AGENDA ITEM 2

5809 & 5813 CLOVERLY AVENUE

PL23-4313

PLANNING COMMISSION MEETING

AUGUST 26, 2025

TEMPLE CITY

Request

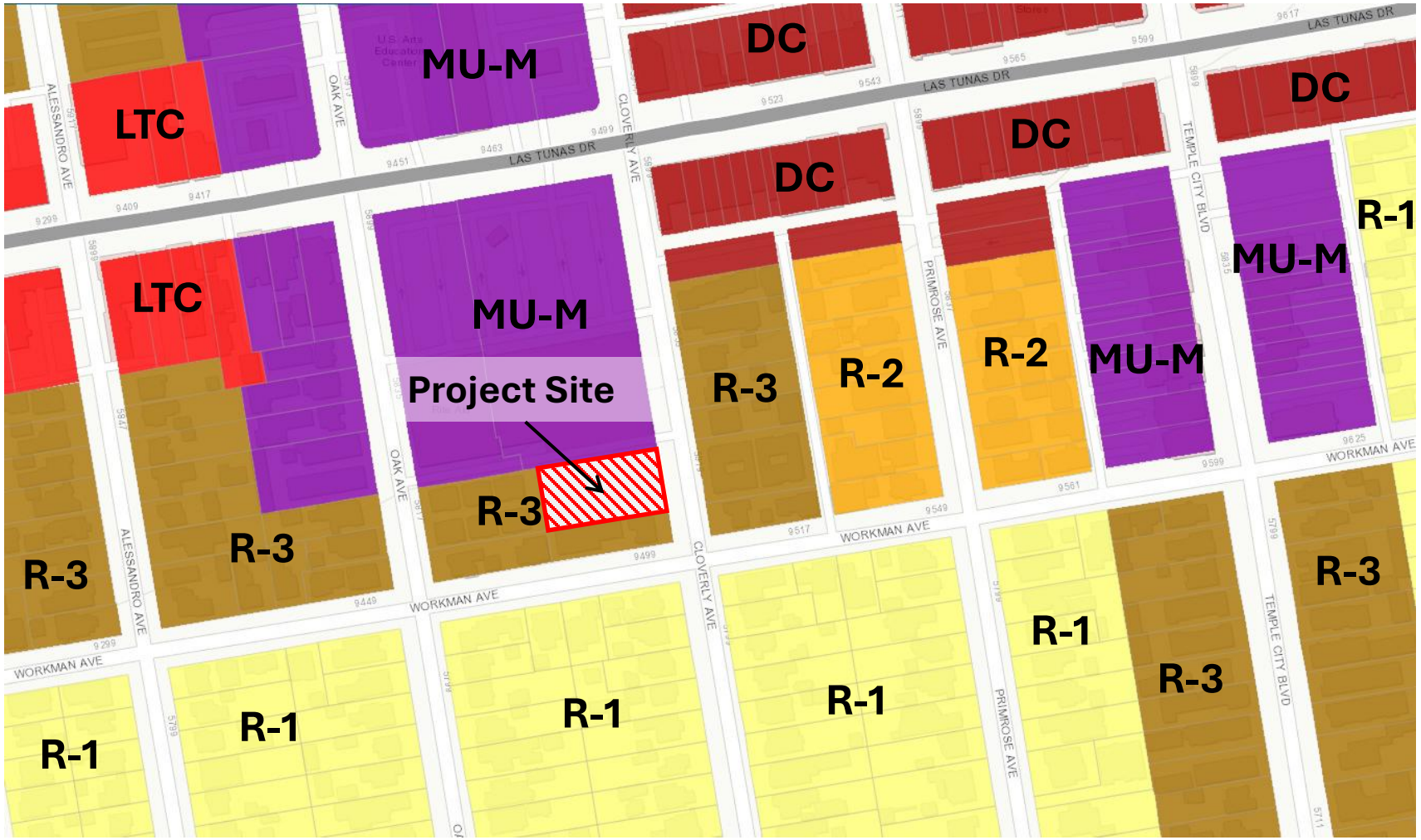
- 9 residential units
- One building (3-stories)
- Attached 2-car garage per unit
- Unit sizes between 1,653 - 1,976 SF
- 3 - 4 bedrooms & 2.5 - 3.5 bathrooms
- Density: 20.63 du/acre

