PL 22-3697
4450 Temple City Boulevard
Site Plan Review and Zone Variance

April 23, 2024

Planning Commission Meeting

Proposal

- Four, 3-story residential units
- Two separate buildings
- Attached 2-car garage per unit
- Unit size between 1,935 SF and 2,100 SF
- 4-5 bedrooms and 4-5 baths
- Courtyard and common open space
- Density: 14 du/acre

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Analysis

- Consistency with General Plan and Zoning Code
- Architectural Standards and Design Criteria
- Privacy Concerns
- Zone Variance
- Housing Accountability Act (HAA)

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Current Use

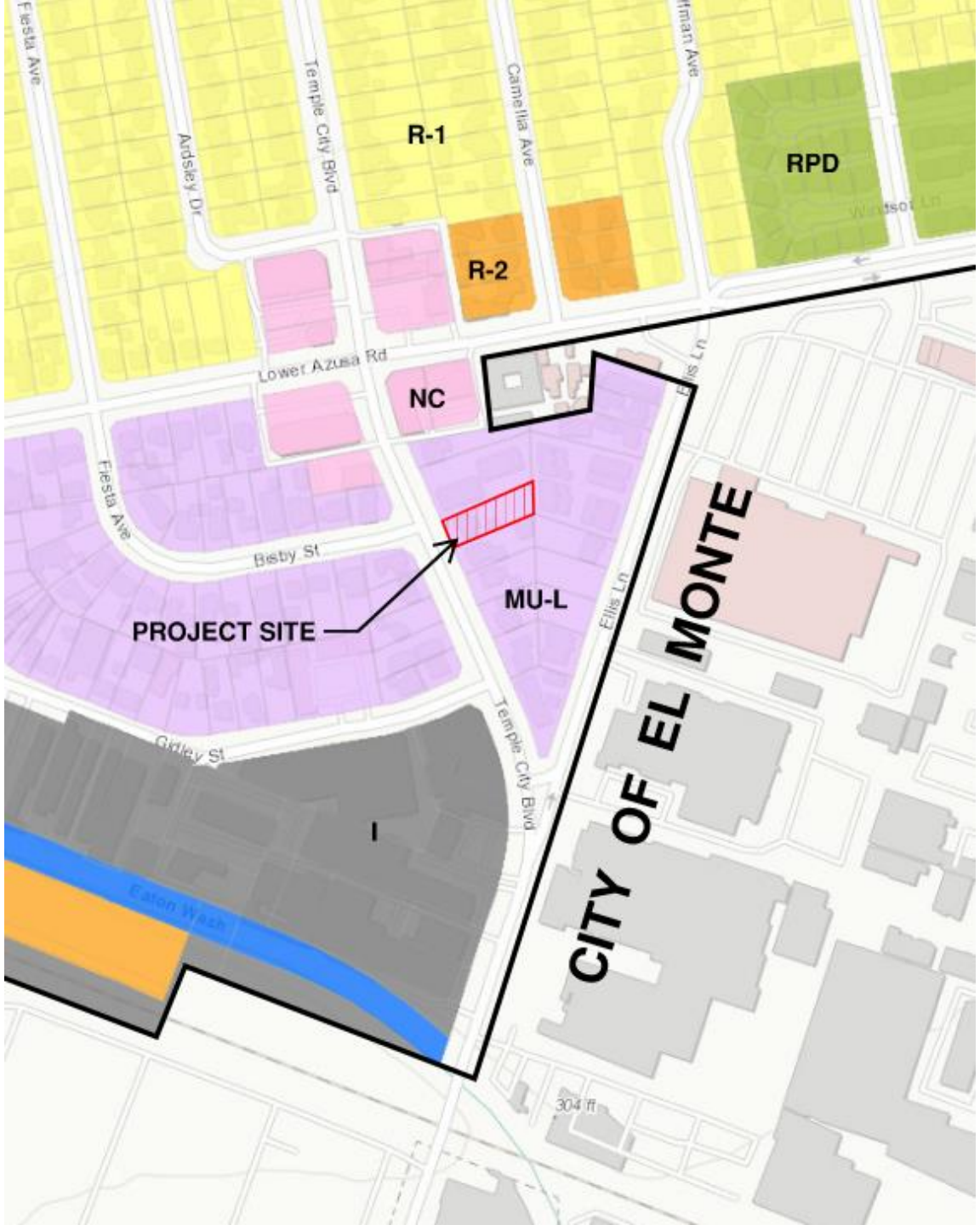
1,399 sq.ft. Single Family Dwelling



Current Surrounding Uses



Zoning



R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS

N

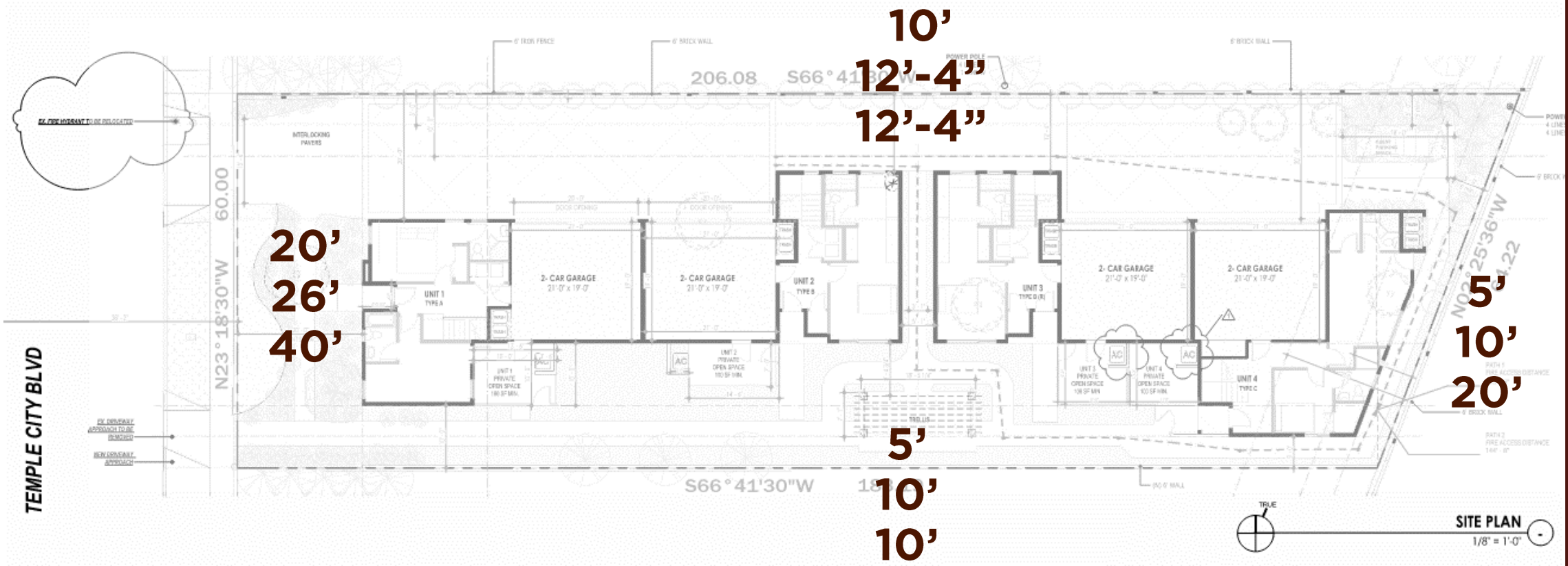
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Project Information:

	Building Height	Lot Coverage	Open Space
Proposed	3 stories; 33 Ft.	4,208 SF; 36 %	20% of Lot
