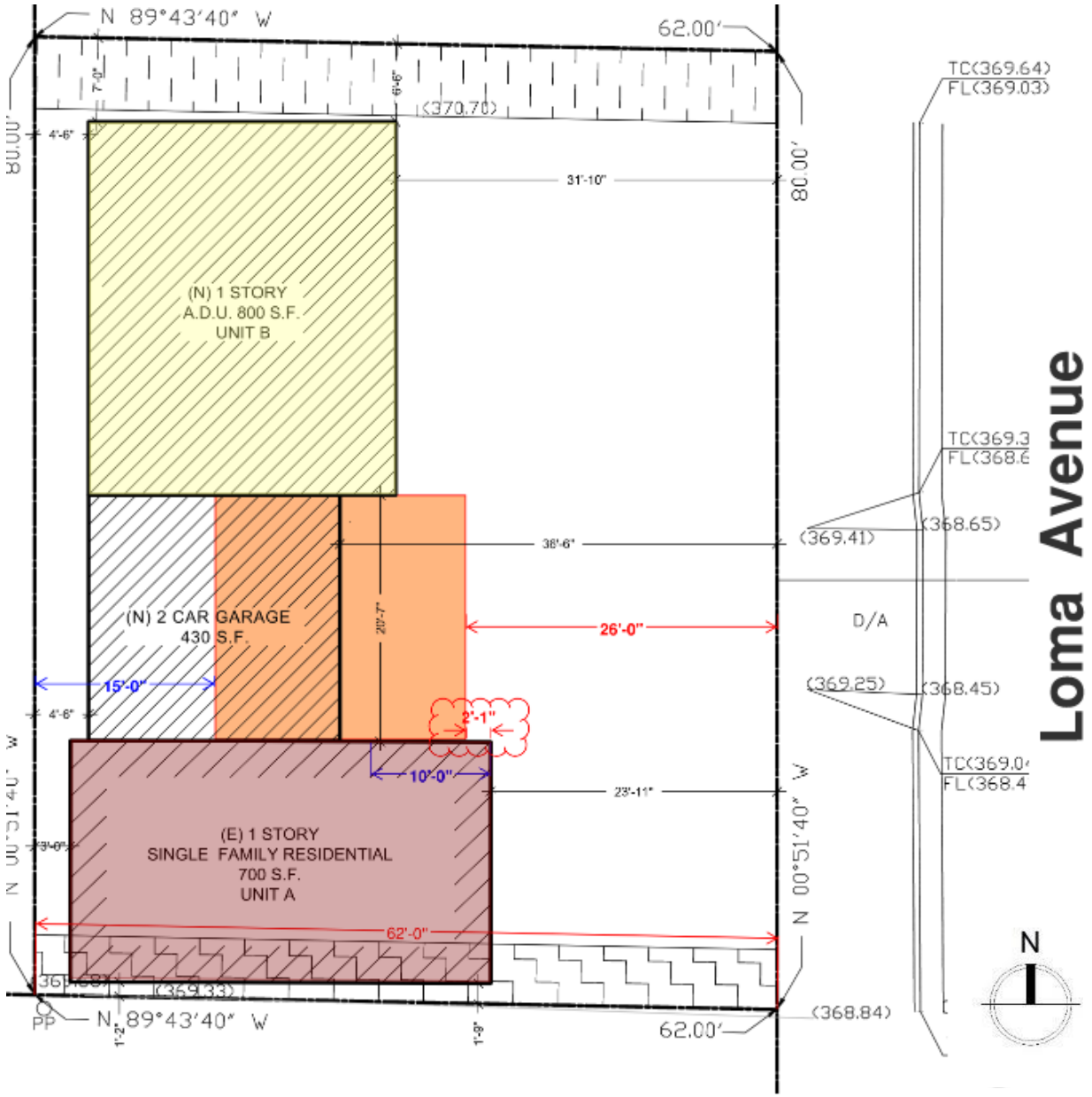
Alternative Layout 1:

- Move garage forward to the front yard setback
- Garage sticks out 3’-10” from house
- Variance required



