

# Vesting Tentative Tract Map 82843 Site Plan Review, Variance 5826 Cloverly avenue



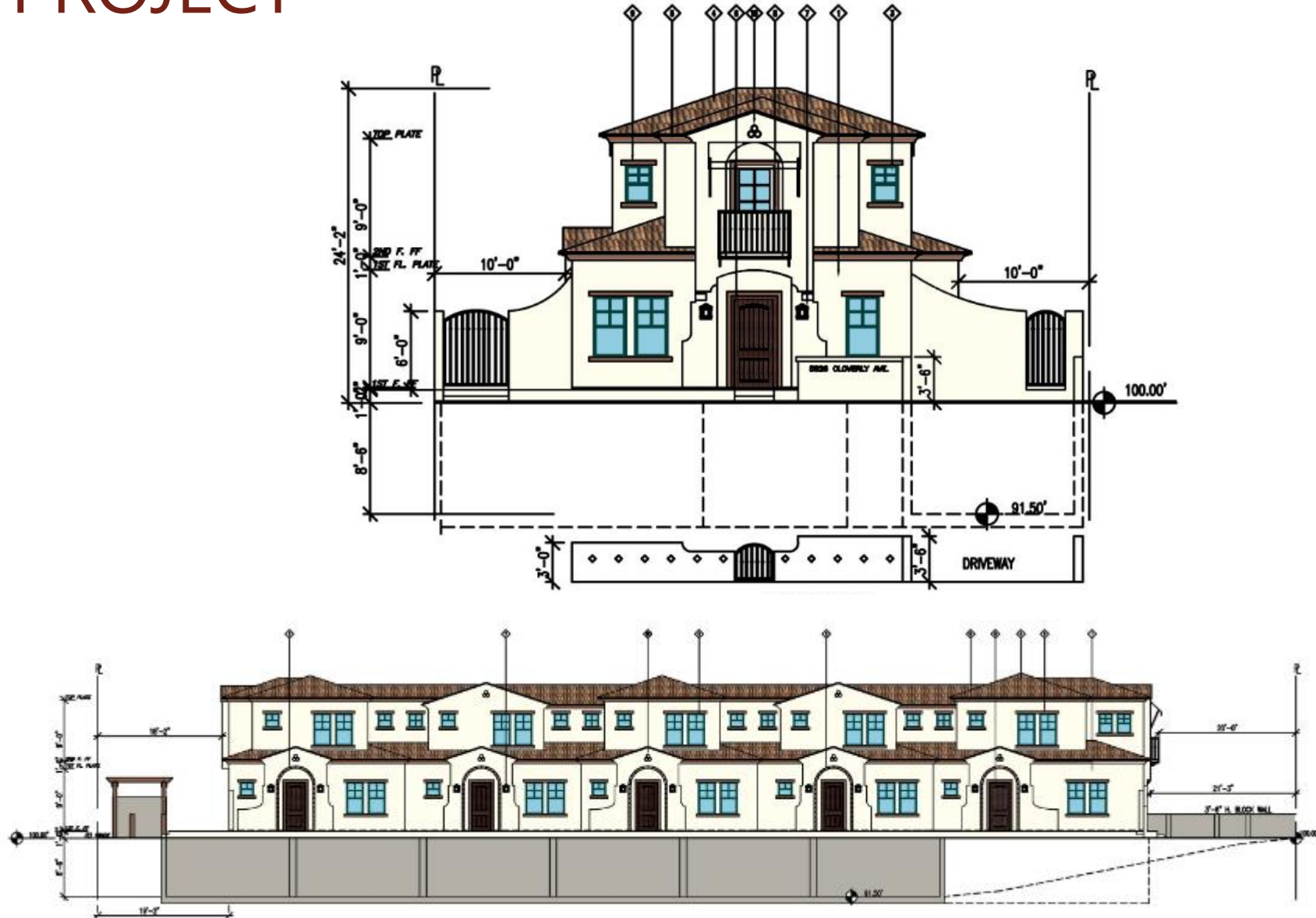