Zoning Standards Min./Max.	3 stories; 40 Ft. (maximum)	50% (maximum)	20% of Lot (minimum)

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Site Plan


10’
12’-4”
12’-4”
20’
26’
40’
5’
10’
20’
5’
10’
10’
206.08
S66°41'30"W
N23°18'30"W
60.00
TEMPLE CITY BLVD
2- CAR GARAGE
UNIT 1
TYPE A
UNIT 2
TYPE B
UNIT 3
TYPE D (R)
UNIT 4
TYPE C
INTERLOCKING PAVERS
SITE PLAN
1/8" = 1'-0"

Elevations- Front



Initial Version



Final Version

Elevations- Side



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Elevations- Side



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Zone Variance

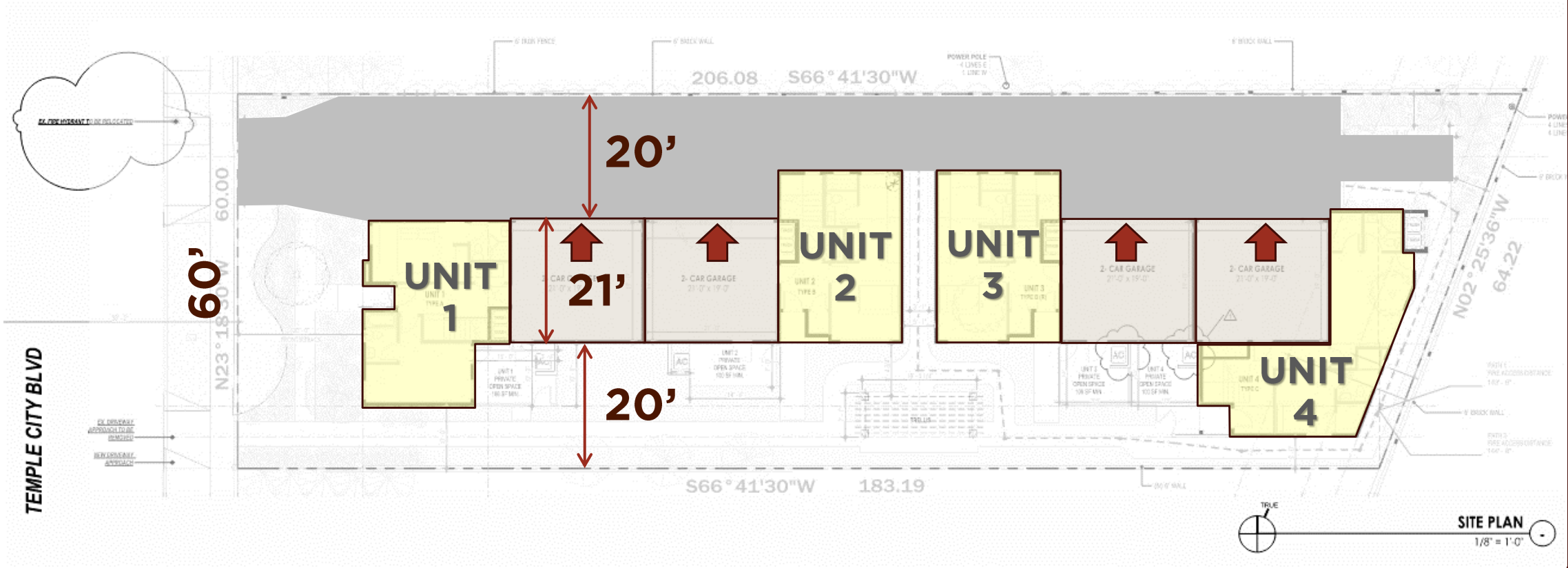
- Unique circumstances applicable to the subject property (e.g., size, shape, topography, location, or surroundings).
- Necessary for the preservation and enjoyment of a substantial property right possessed by other property similarly situated.
- Will not be materially detrimental to the public welfare or injurious to the adjacent or neighboring properties.
- Complies with all other applicable provisions of the zoning code and is in conformance with the general plan.