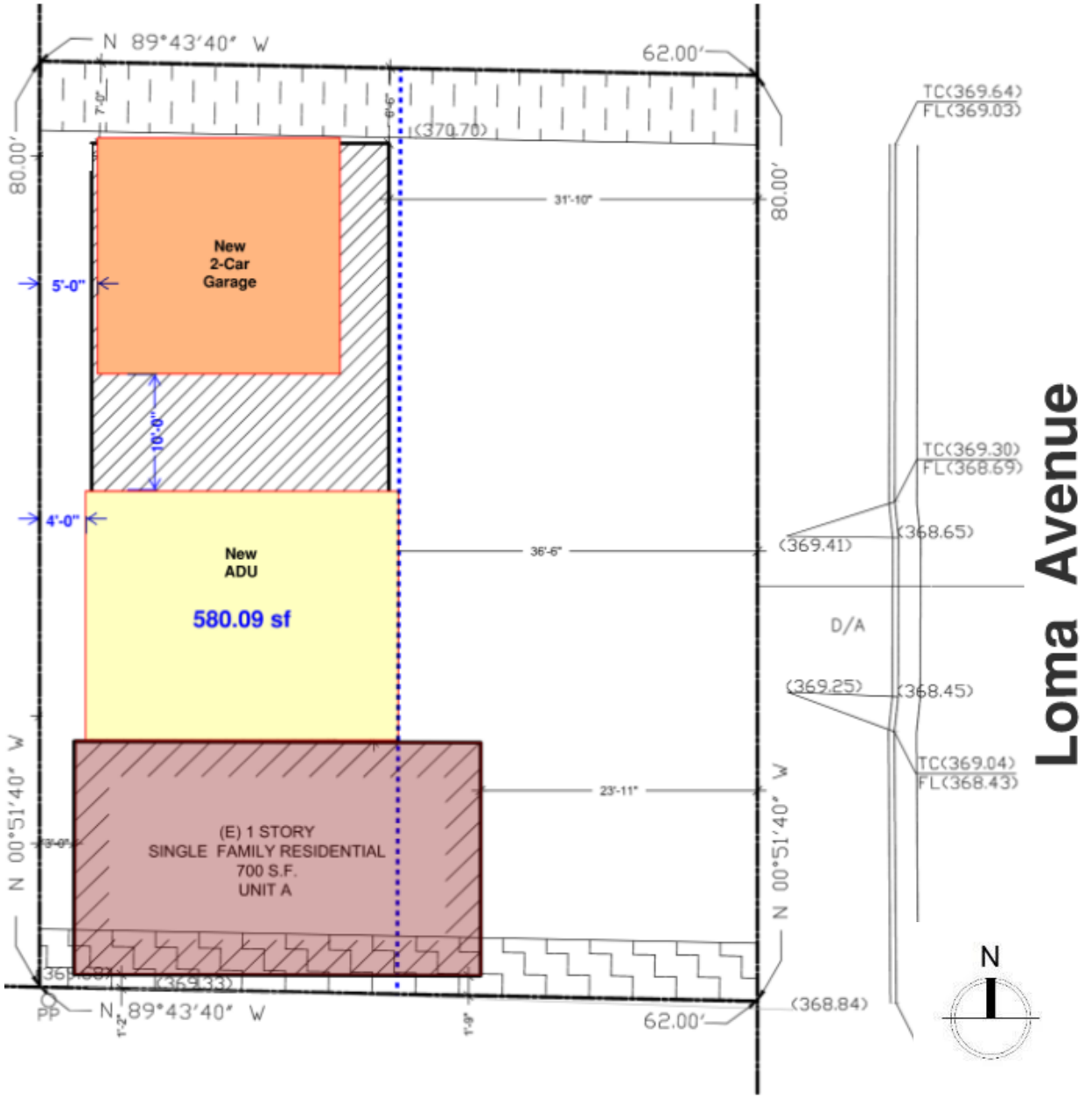
Alternative Layout 2:

- Move garage forward to meet rear yard setback.
- Garage is only 2′-1″ set back from house
- Variance required



