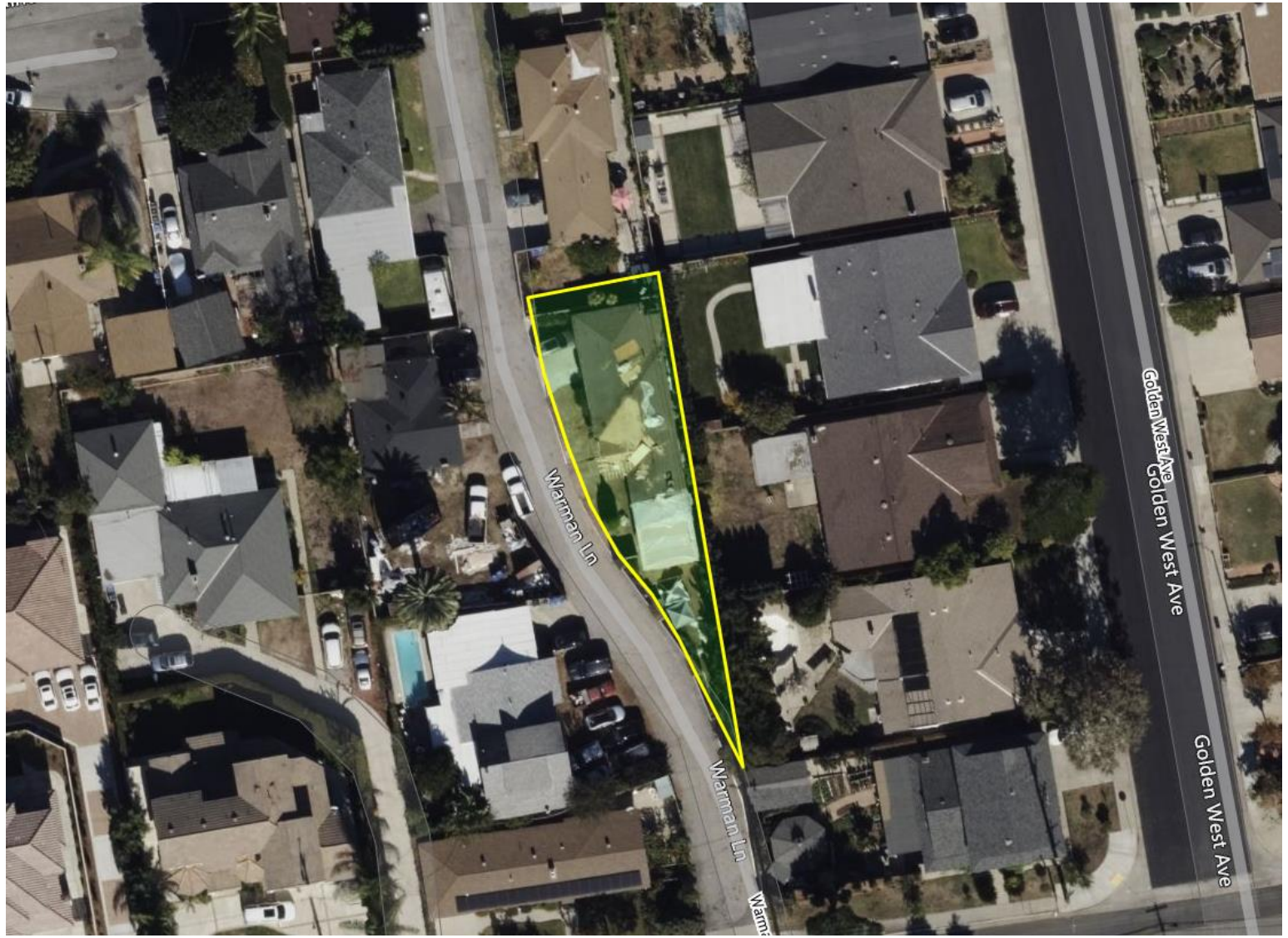
PL 23-4149, Zone Variance 5410 Warman Lane