Zone Variance

- Property width is 60 feet.
- L.A. County Fire Department requires a 20-foot-wide driveway.
- Off-street enclosed parking requires interior dimension of 20 feet by 20 feet for a 2-car garage*(exterior 21 feet).*
- Minimum courtyard width is 20 feet.

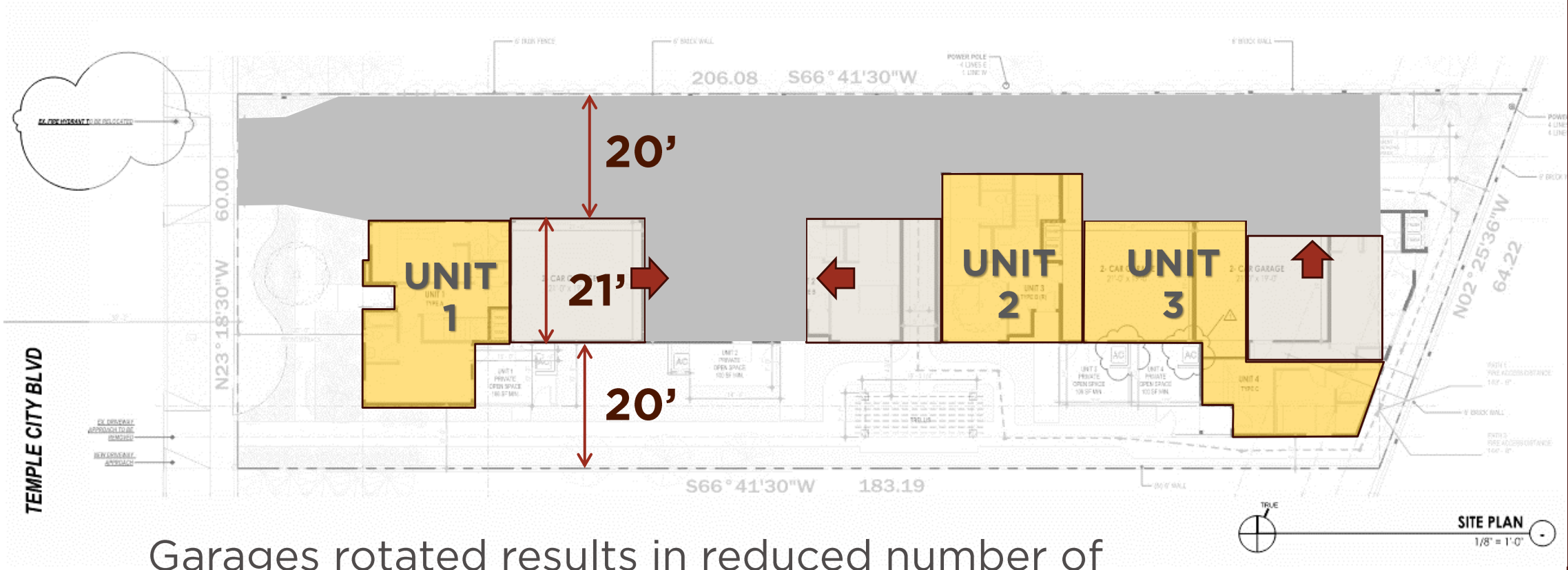
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Proposed Layout



61-foot-wide lot needed to meet all requirements

Alternative Layout



Garages rotated results in reduced number of units and variance still needed for garage width

Popular Vehicle Lengths

- Toyota Camry: 16’
- Ford Explorer: 16’-7”
- Tesla Model X: 16’-6”
- Honda Odyssey: 17’
- Ford F-150 (shortest): 17’-5”
- Cadillac Escalade: 17’-6”

Project Specific Conditions of Approval

- Stone Veneer: Enhance unit 2, 3, & 4 entrances with stone veneer (Condition 2).
- Vine Pockets: Provide along driveway (Condition 5).
- Privacy Hedges: Provide additional hedges at the rear of the development (Conditions 6 & 7).
- Parapet Wall: Enhance top of parapet walls (Condition 8).