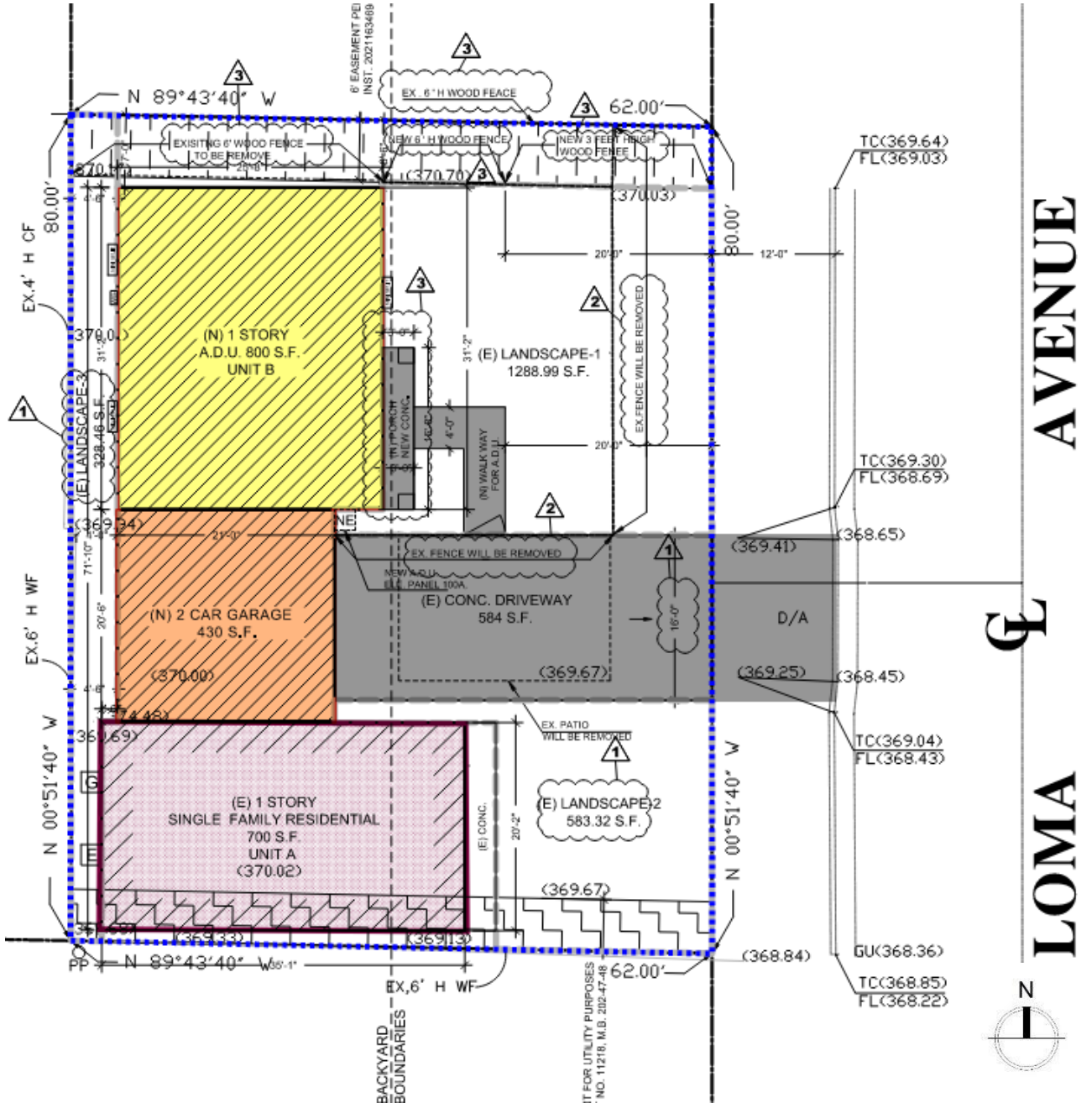
Alternative Layout 3:

- Detached garage and move to northwest corner. Meets setback and separation requirements
- ADU less than 800 S.F. violating state ADU law