Planning Commission

Meeting: 9/8/2020

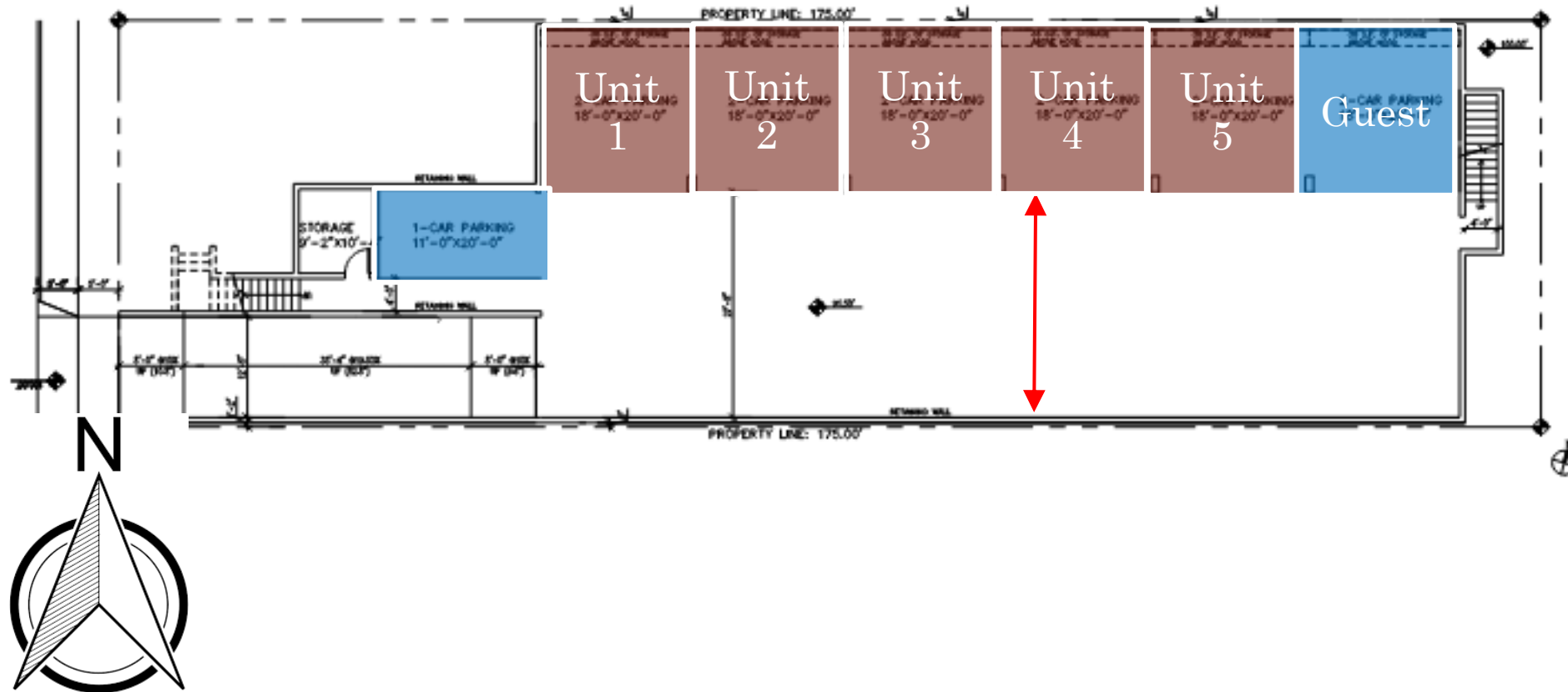
# THE SITE



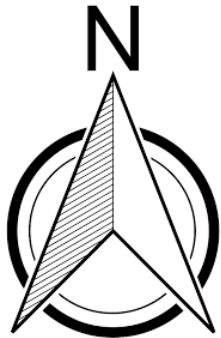
