AGENDA ITEM 6A

PL 25-5110 & TPM 84894
4450 Temple City Blvd

May 12, 2026

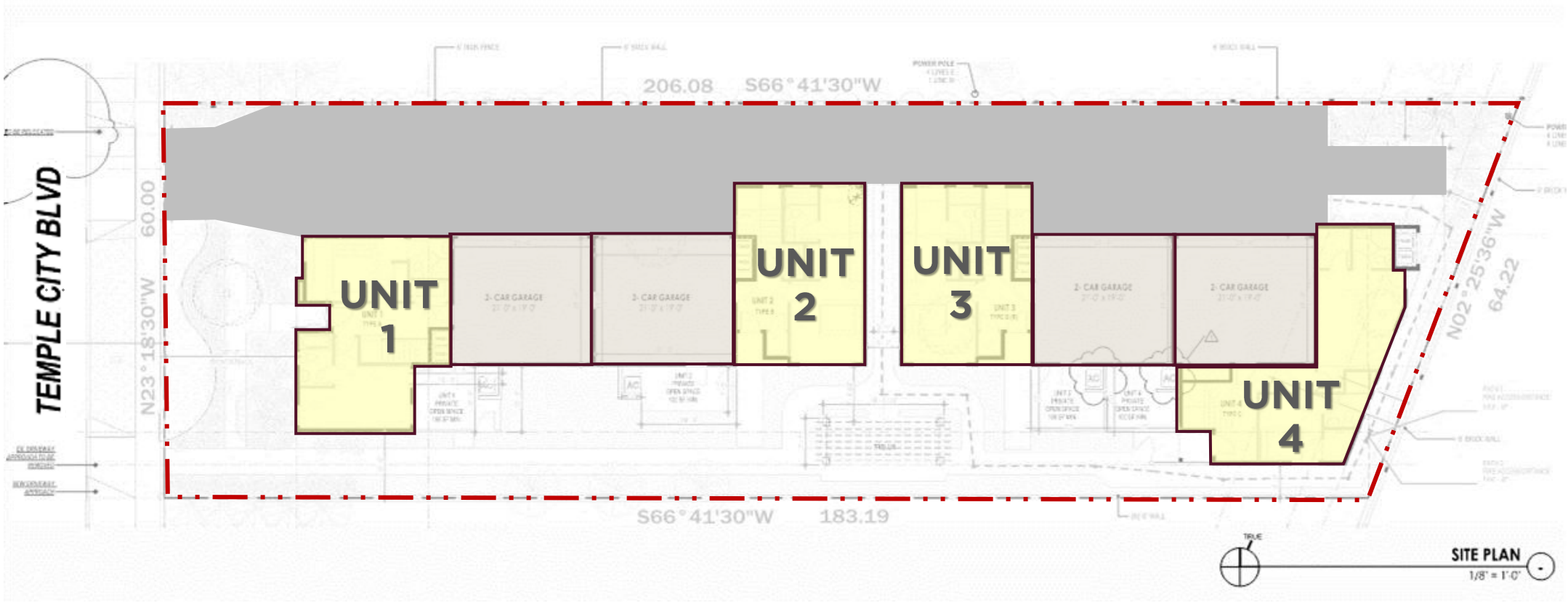
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BACKGROUND

- **April 23, 2024 -** Planning Commission approved a major site plan review for 4 units and a variance to allow interior depth of the garages to be 19 feet.
- **June 11, 2025 -** Building permits were issued for the project.
- **July 29, 2025 -** Application submitted for the tentative parcel map.
- **November 4, 2025 -** Public Works conditions were provided.
- **December 2, 2025 -** L.A. County Fire Department provided clearance for the project.

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Site Plan



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Photo of Front Elevation



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FINDINGS

- Map is consistent with applicable general and specific plans.
- Subdivision is consistent with applicable general and specific plans.
- Site is physically suitable for the type of development.
- Site is physically suitable for the proposed density.

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FINDINGS

- Not likely to cause substantial damage or avoidable injury to fish, wildlife, or their habitat.
- Not likely to cause serious public health problems.
- Not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

ENVIRONMENTAL REVIEW

- Existing Facilities – subdivision of project under construction.
- Minor Land Divisions – 4 or fewer parcels.
- Infill Development Projects – project less than 5 acres surrounded by urban uses.

RECOMMENDATION

- Adopt resolution recommending to approve the proposed subdivision.

DISCUSSION

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