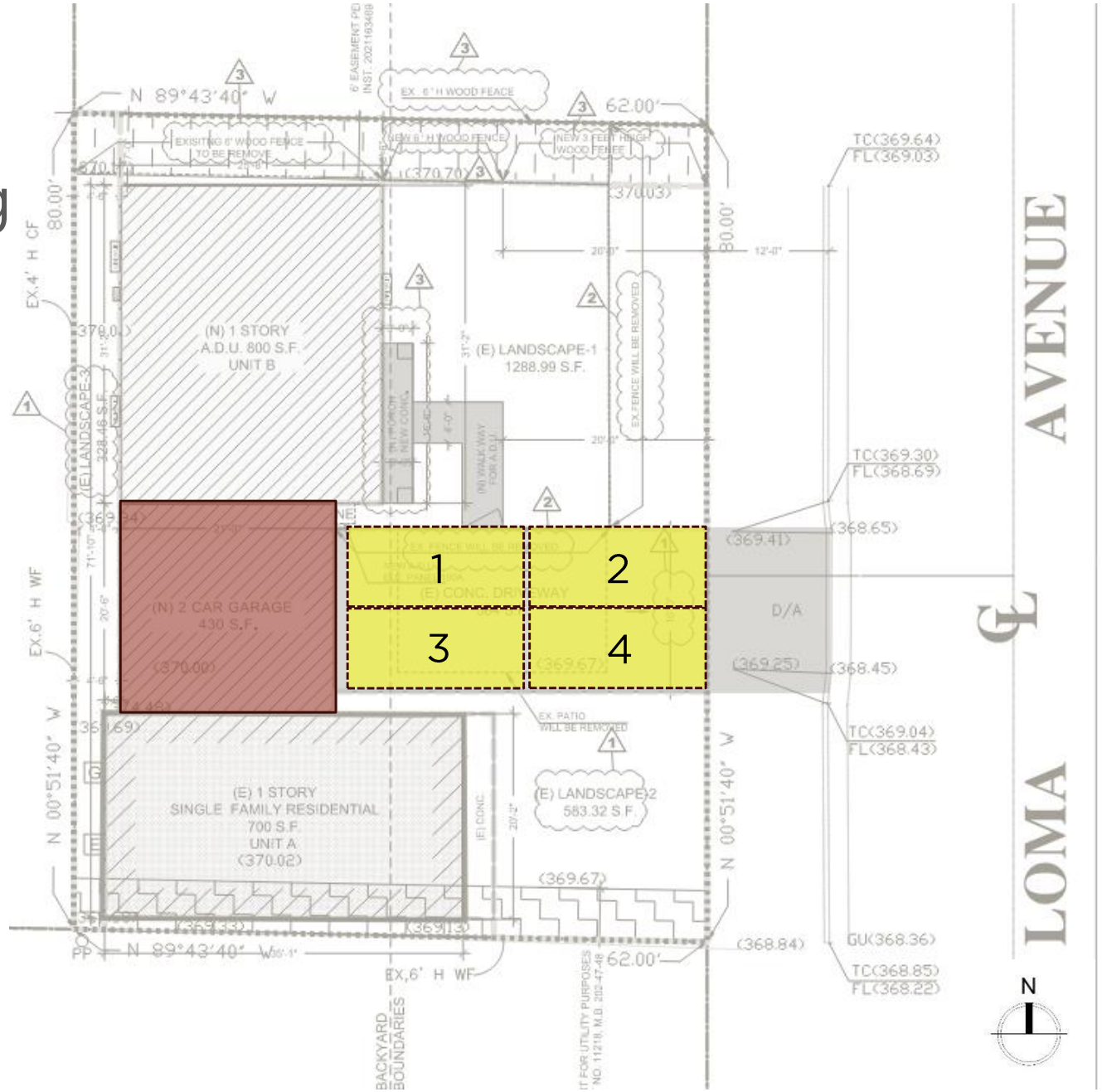
Property Right:

- Lot is shallow and undersized
- Even smaller net area after deducting 2 easements
- Enforcing all development standards owner cannot build a garage and 800 S.F. ADU