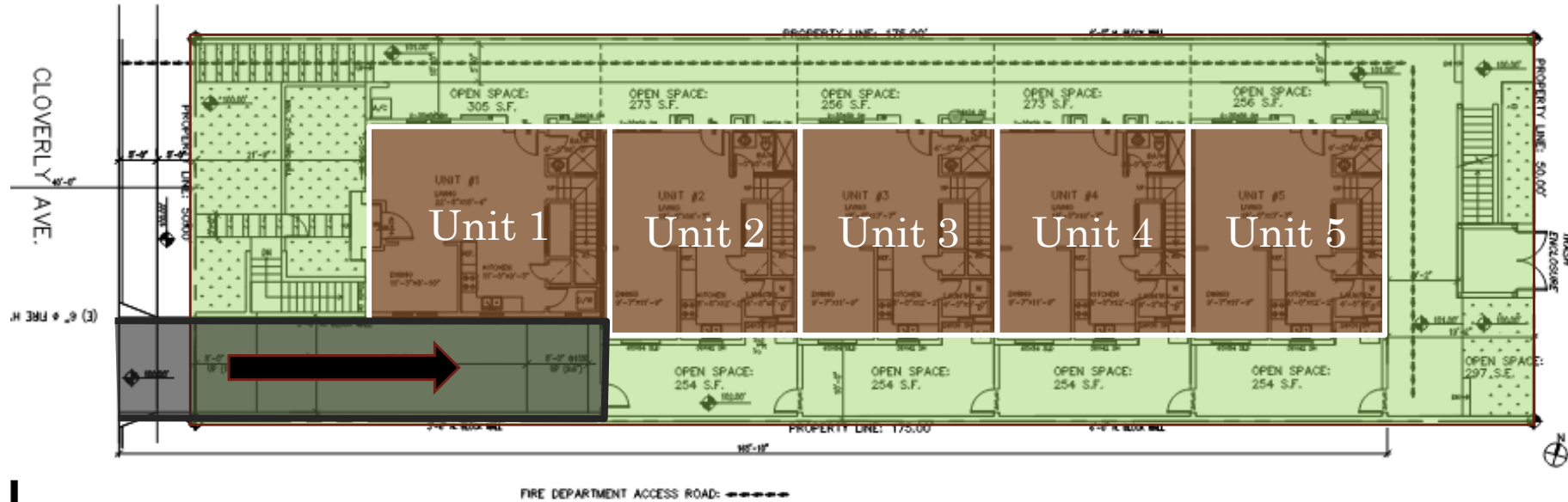
# THE PROJECT



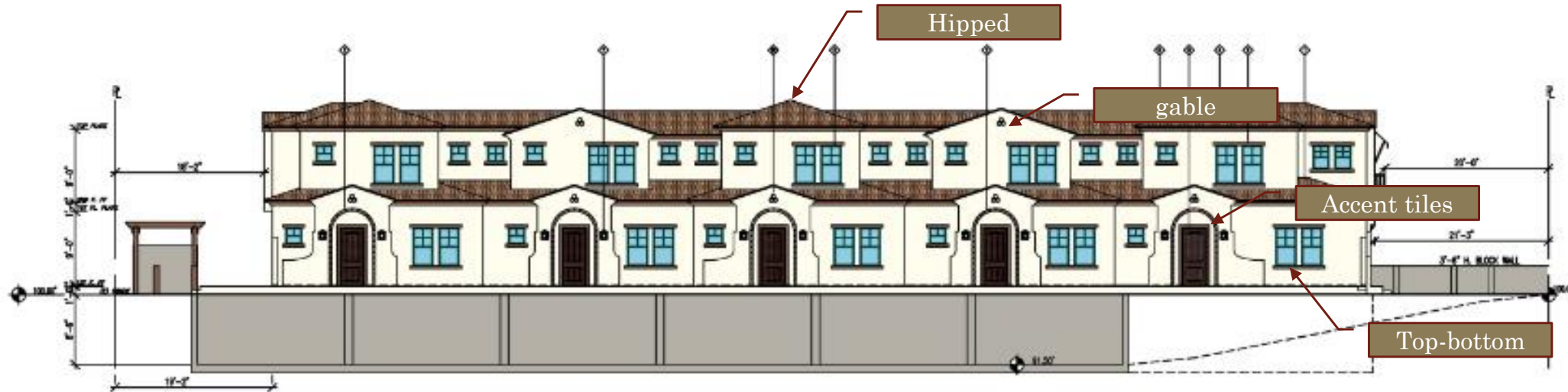
# THE PROJECT – UNDERGROUND PARKING GARAGE