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Analysis

- Consistency with General Plan & Zoning Code
- Consistency with Architectural Standards & Design Criteria
- Privacy Concerns
- Housing Accountability Act

Zoning


LAS TUNAS DR
WORKMAN AVE
ALESSANDRO AVE
OAK AVE
GLOVERLY AVE
PRIMROSE AVE
TEMPLE CITY BLVD
MU-M
LTC
DC
R-1
R-2
R-3
Project Site
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

Project Information

	Required	Proposed	Complies?
Density	15 units (max)	9 units	Yes
Building Height	40’ (max)	37'-7”	Yes
Number of Floors	3 (max)	3	Yes
Building Setbacks			
Front (1st/2nd/3rd)	20’ / 20’/ 40’ (min)	20’ / 20’ / 40’-6”	Yes
Sides (1st/2nd/3rd)	5’ / 10’(avg) / 10’ (min)	5’ / 20’-4”(avg) / 10’	Yes
Rear (1st/2nd/3rd)	5’ / 10’ / 20’ (min)	23’-7” / 25’-3” / 25’-3”	Yes
Lot Coverage	50% (max)	37.96%	Yes
Upper & Ground Floor Ratio			
2nd floor	75% of 1st Floor (max)	74.95% of 1st floor	Yes
3rd floor	75% of 1st Floor (max)	60.26% of 1st floor	Yes
Open Space	20% (min)	20%	Yes

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Site Plan



Front Elevation



Initial Design



Final Design

Side Elevation



North

Side Elevation



South

Rear Elevation



Architectural Enhancements



Final Design w/ Conditions

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Architectural Enhancements



Current Courtyard Design



Courtyard Design w/ Condition (3g)

Compatibility w/ Surrounding Neighborhood

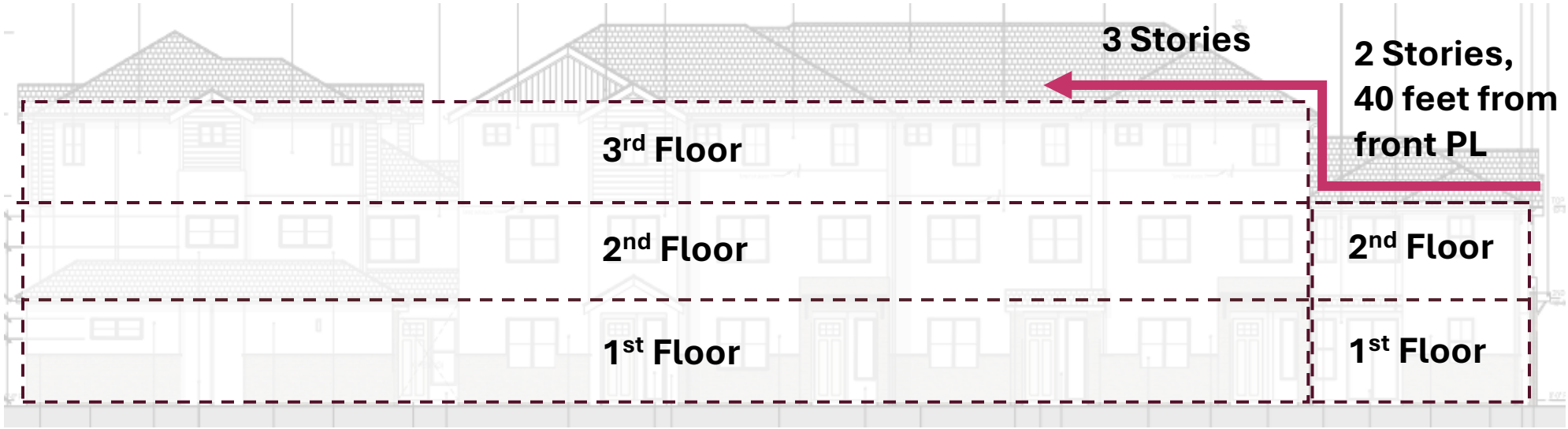
- Density is 20.63 du/acre
- Existing multi-family densities: 13.74 (rear) & 19.89 (east)
- 2-stories front 40 feet & 3 stories allowed beyond
- Upper floor side and rear setbacks