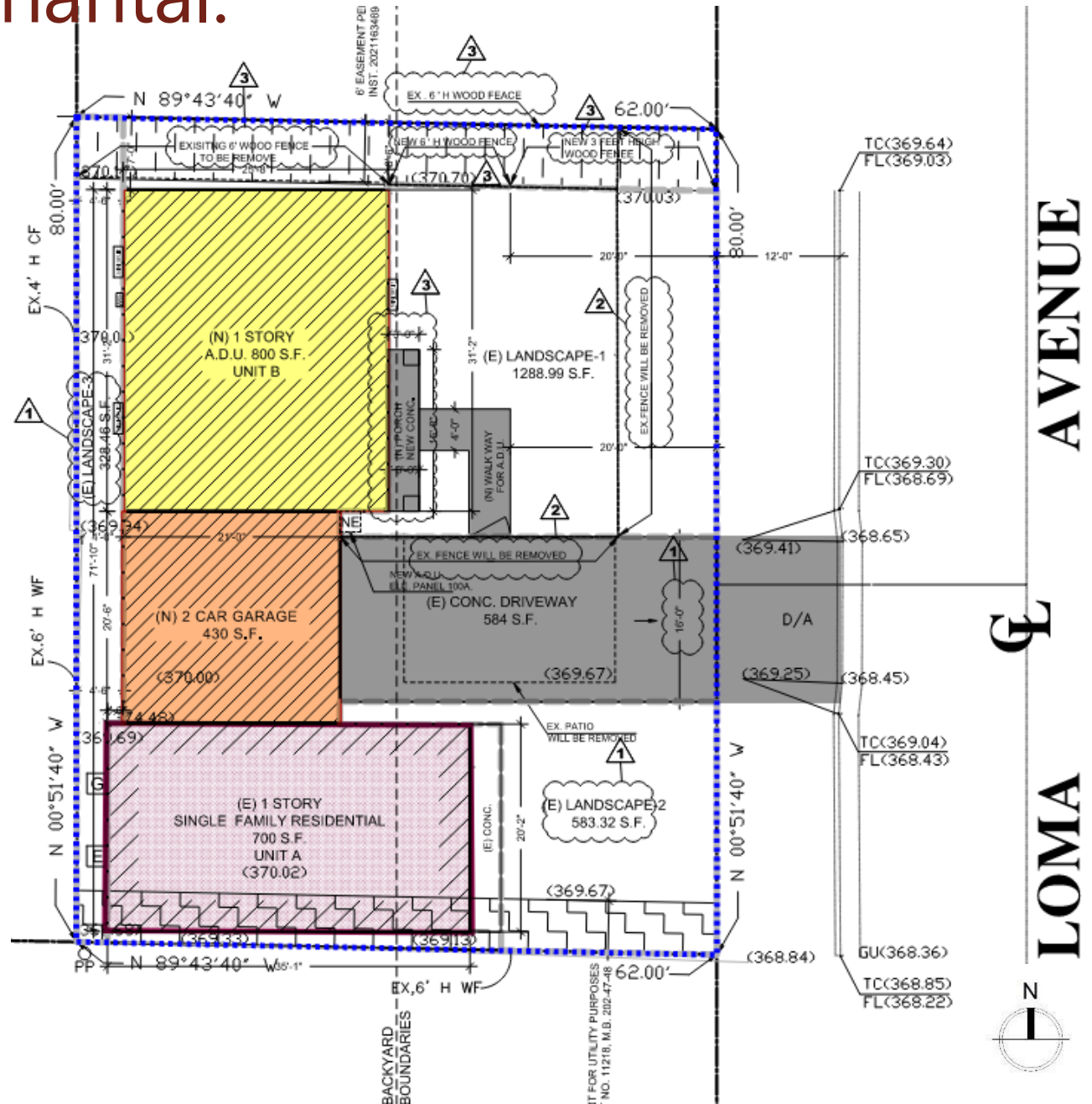
Two-Car Garage:

- Two-Car Garage meets current parking requirements
- Allows additional 4 cars to be parked on property



Materially Determinantal:

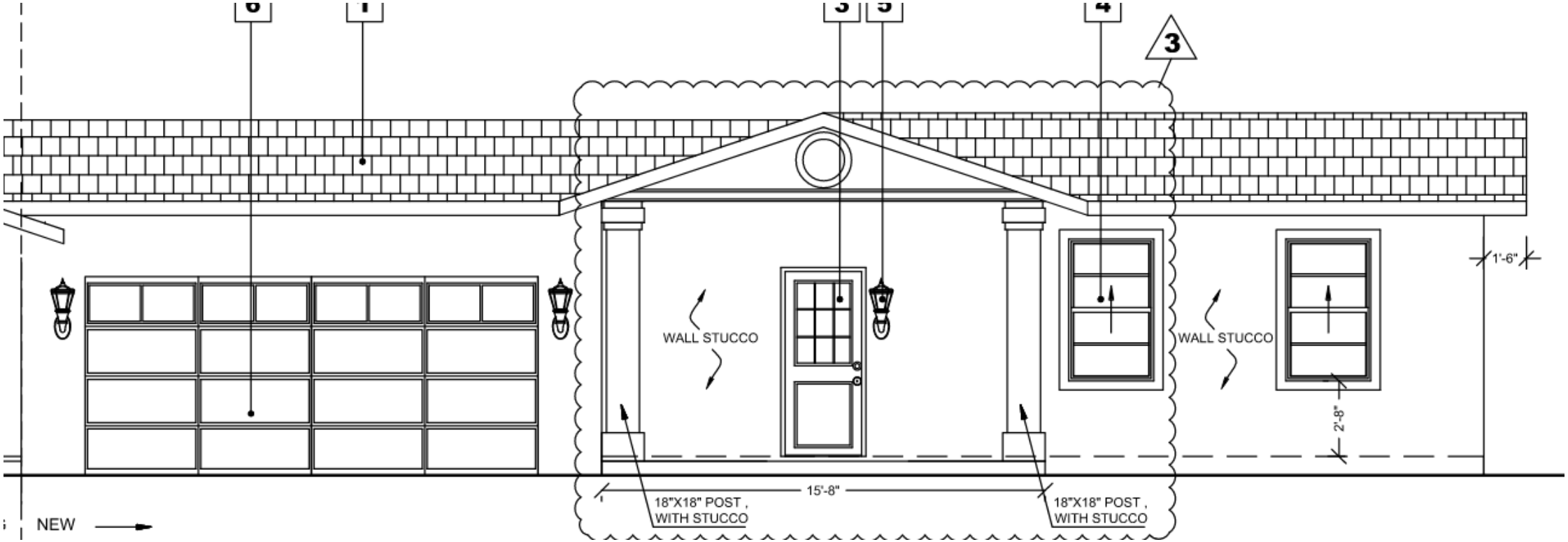
- New construction bigger front yard setback
- Off-street parking conforms to current requirements
- Garage location allows for additional vehicles to be parked on property