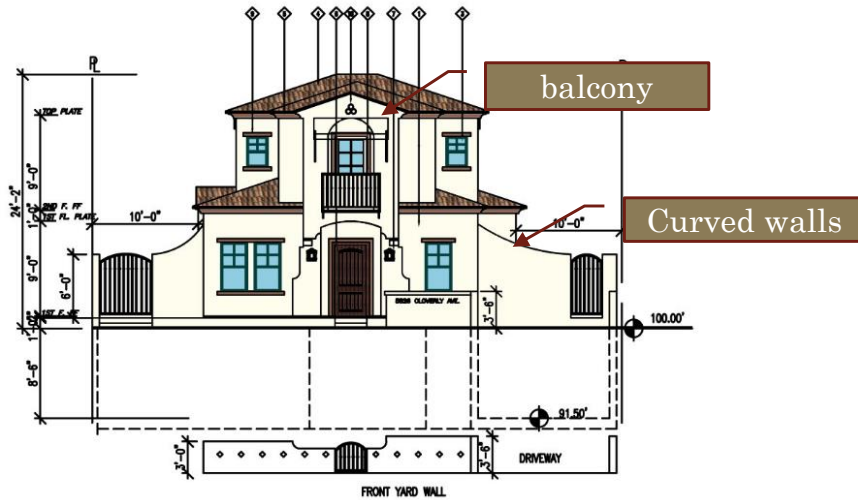
# THE PROJECT – 1<sup>st</sup> FLOOR



# THE PROJECT - North



5826 CLOVERLY AVE., TEMPLE CITY, CA 91780



- |  |  |
|--|--|
| <p>1 EXTERIOR CEMENT PLASTER STUCCO BY "LA HABRA", PAINTED EGGSHELL (BASE 100)</p> <p>3 FIBERGLASS WINDOW BY "MILGARD", ULTRA SERIES, DUAL-GLAZED. COLOR, FERN</p> <p>5 EAVE TRIM, WINDOW CASING, TRELIS PAINTED "DUNN EDWARDS", WEATHERED LEATHER DE6105 LRV 14</p> | <p>2 SPANISH TILE DECOR</p> <p>4 CONCRETE ROOF TILE BY "EAGLE", SMC 8402 SANTA CRUZ BLEND WITH BOOSTED BLOCKS</p> <p>6 ENTRY DOOR, DARK BROWN STAINED FINISH COLOR</p> |
|--|--|

ARCHITECT SUNS, INC  
3018 E COLORADO BLVD., SUITE 150  
PASADENA, CA 91107 (626)398-3083

# ENTITLEMENTS

Vesting tentative tract map

Major site plan review

Zone variance



# SITE PLAN REVIEW

## General Plan And Zoning Code

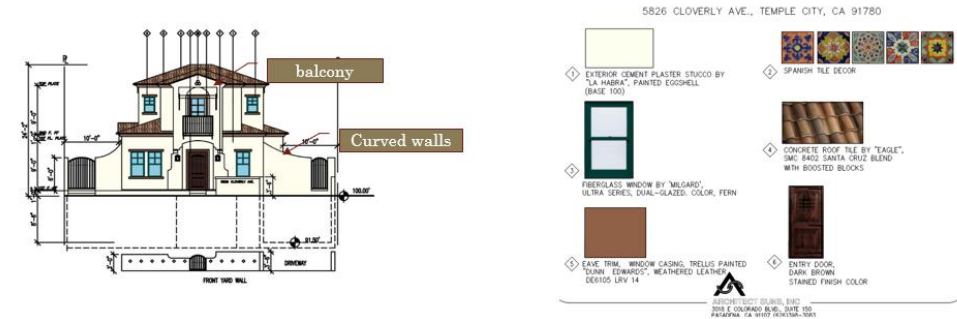
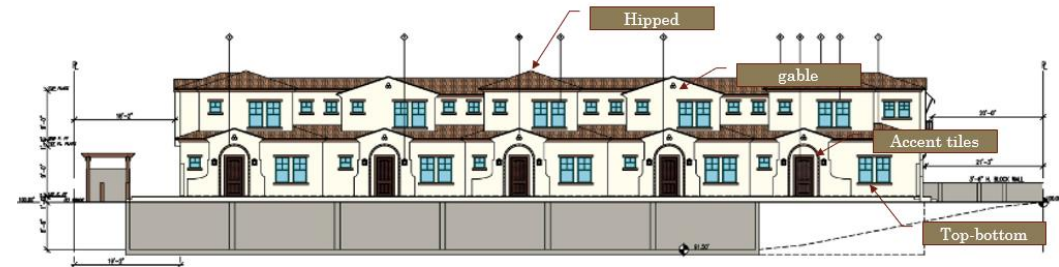
- Multi-family use
- Density minimum and maximum

