PL 24-4670
9014 Pentland Street
TPM 83584, 3 Condominium Units
Time Extension Request

August 13, 2024

Planning Commission Meeting

BACKGROUND

- **August 23, 2022:** Planning Commission approved the tentative parcel map.
- Final Map approval pending:
  - Demolition sign off
  - CC&Rs approval
- First request for a time extension

TEMPLE CITY

Project Description

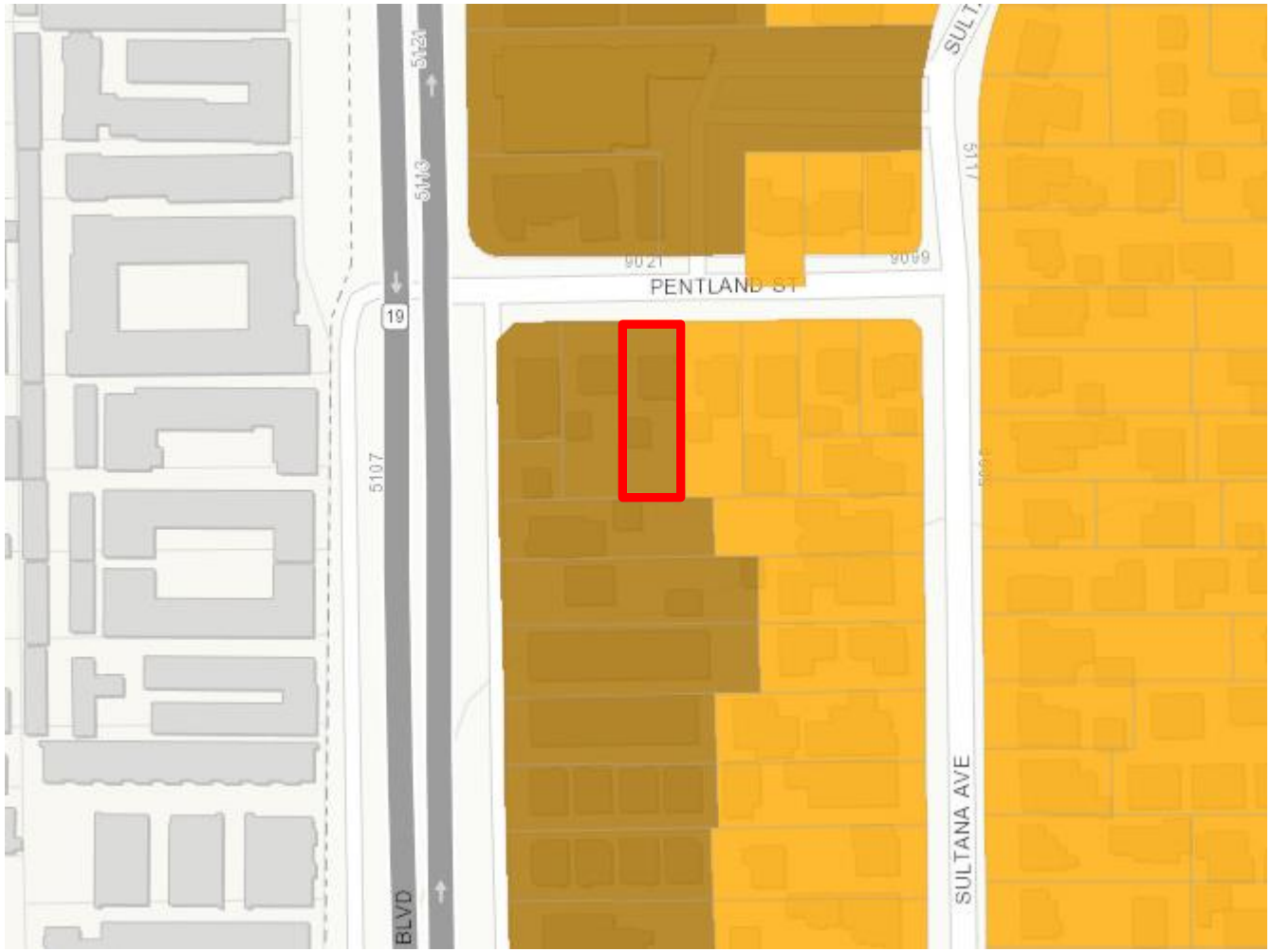
- 3 attached condominiums
- 3,075 SF total living area
- 3 attached garages (2-car)
- Unit size: 1,012 S.F. - 1,038 S.F.
- 2 bedrooms, 2.5 baths