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Condition 4

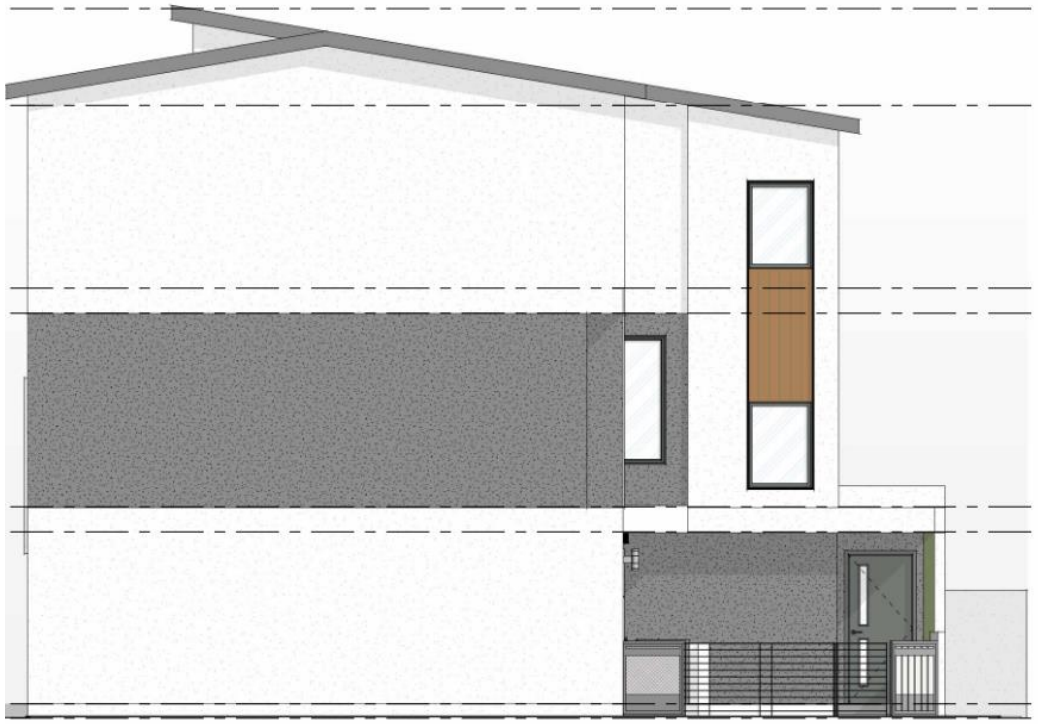


Current Design

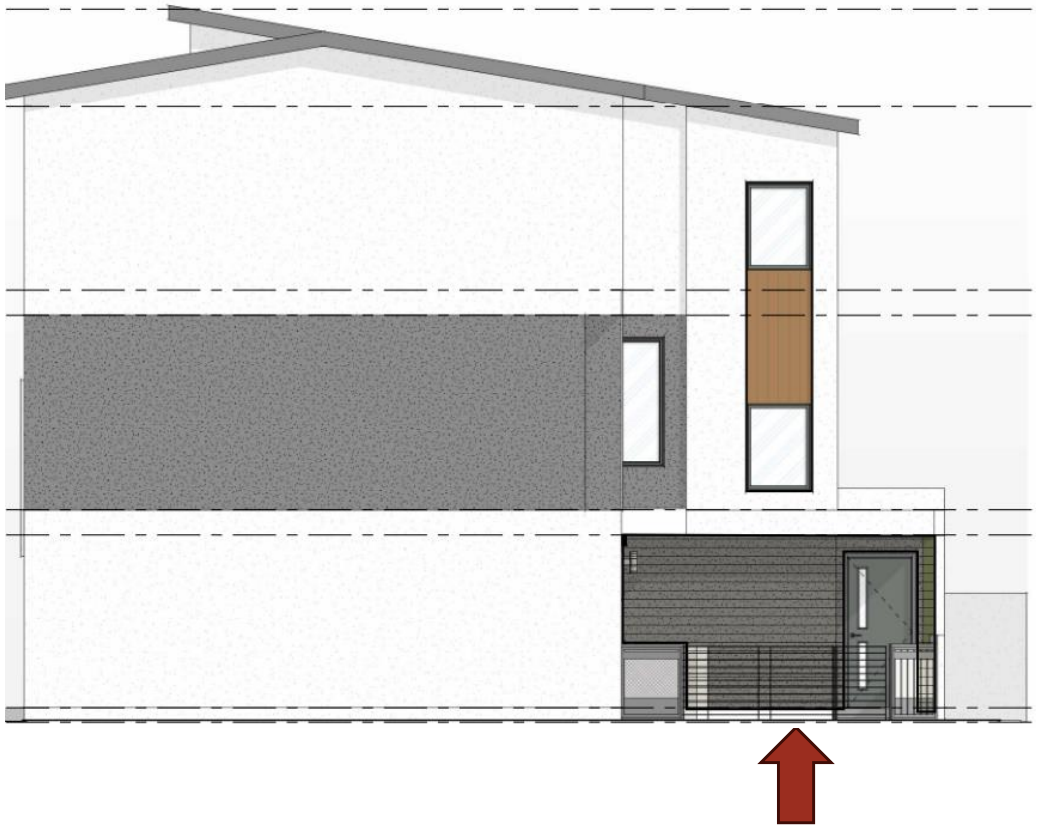


Enhanced Entrances

Condition 4



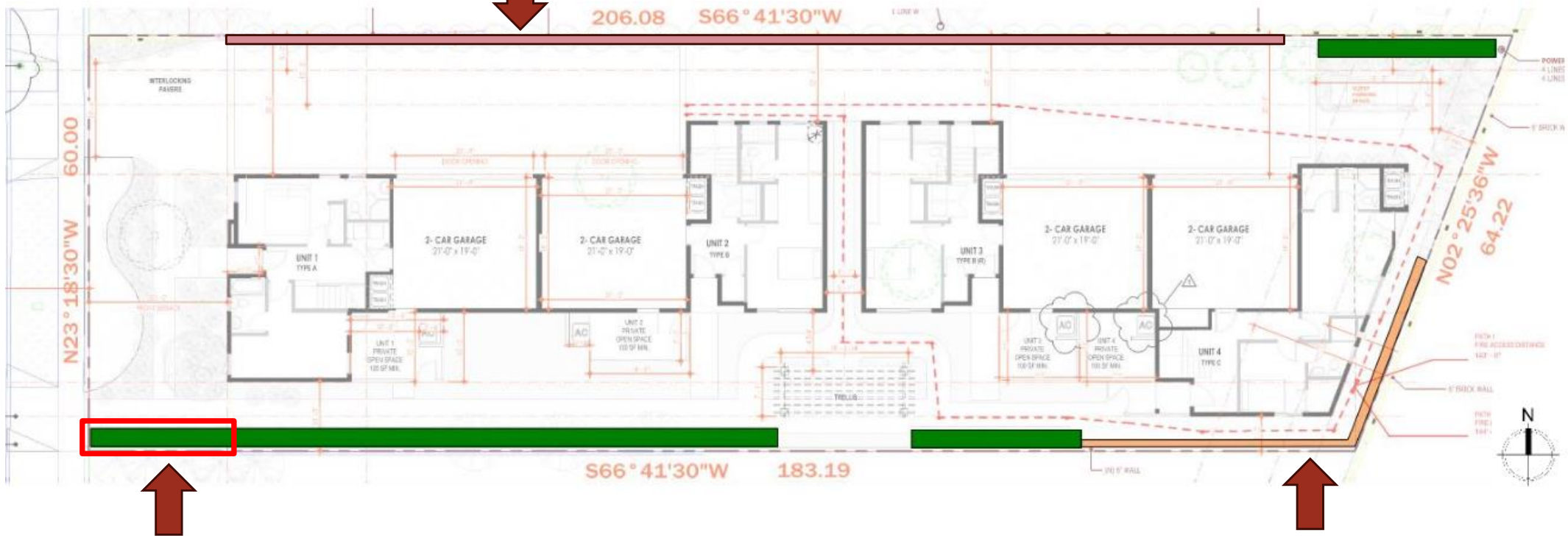
Current Design



Enhanced Entrances

Conditions 5 - 7