## Design & Landscaping

- Spanish Revival
- Elements & Details

## Access & Parking

- Fire review





# TENTATIVE MAP

Infrastructure

Fire Review

City Engineer Review

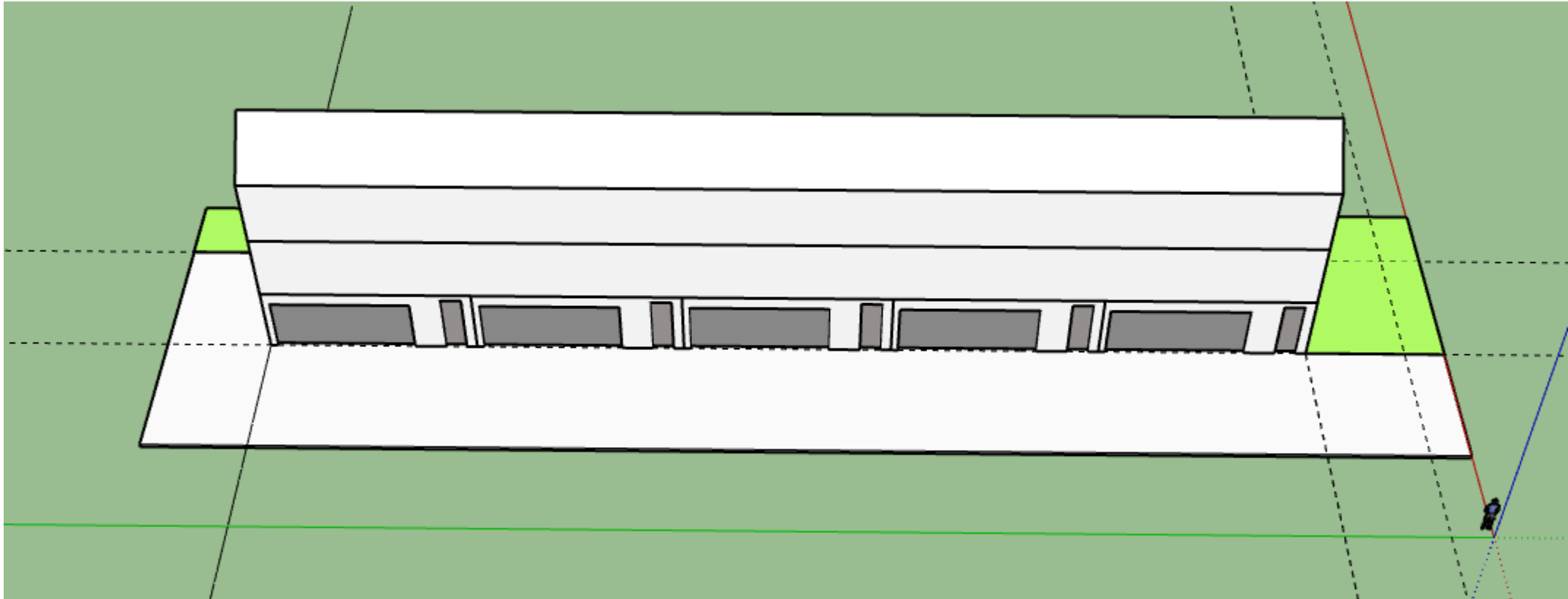
# VARIANCE

## Extraordinary Circumstance

### Factors Requiring/Promoting