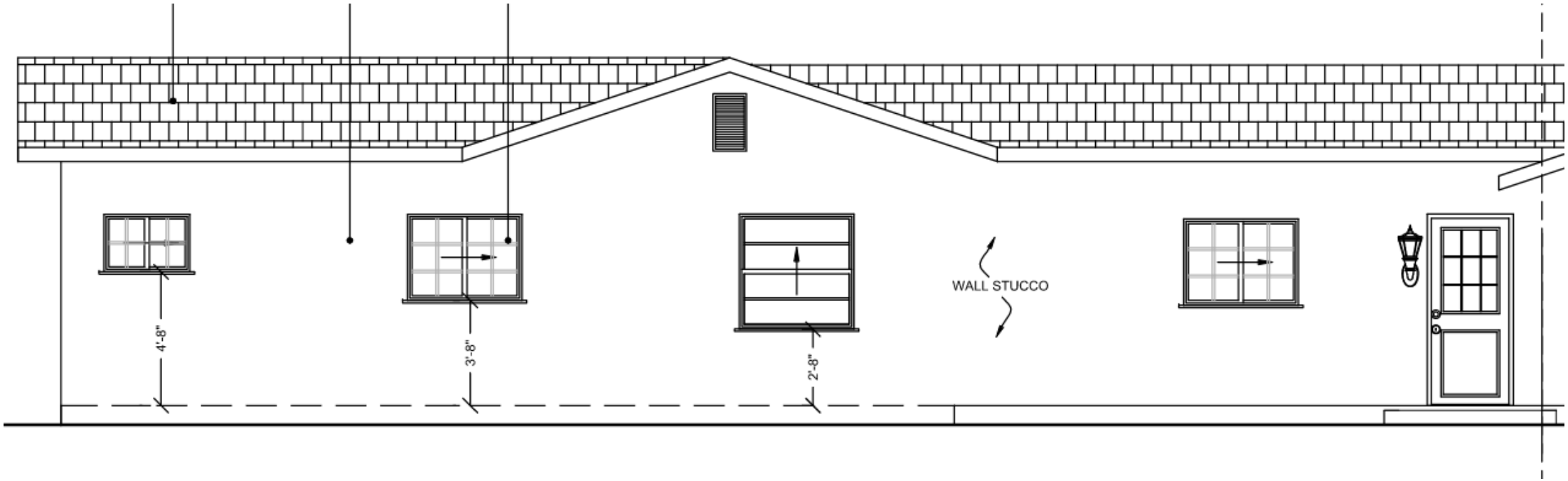
Minor Site Plan Review Findings:

- Recommended planning conditions:
  - Window style not consistent
  - Trim around all doors, windows, and garage door
  - Front door scale compared to window height
  - Front porch simplified
  - HVAC units not allowed in rear or side yard
  - Utilities screened from public view
  - Exterior light fixtures need relocating

Minor Site Plan Review Findings:



Minor Site Plan Review Findings:



Recommendation:

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 22-3633

File PL 22-3633
5421 Loma Avenue
Zone Variance and Minor Site Plan Review

Planning Commission Meeting

June 27, 2023