Add Vine Pockets



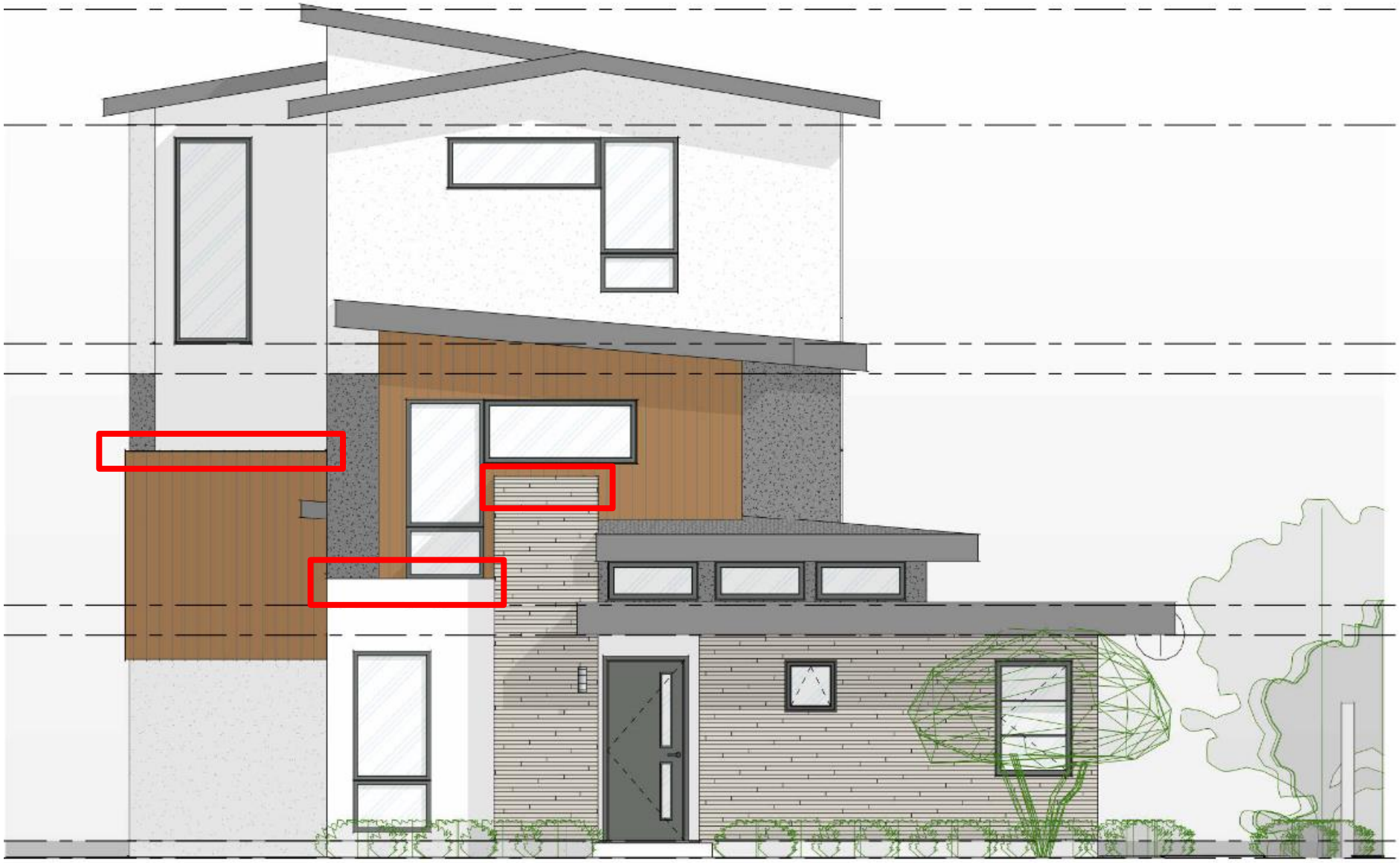
Reduce Height

Add Hedges

Condition 8



Condition 8



Condition 8



Side Elevation, Building 1



Rear Elevation



Side Elevation, Building 2

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Housing Accountability Act (HAA)

