

File PL 23-3908
5409 Baldwin Avenue
Time Extension for TPM 78276,
Lot Split Subdivision and Major
Site Plan Review

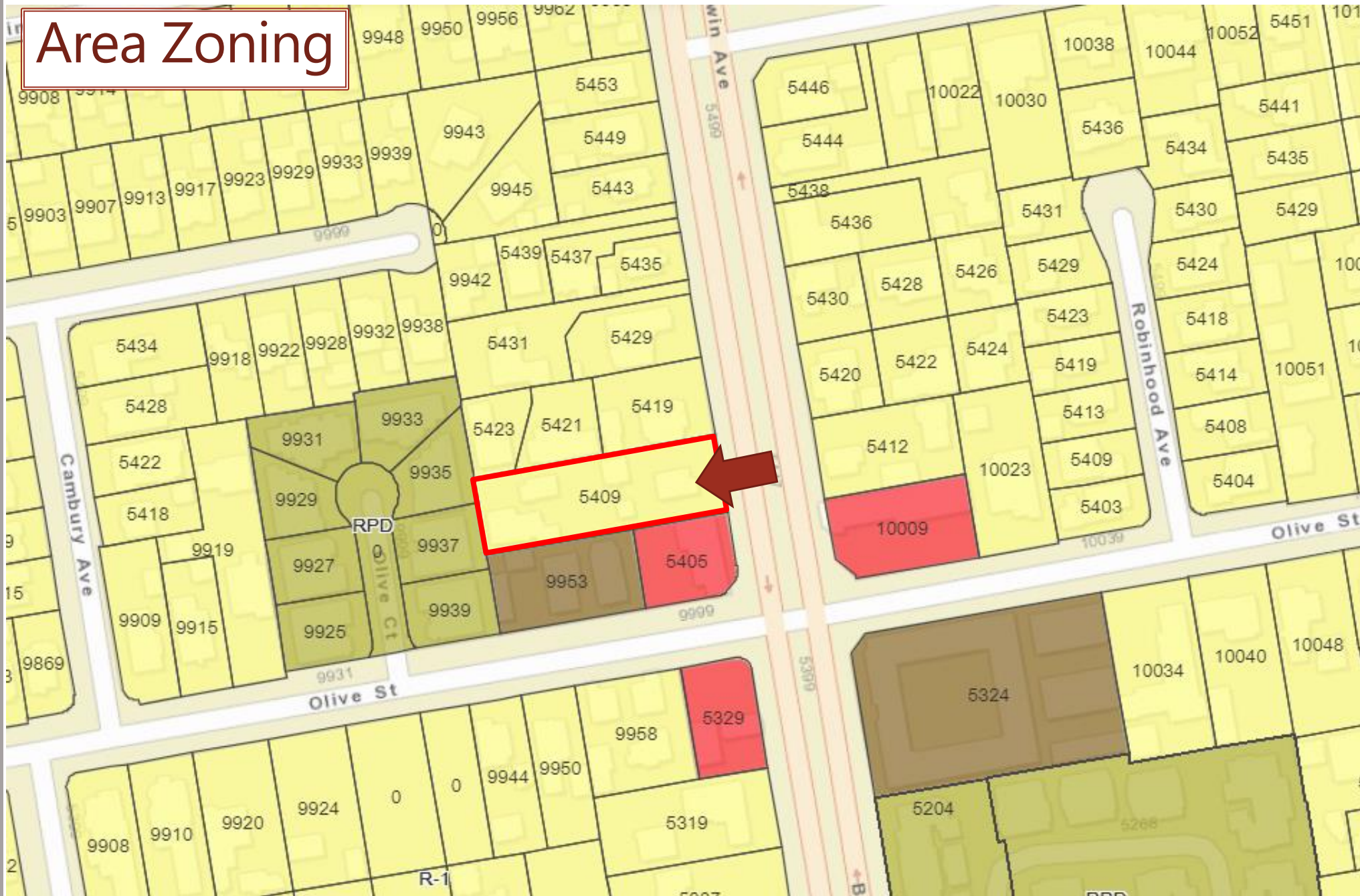