Compatibility w/ Surrounding Neighborhood



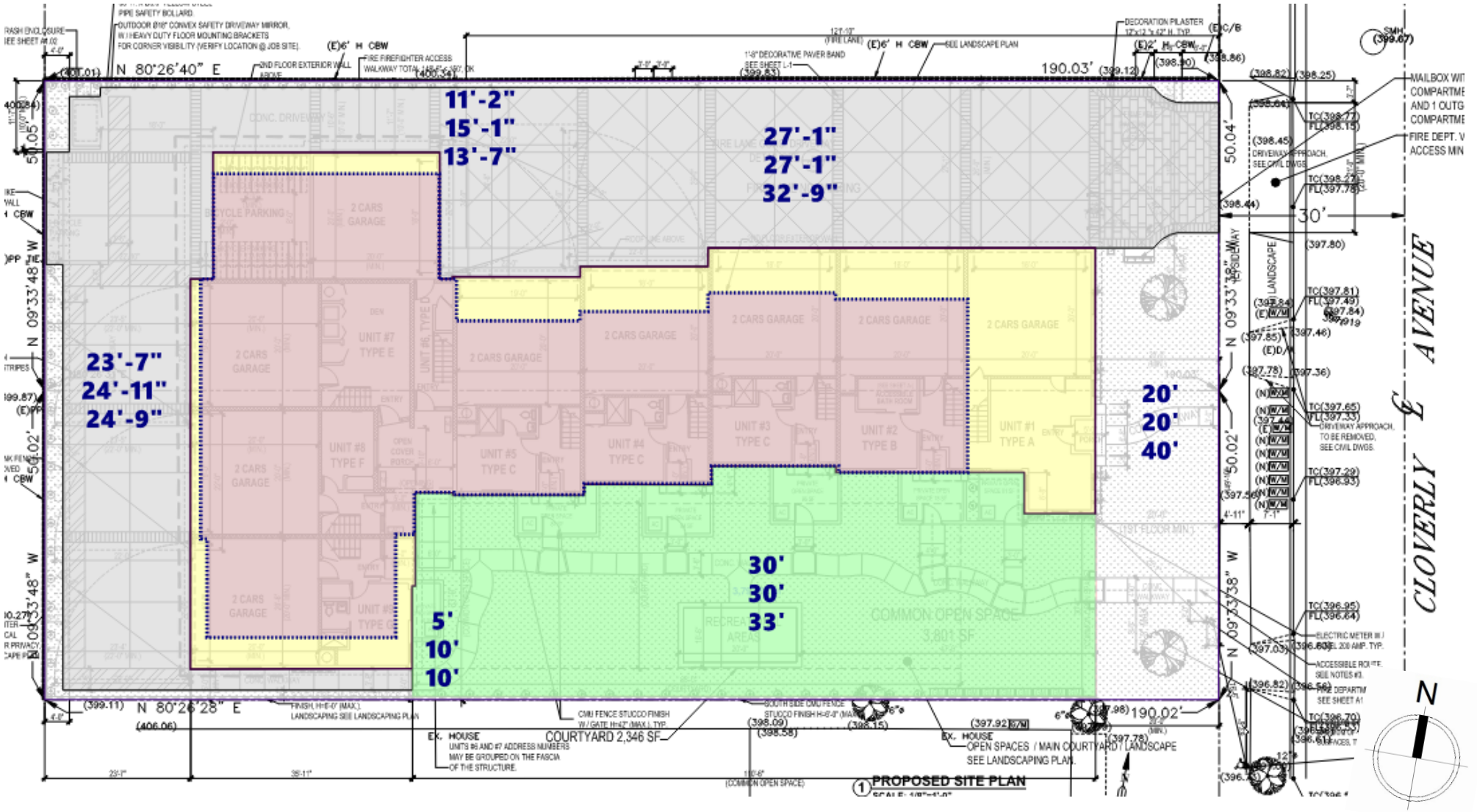
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Upper Floor Setbacks