City does not have ability to deny, reduce density, or render infeasible a housing project

Recommendation

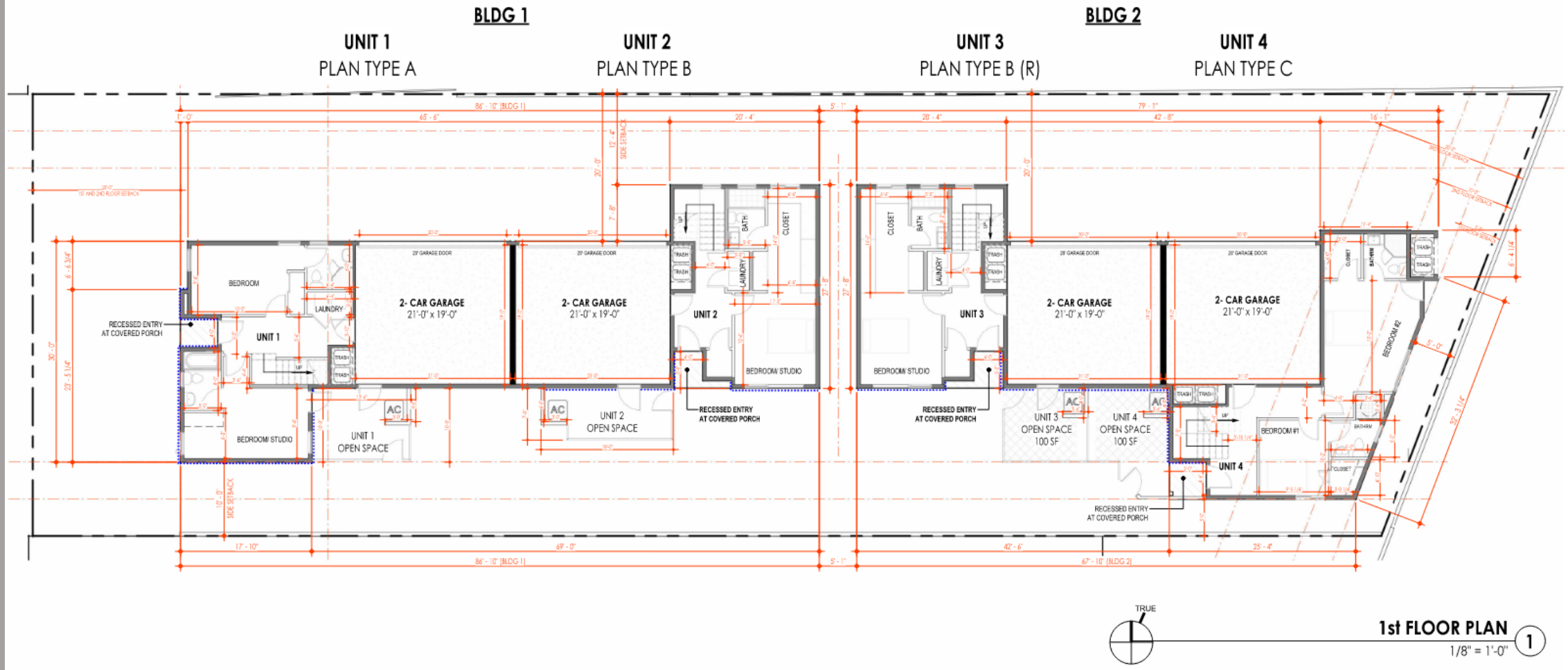
Adopt the resolution finding that the project is exempt from CEQA and approving File PL 22-3697 subject to the conditions of approval.