Planning Commission Meeting

April 25, 2023

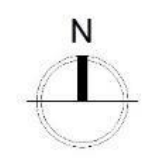


Area Zoning

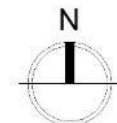
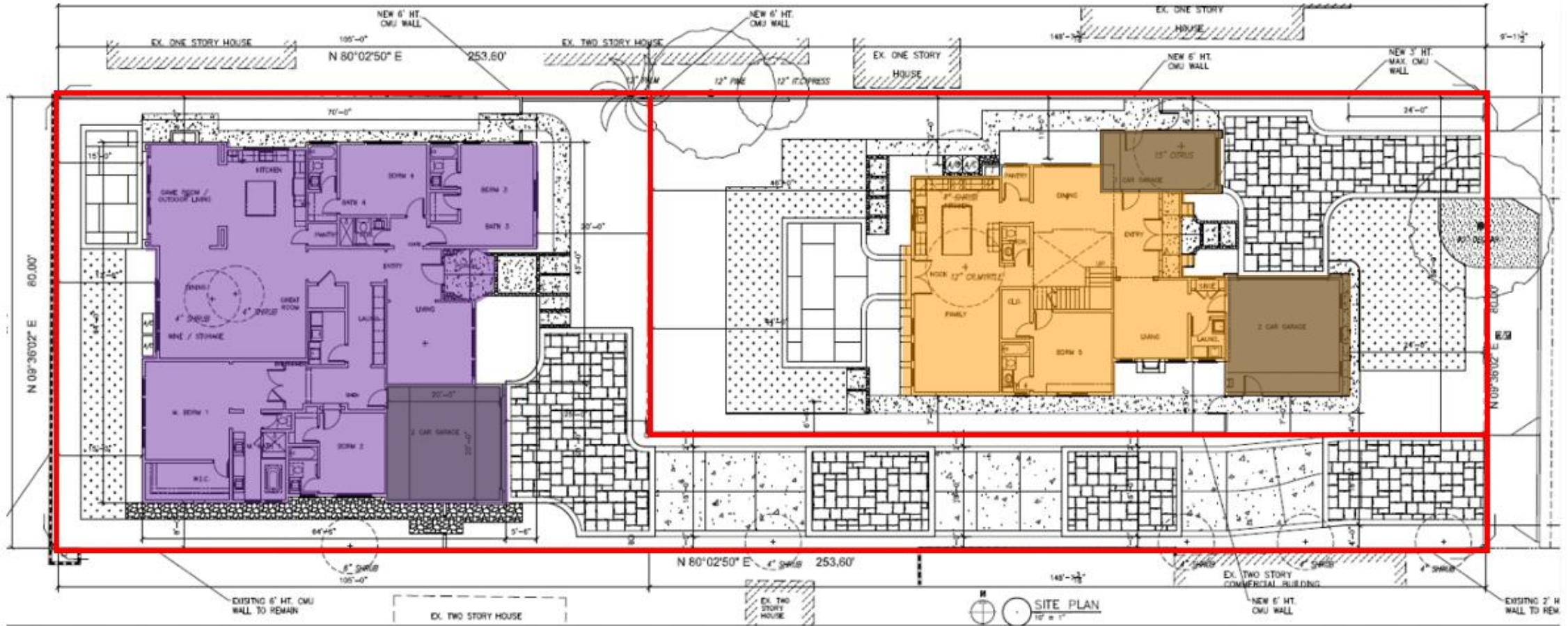