North

Upper Floor Setbacks



Upper Floor Setbacks



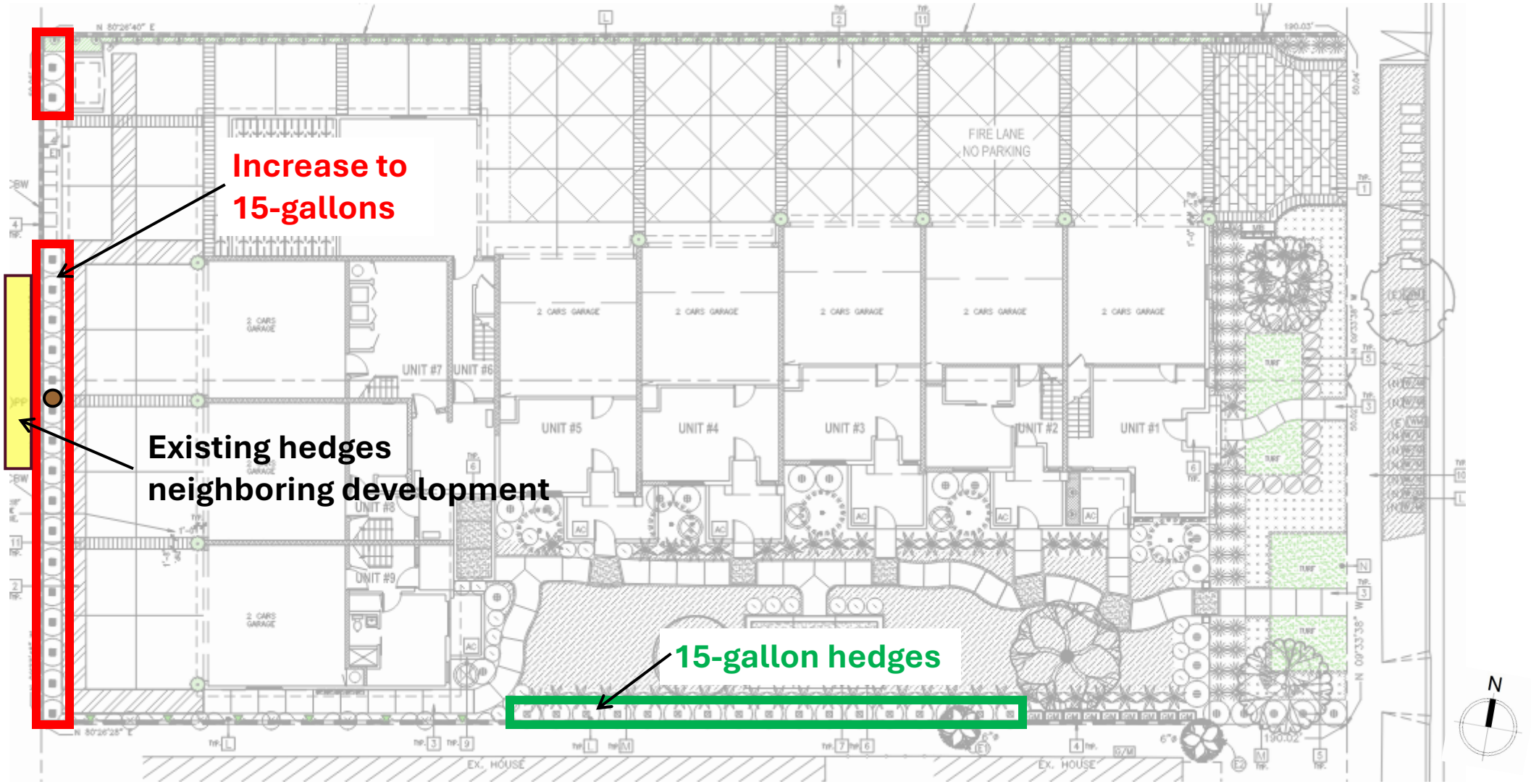
Example 5922 Encinita Avenue

Upper Floor Setbacks



Example 5922 Encinita Avenue

Landscaping Plan



Housing Accountability Act

- Limits local government's ability "to deny, reduce the density for, or render infeasible housing development projects"
- Cities cannot deny a project that complies with objective design standards or impose conditions that the project be developed with a lower density

Public Comments

- Letter 1 concerns: historical structures being demolished, neighborhood character, environmental impacts, & parking. Suggested new housing built on underutilized commercial corridors.
- Letter 2 concerns: only 3-story on block, privacy & neighborhood compatibility. Suggests conditions to address massing, privacy, lighting, & construction management.

Required Findings

- The proposed development complies with all applicable provisions of this zoning code and is consistent with the general plan and any applicable specific plan.
- The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale with existing uses, development, signs, and structures and landscaping of the surrounding area.

Required Findings

- The proposed development, as submitted or modified by conditions of approval, is consistent with the applicable design guidelines.
- The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features.
- The approval of the site plan review complies with CEQA.

Recommendation

Adopt a resolution finding that the project is exempt from CEQA and approving File PL23-4313

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