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Zoning Designation

- High-Density Residential (R-3)

N



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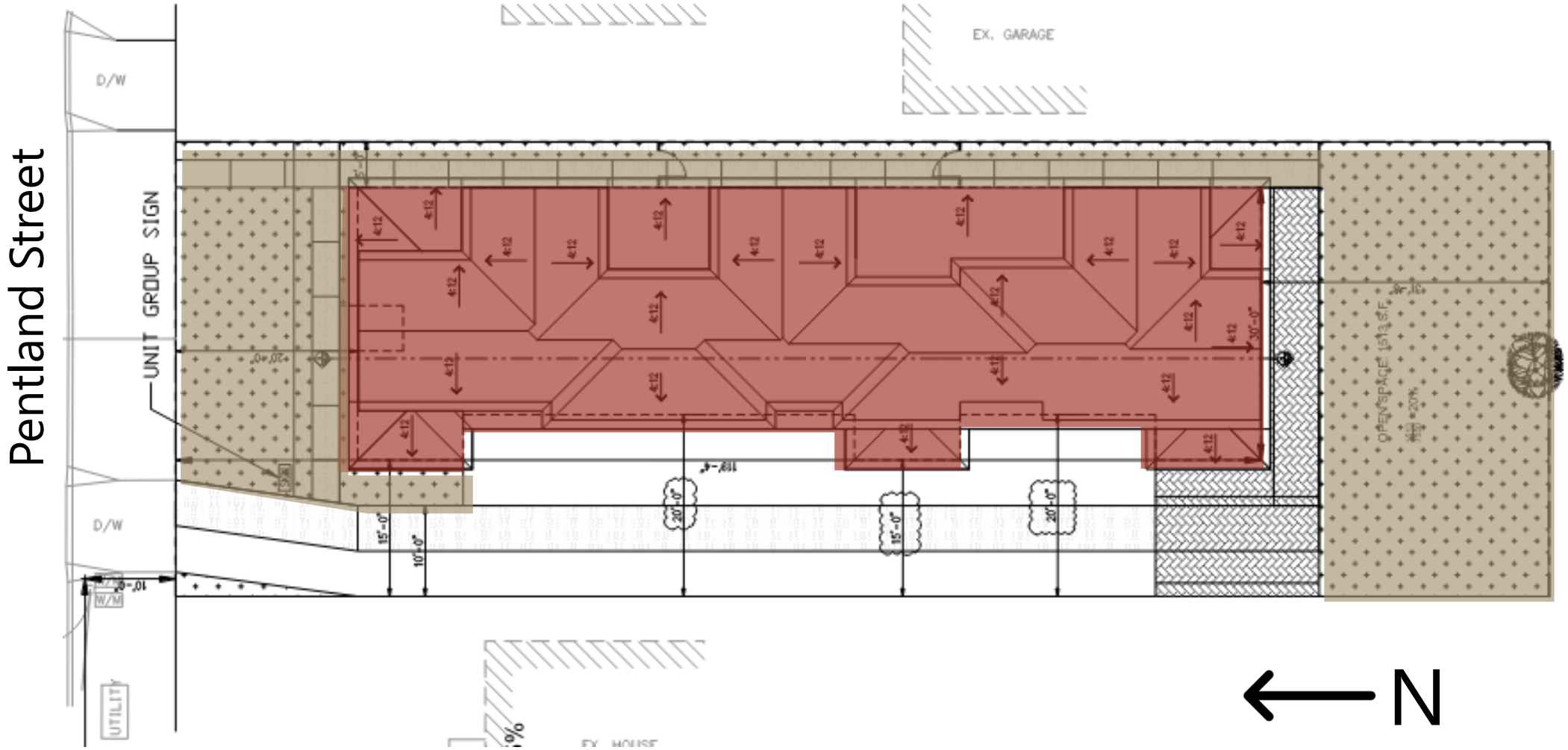
Site Plan