Necessitating Variance

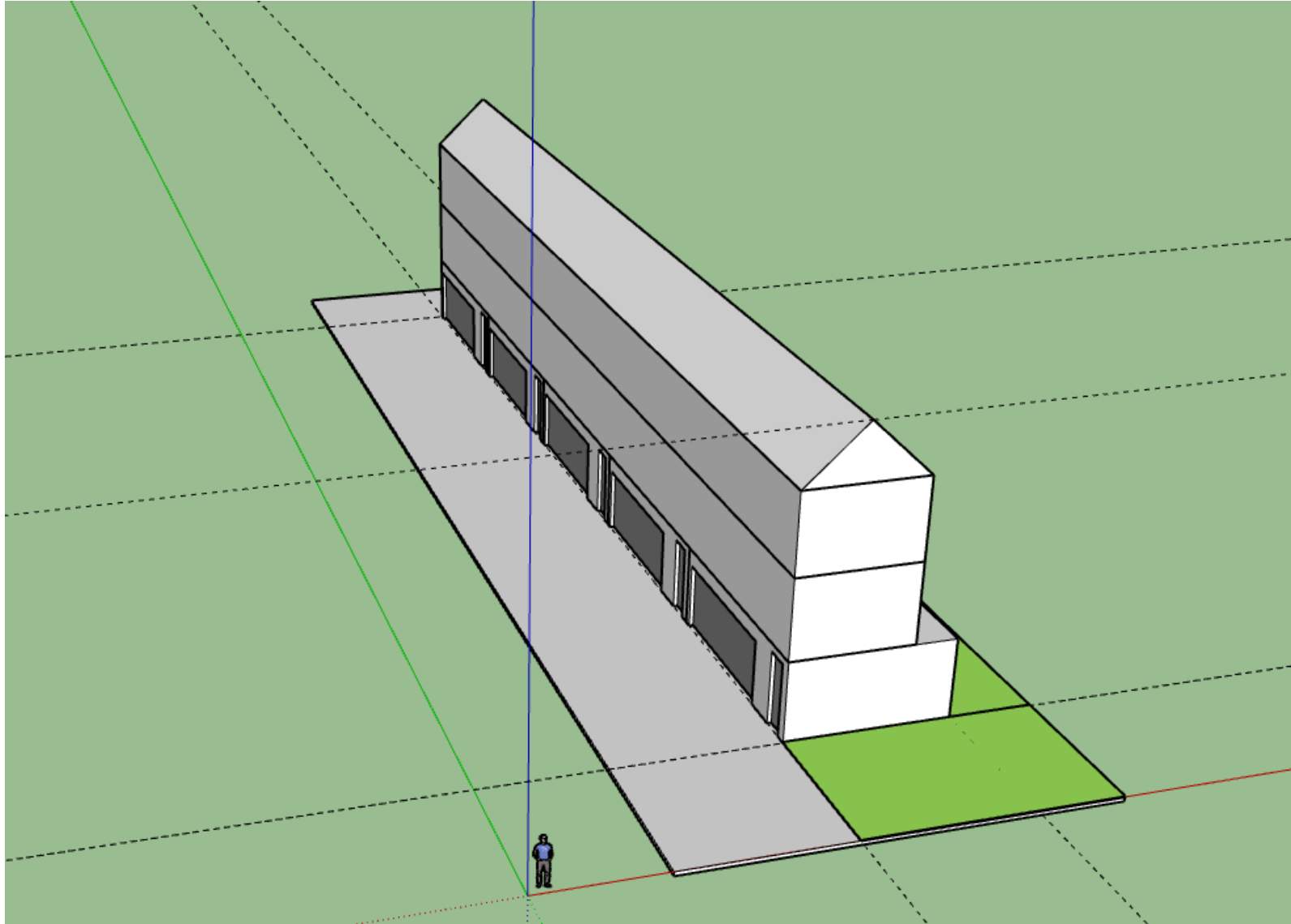
1. Minimum density of 20 units/acre (5 units)
2. Parking of 2 spaces per unit plus 0.5-1 guest space per unit
3. Garage back up space (26')
4. Setbacks (20' front, 15' rear, and 10' side)
5. Permeable paving(40%)