Planning Commission Meeting

September 23, 2023

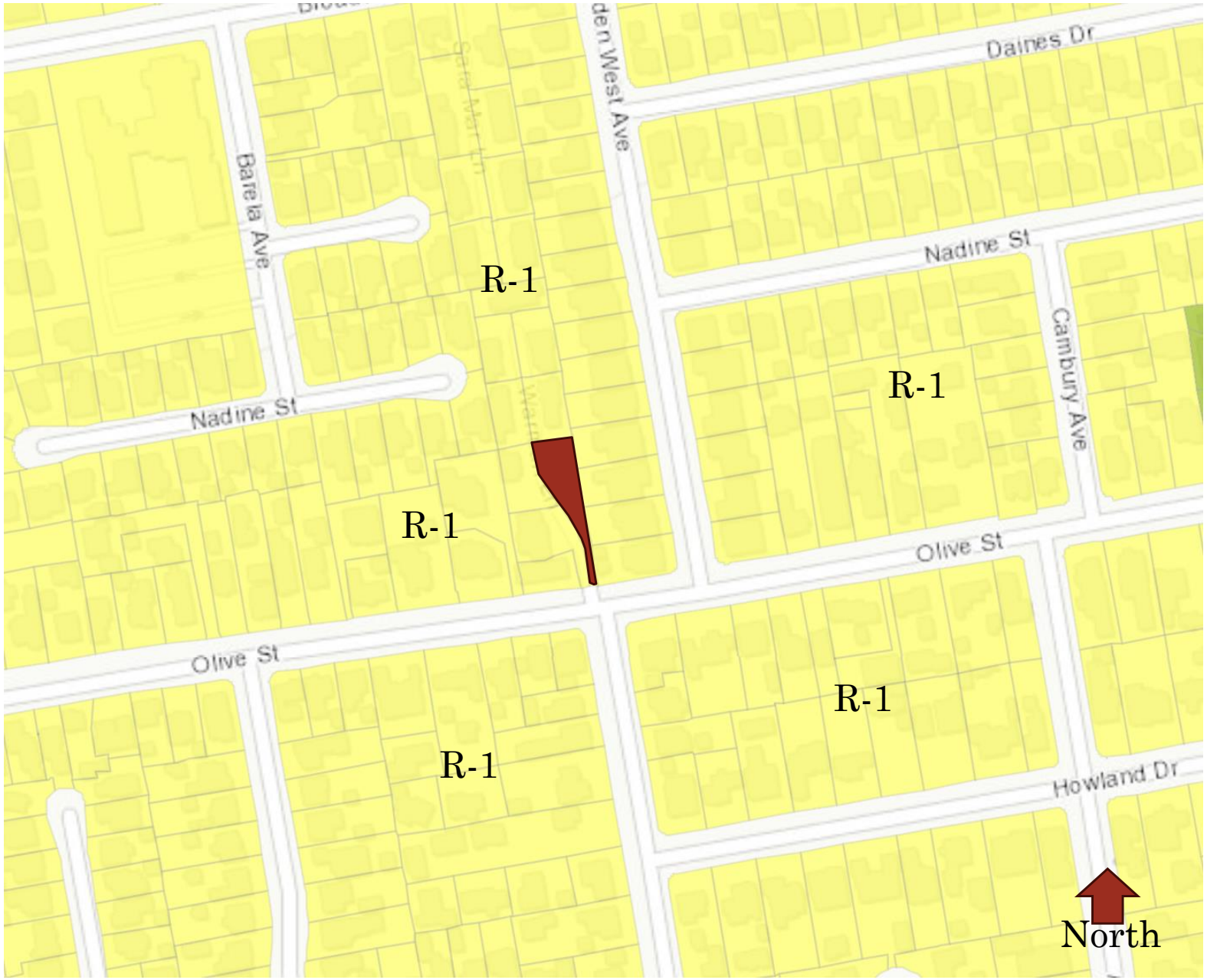
The Project Site



North

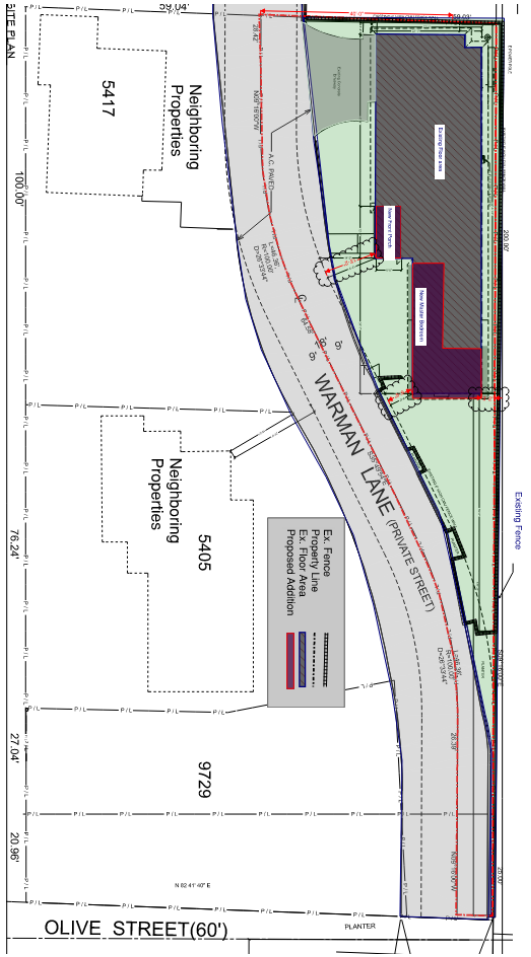
TEMPLE CITY