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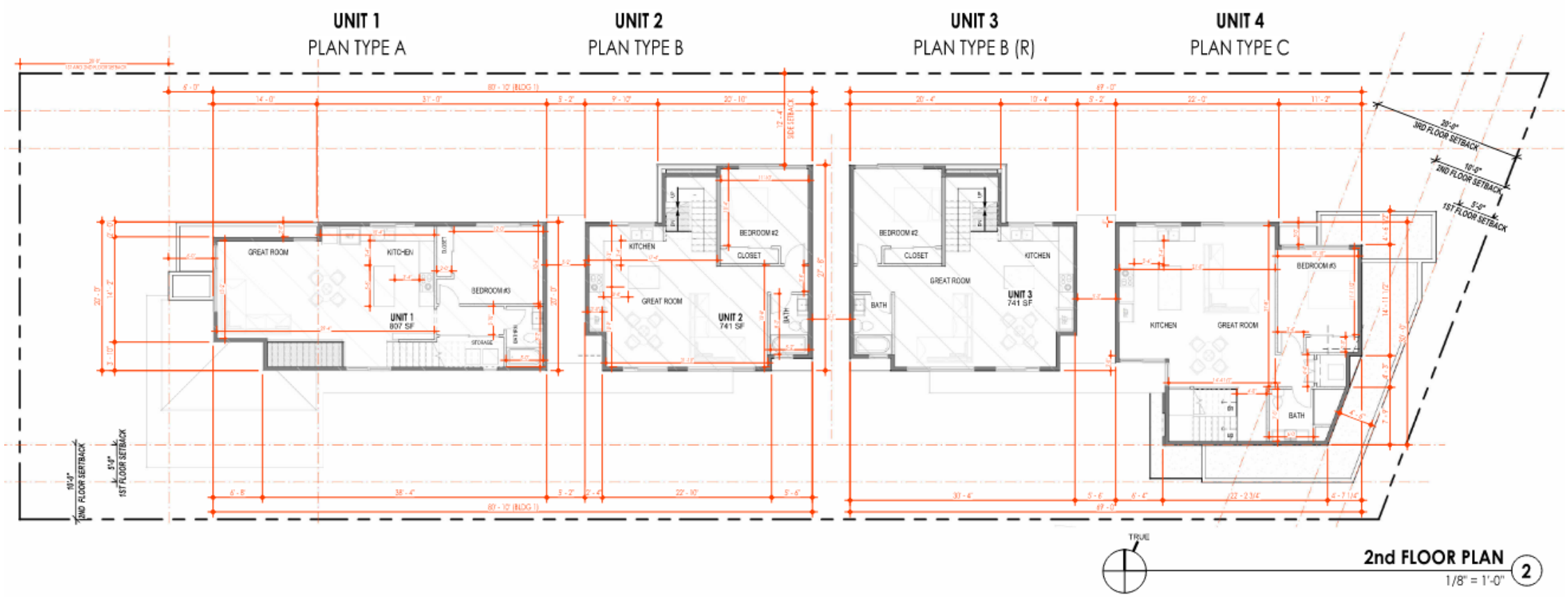
April 23, 2024

