

# Time Extension

Vesting Tentative Tract Map 82843

Site Plan Review, Variance

5826 Cloverly Avenue



TEMPLE  
CITY

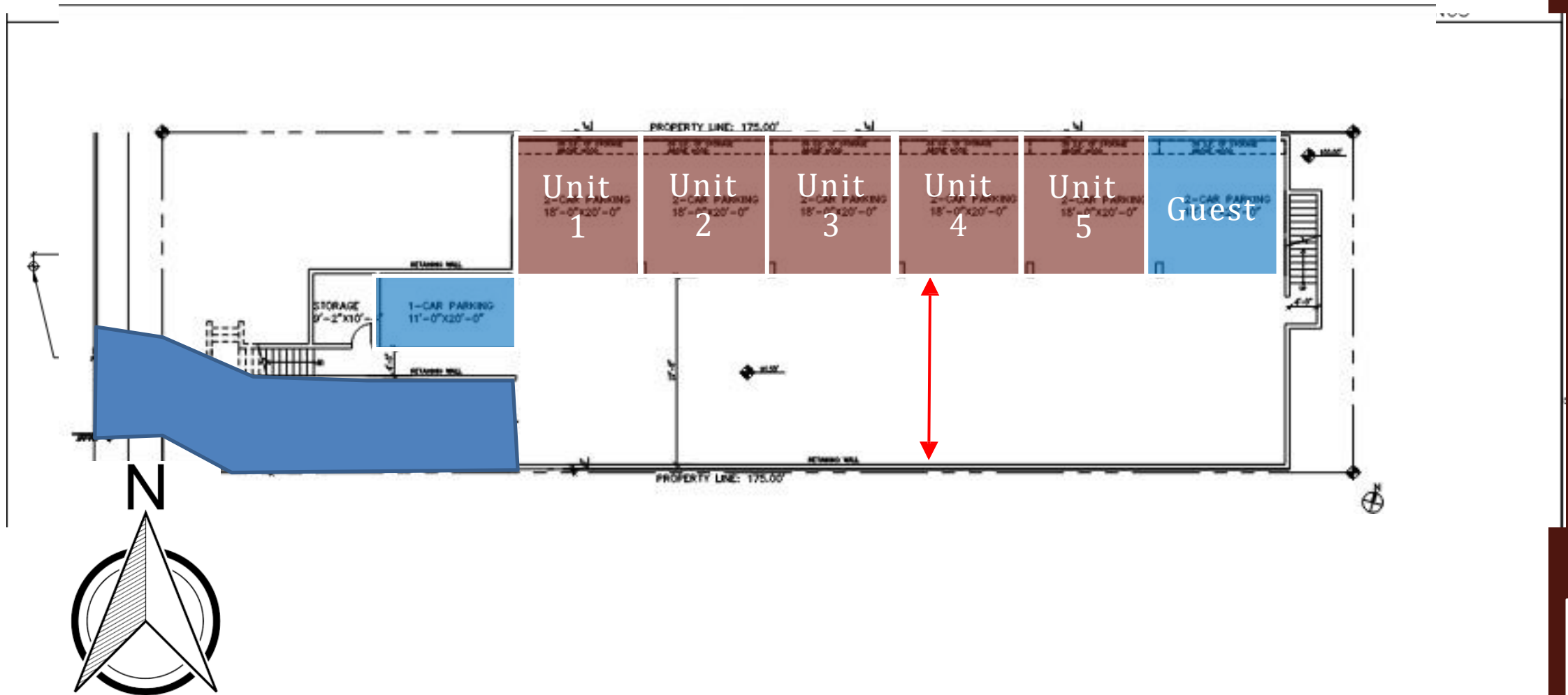
Planning Commission

Meeting: 10/11/2022

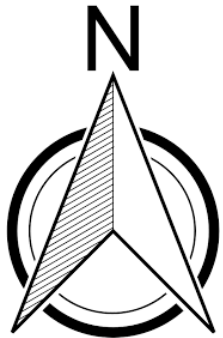
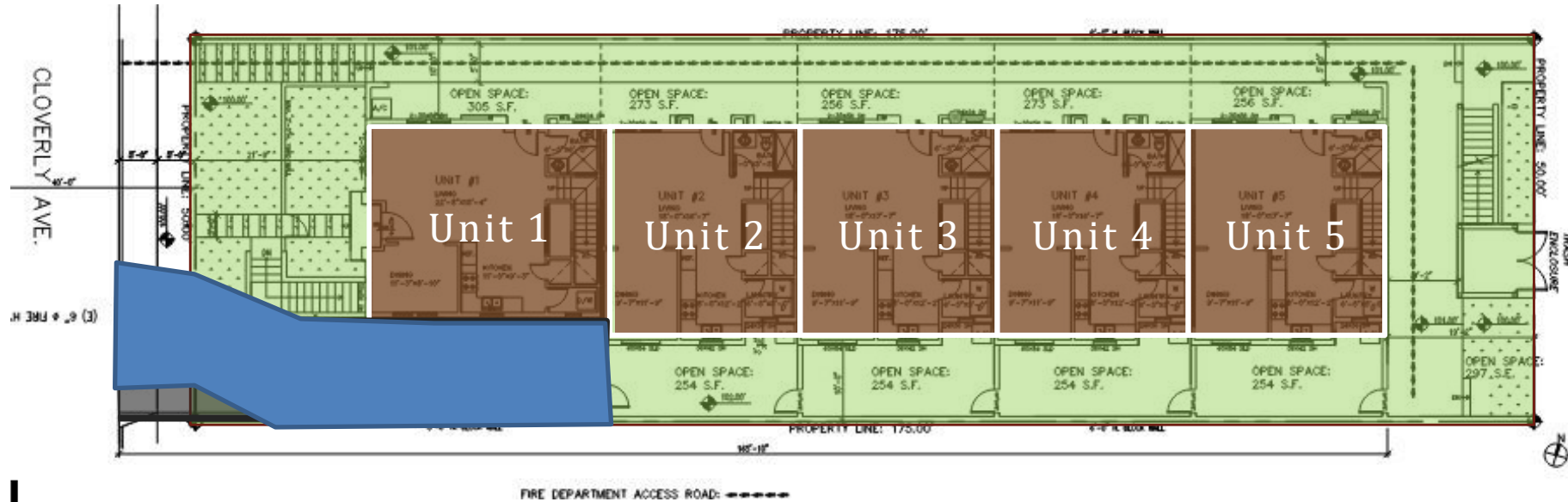
# THE SITE