Zoning

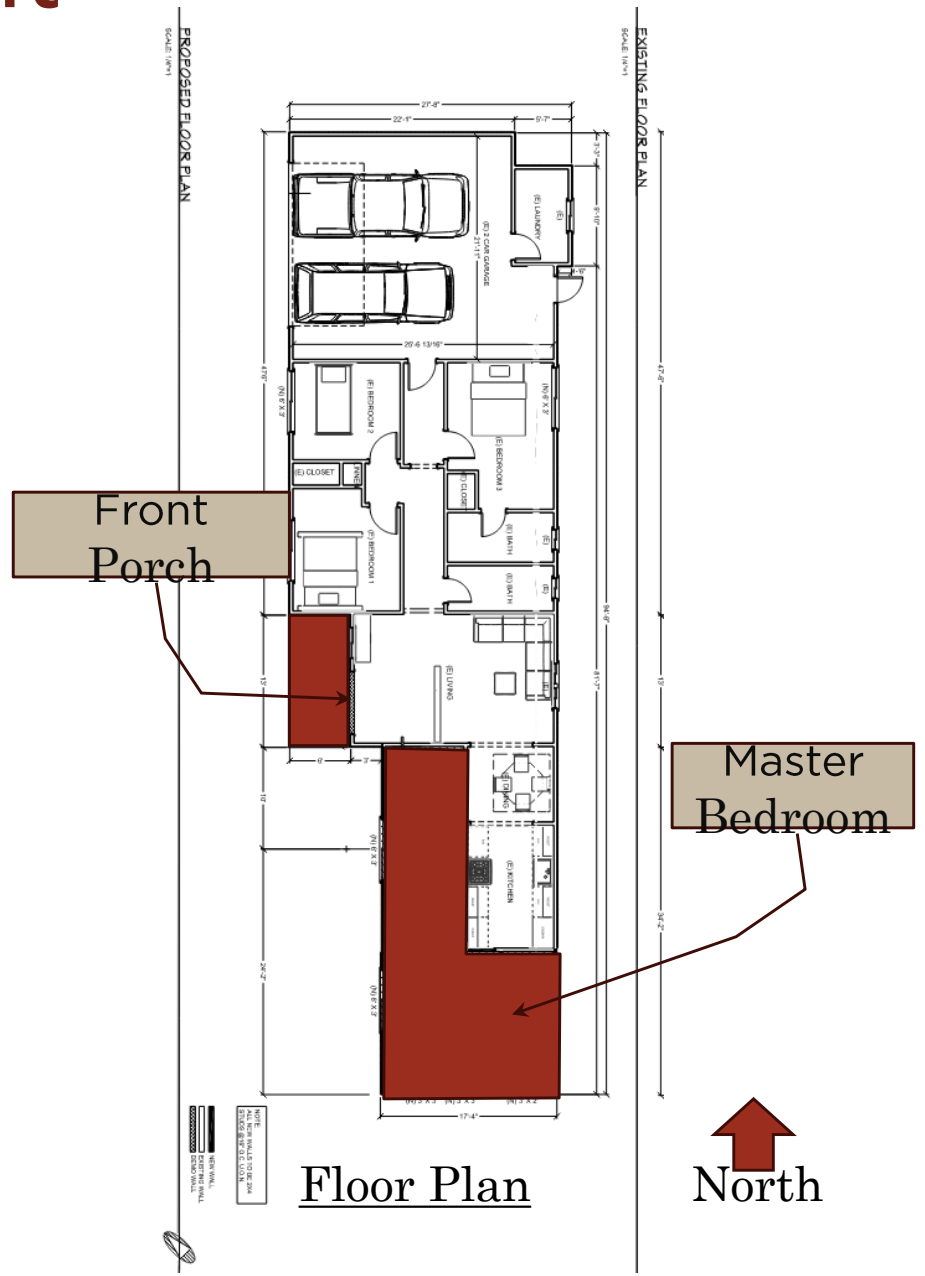

Daines Dr
Barela Ave
Nadine St
Nadine St
Cambury Ave
R-1
R-1
R-1
R-1
R-1
Olive St
Olive St
Howland Dr
North