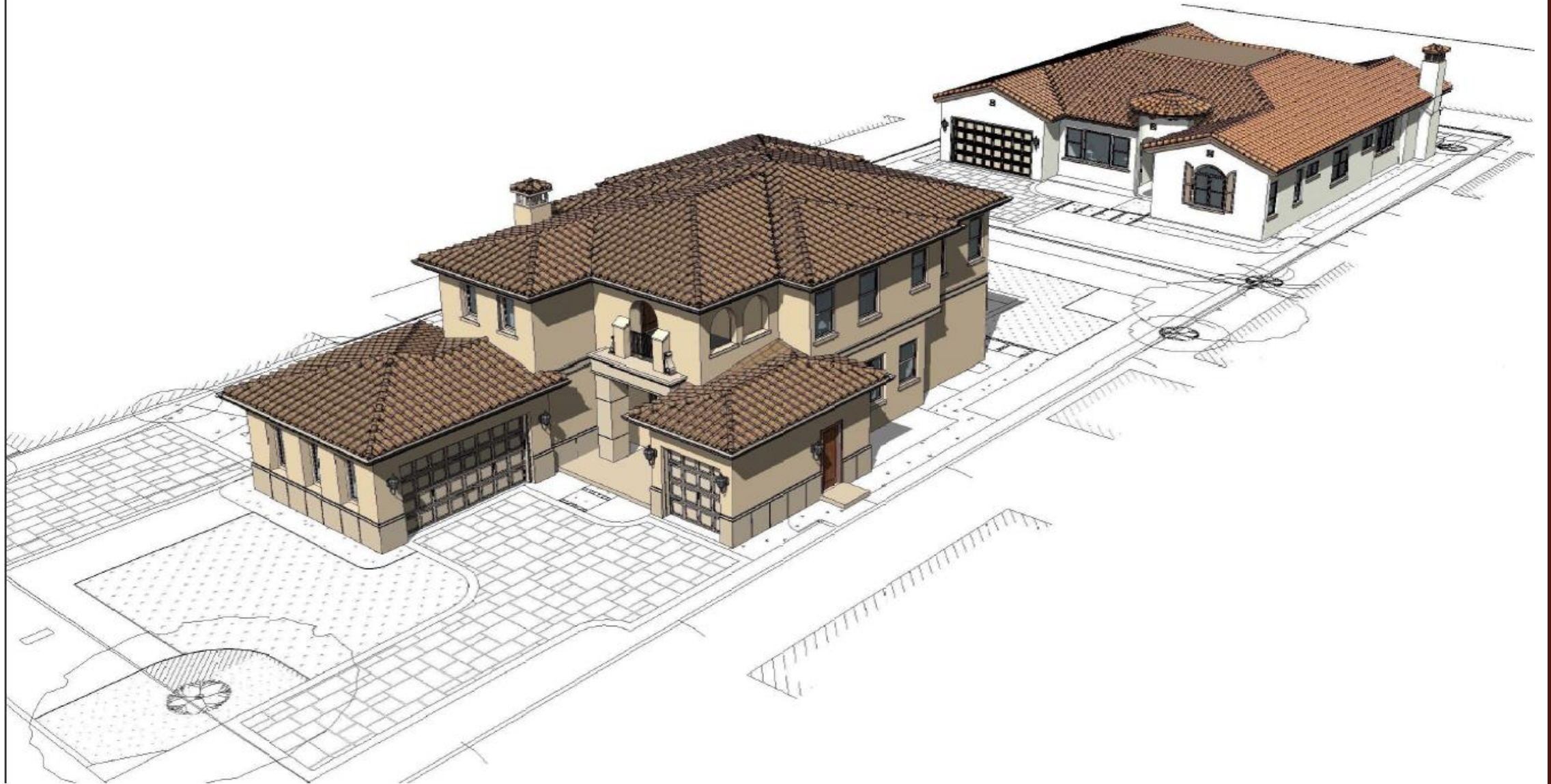
Zoning

- R-1
- R-2
- R-2/IC
- R-3
- RPD
- C-2
- C-3
- M-1
- M-2
- DSP-CC
- DSP-WC
- DSP-EC
- DSP-GC
- DSP-TC
- DSP-RC
- OS



Site Plan:





PROJECT STATUS:

- City Engineer approved final map
- Structures on property demolished
- Pending:
 - L.A. County Fire Department
 - Demolition finalized by building inspector
 - City Council approval final map

FINDINGS:

- Consistent with the original project and approval
- Consistent with the Zoning and General Plan
- In compliance with the Subdivision Map Act

RECOMMENDATION:

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 23-3908 to extend the expiration of the project to April 24, 2024, subject to the recommended conditions of approval.

File PL 23-3908
5409 Baldwin Avenue
Time Extension for TPM 78276,
Lot Split Subdivision and Major
Site Plan Review



Planning Commission Meeting

April 25, 2023

Project Information:

Parcel 1 (front parcel)	Parcel 2 (flag lot)
60 feet x 146.6 feet	105 feet x 80 feet
8,916 square feet	11,332 square feet (gross) 8,400 square feet (net)

Lot	Proposed			Zoning Standard (Max./Min.)		
	<i>Floor Area Ratio</i>	<i>Lot Coverage</i>	<i>Permeable Lot Coverage</i>	<i>Max. Floor Area Ratio</i>	<i>Max. Lot Coverage</i>	<i>Min. Permeable Lot Coverage</i>
Front	.389 with FAR incentives	30.14%	38.9%	.35 or .39 with FAR incentives	50%	35%
Rear (Flag Lot)	N/A	49.3%	41.32%	N/A	50%	35%