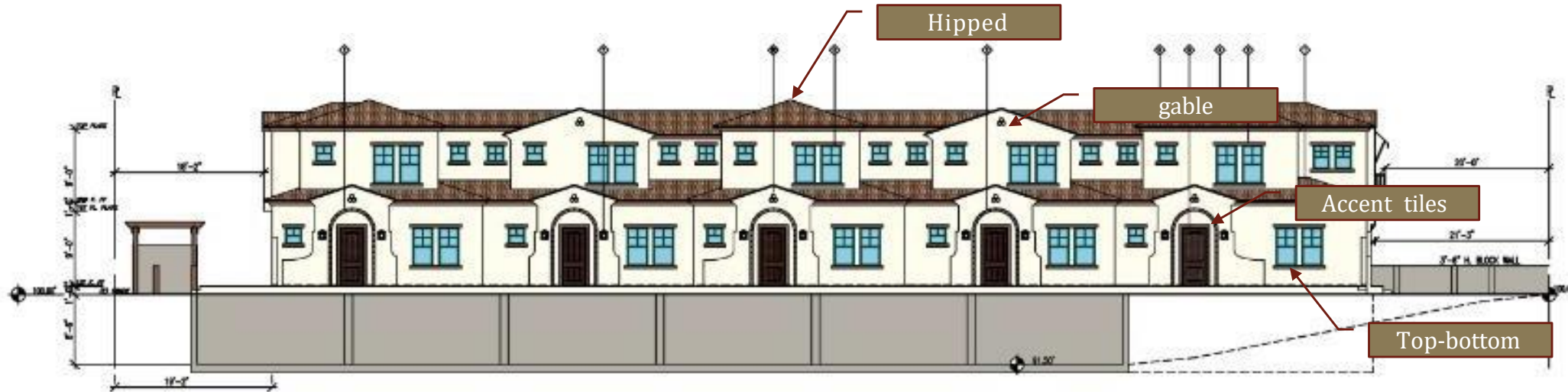
# THE PROJECT – UNDERGROUND PARKING GARAGE



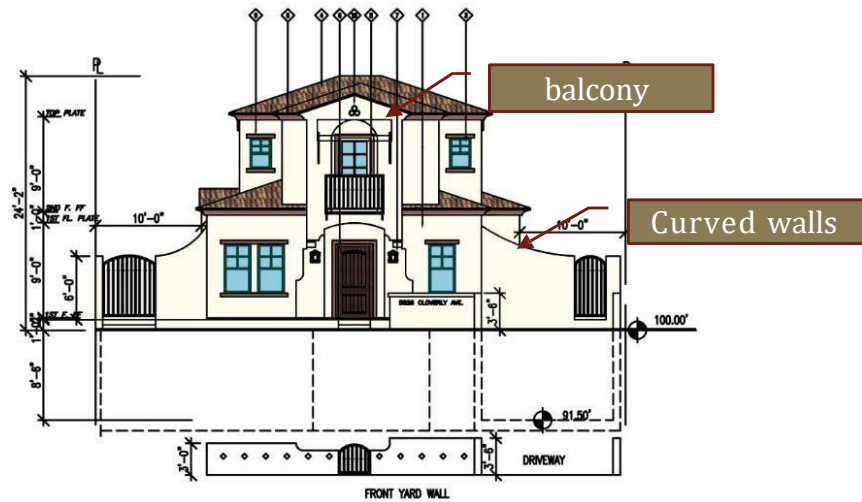
# THE PROJECT – 1<sup>st</sup> FLOOR



# THE PROJECT



5826 CLOVERLY AVE., TEMPLE CITY, CA 91780



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

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

# ANALYSIS

1. No change to the project
2. Compliance with the general plan and zoning map
3. Findings for the zone variance
4. Final map is ready for approval
5. CC&R is to be approved

# PROJECT SPECIFIC CONDITIONS

1. Landscape design with planting and material details
2. Photometric study for the garage.
3. Perimeter wall
4. Security gate



# RECOMMENDATION

Adopt a resolution finding that the project is exempt from CEQA, and approve File 22-3558, subject to the recommended conditions of approval.

The approval will extend the expiration date of the project's to September 8, 2023

CEQA exemptions: 15303 & 15332

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