# VARIANCE – ON-GRADE PARKING



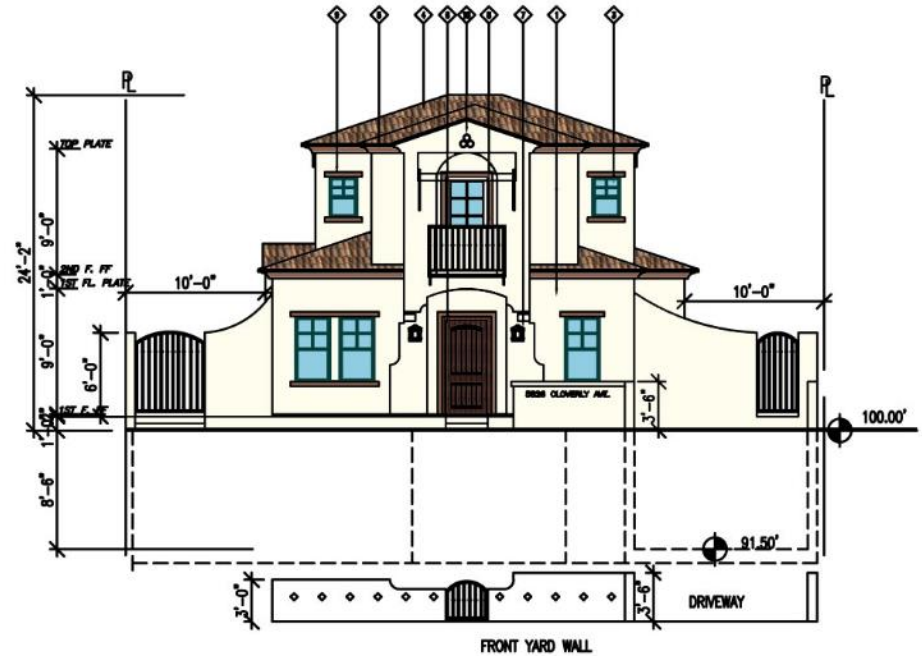
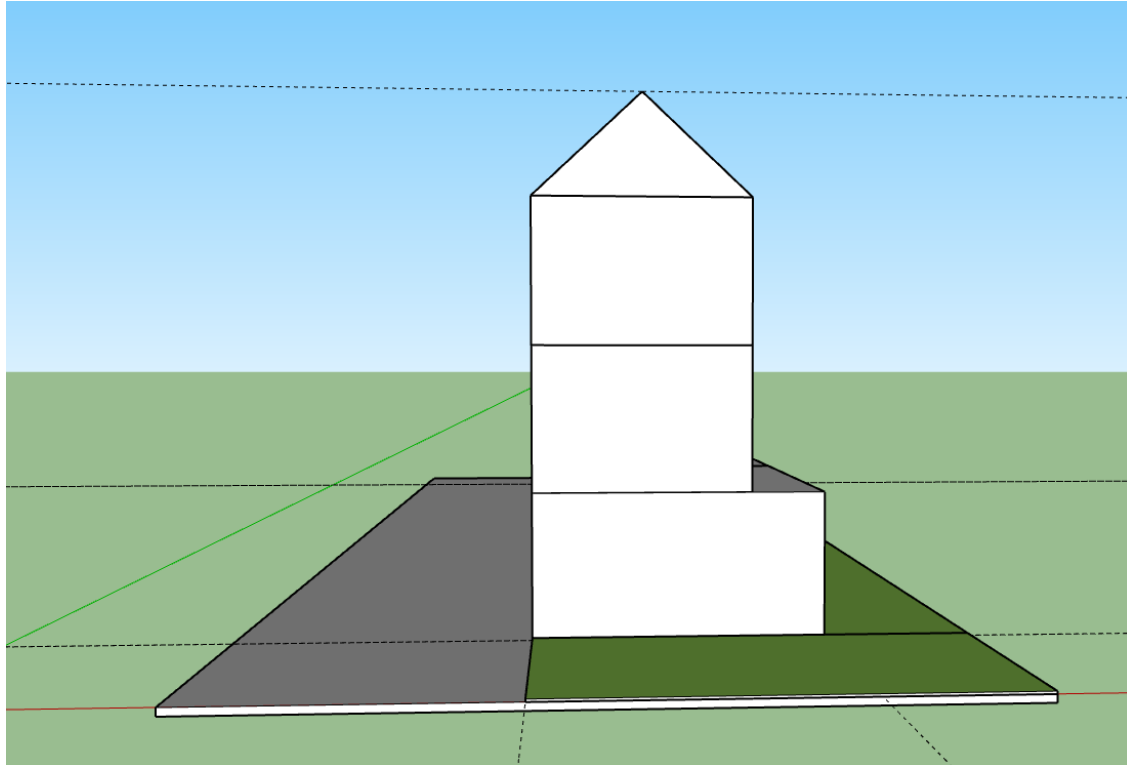
Requires guest parking variance

# VARIANCE – ON-GRADE PARKING (SITE DESIGN)



Five, 900  
square  
feet units

# VARIANCE – ON GRADE PARKING (FRONT ELEVATION)



# VARIANCE – ALTERNATIVE FOR PERMEABILITY



# PROJECT SPECIFIC CONDITIONS

1. Details Landscape Plan
2. Planting and material details for the landscaping.
3. Photometric study for the garage.
4. Perimeter wall
5. Security gate

## RECOMMENDATION

Adopt a resolution finding that the project is exempt from CEQA, and approve File 17 - 795(vesting tentative map, site plan review, and variance)

CEQA exemptions: 15303 & 15332