Planning Commission Meeting

Floor Plans

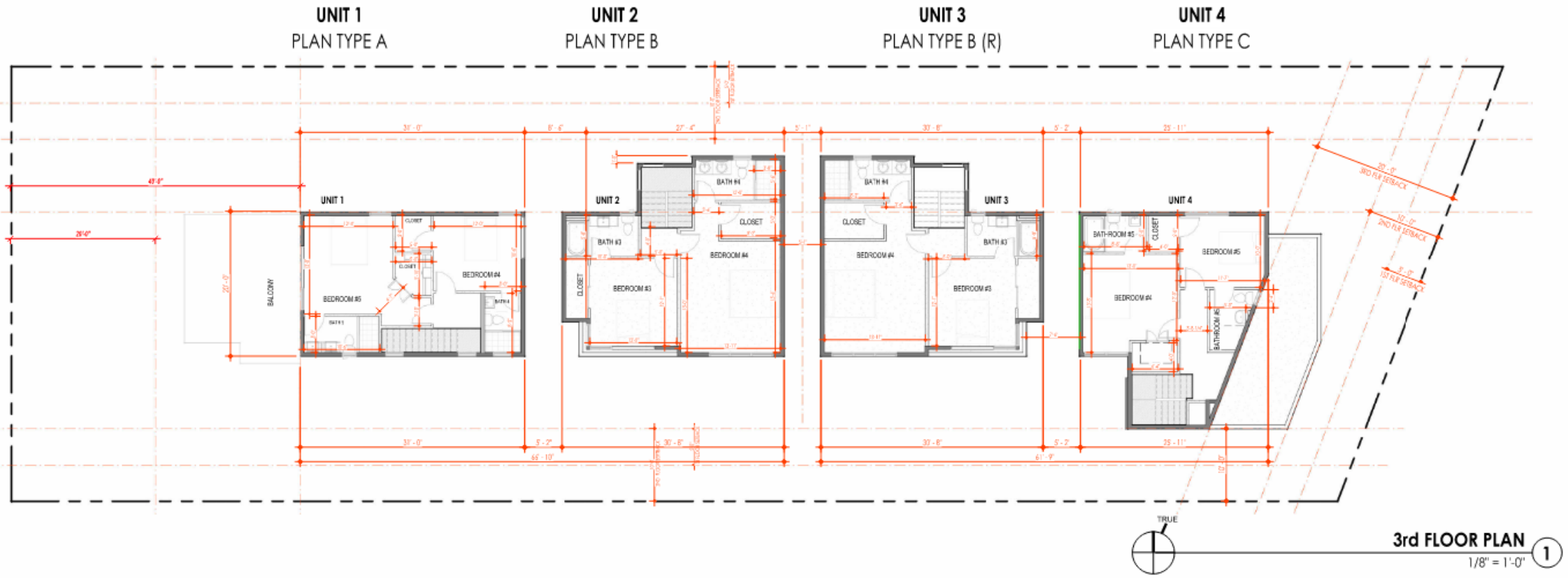

BLDG 1
BLDG 2
UNIT 1
PLAN TYPE A
UNIT 2
PLAN TYPE B
UNIT 3
PLAN TYPE B (R)
UNIT 4
PLAN TYPE C
BEDROOM
LAUNDRY
UNIT 1
RECESSED ENTRY AT COVERED PORCH
BEDROOM/ STUDIO
2- CAR GARAGE
21'-0" x 19'-0"
UNIT 1 OPEN SPACE
UNIT 2
BATH
CLOSET
LAUNDRY
BEDROOM/ STUDIO
UNIT 2 OPEN SPACE
RECESSED ENTRY AT COVERED PORCH
UNIT 3
BEDROOM/ STUDIO
RECESSED ENTRY AT COVERED PORCH
UNIT 3 OPEN SPACE 100 SF
UNIT 4 OPEN SPACE 100 SF
UNIT 4
BEDROOM #2
BEDROOM #1
RECESSED ENTRY AT COVERED PORCH
TRUE
1st FLOOR PLAN
1/8" = 1'-0"
1

Floor Plans

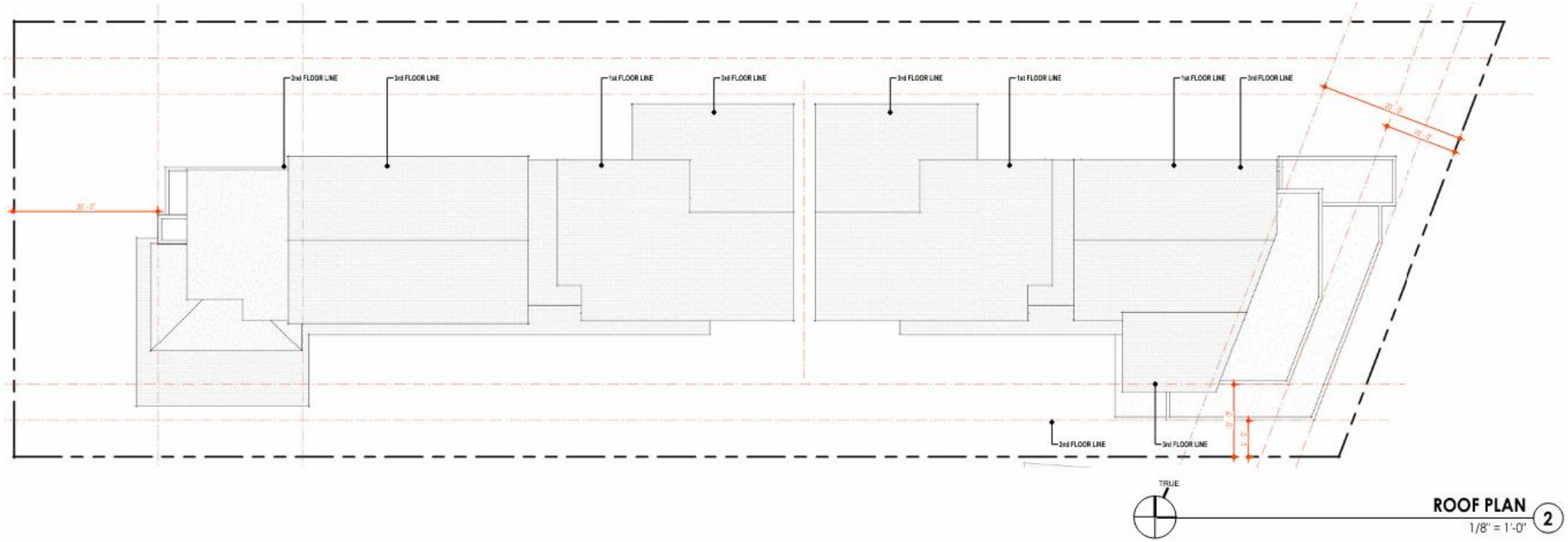


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Floor Plans


UNIT 1
PLAN TYPE A
UNIT 2
PLAN TYPE B
UNIT 3
PLAN TYPE B (R)
UNIT 4
PLAN TYPE C
UNIT 1
UNIT 2
UNIT 3
UNIT 4
BEDROOM #5
BEDROOM #4
BEDROOM #3
BALCONY
CLOSET
BATH #4
BATH #3
BATH-ROOM #5
TRUE
3rd FLOOR PLAN
1/8" = 1'-0"
1

Roof Plan


2nd FLOOR LINE
3rd FLOOR LINE
1st FLOOR LINE
3rd FLOOR LINE
3rd FLOOR LINE
1st FLOOR LINE
1st FLOOR LINE
3rd FLOOR LINE
2nd FLOOR LINE
3rd FLOOR LINE
TRUE
ROOF PLAN
1/8" = 1'-0"
2