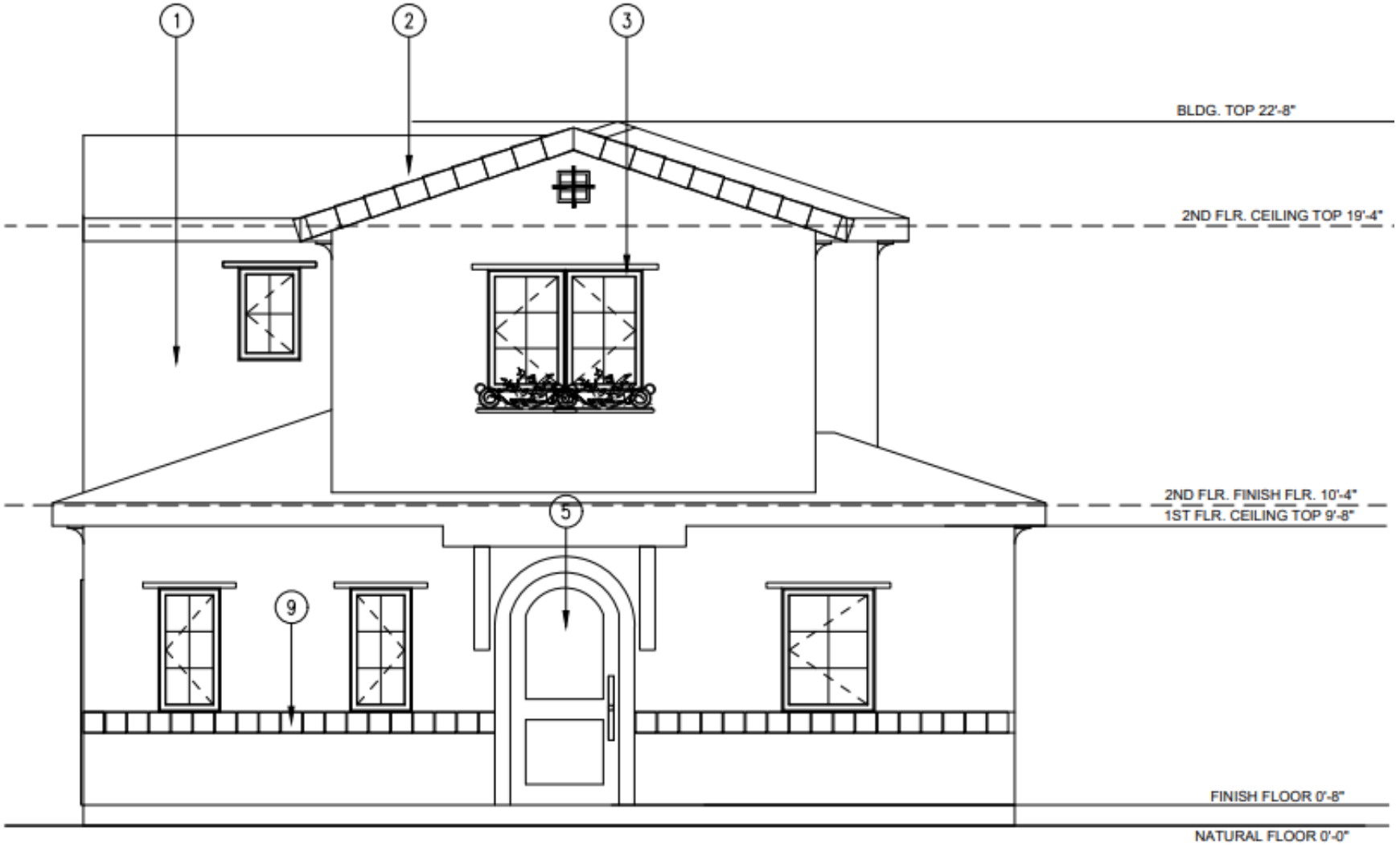
N

TEMPLE CITY

Site Plan


Pentland Street
D/W
UNIT GROUP SIGN
D/W
UTILITY
EX. GARAGE
EX. HOUSE
15'-0"
10'-0"
20'-0"
15'-0"
20'-0"
N

Front Elevation



TEMPLE CITY

Side Elevations



FINDINGS

- Consistent with the original project and approval.
- Consistent with the Zoning and General Plan.
- Compliance with the Subdivision Map Act.
- Binding conditions of approval

RECOMMENDATION

Adopt resolution finding the project exempt from CEQA and approving File PL 24-4670 extending the project expiration to August 13, 2025, subject to the recommended conditions of approval.

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