Proposed Development

One-story addition for a new front porch and master bedroom



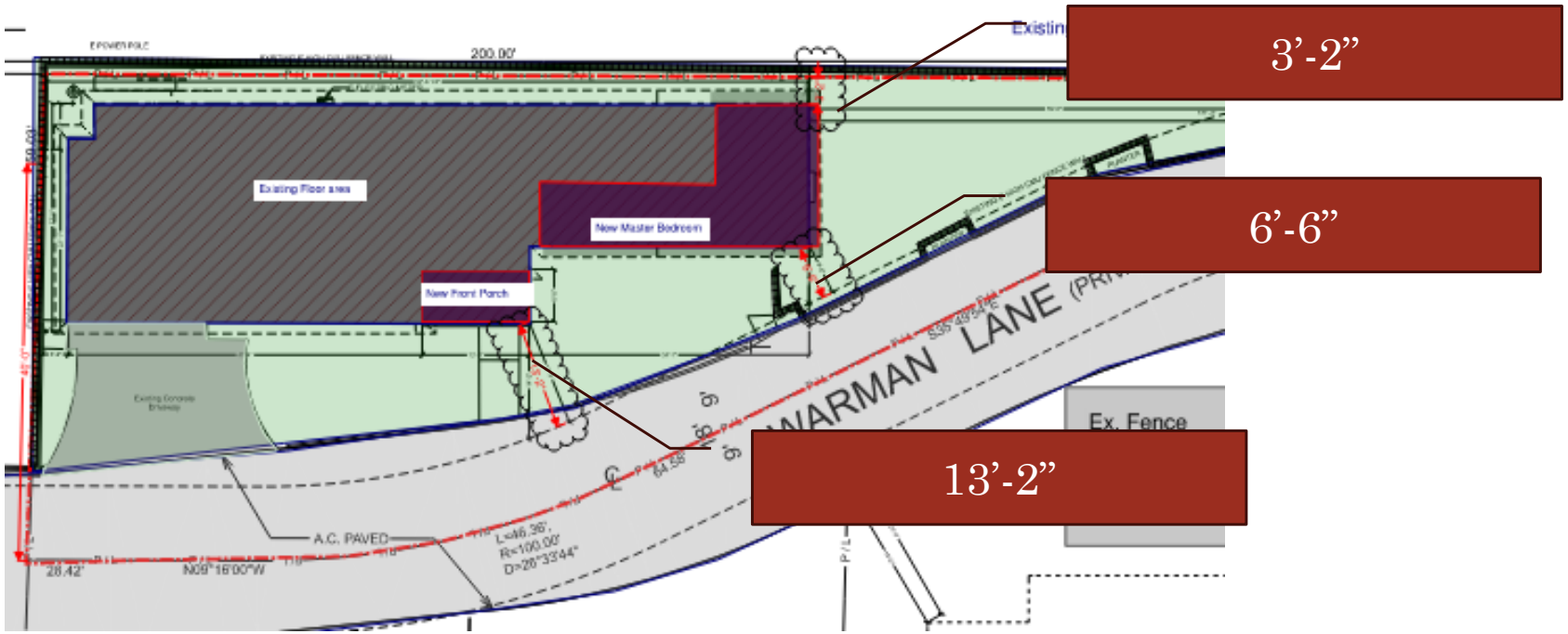
Site Plan



Floor Plan

Requested Variances

1. Front setbacks of 13’-2” and 6’-6” (20’ zoning minimum)
2. A side setback of 3’-2” (5’ zoning minimum)



Note: the variances are for the work that has begun. No Additional encroachments are requested

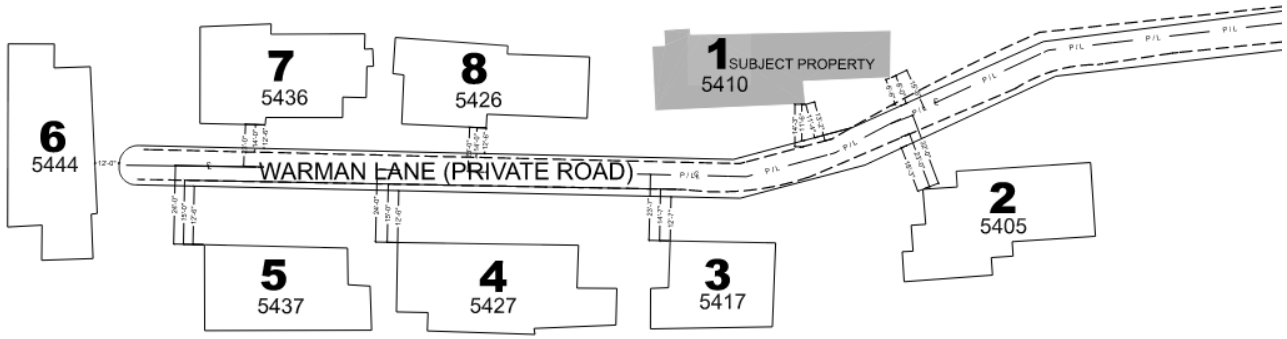
Findings for a Zone Variance

1. Exceptional circumstances surrounding the subject property…
2. Necessity for the preservation of a substantial property…
3. Detrimental effect to the adjacent or neighboring properties…
4. Compliance with Zoning Code and General Plan…

TEMPLE CITY

Exceptional Circumstances

- Irregular lot shape and shallow lot depth
  - Triangle shape
  - 26’ on average for the lot depth
  - Zero lot depth on the south
- Existing neighbors’ front yard- mostly 12’6”



Necessary for a Substantial Property Right

- Maximum potential – 2,100 SF living area (given the same lot size)
- Proposed living area: 1,502 SF

Detrimental to the Neighboring Properties

- Front yard is consistent with most neighbors on the private street
- The corner of the master bedroom is 47’ from the neighbor facing the property
- The reduced side yard abuts the 28’ plus backyards of the two easterly neighbors
- The addition is one story
- Condition number three prohibits additional obstructions

Zoning Code and General Plan Compliance

- In full compliance (with the exception of the requested variances

Site Plan Review

- Zoning compliance: lot coverage, permeable lot coverage, open space, side and rear setbacks, building height, etc.
- Architectural design
  - Ranch style
  - Front porch is desirable
  - Textured base treatment
  - Window design and planter shelves



Project Specific Conditions

- Number two – revised site plan to show more landscaping
- Number three – No future obstruction in the easterly side yard

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 23-4149, subject to the recommended conditions of approval.

PL 23-4149, Zone Variance 5410 Warman Lane

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