

634 West Olive Avenue and 610 West Walnut Avenue

Tentative Tract Map No. 83495, Conditional Use Permit CUP2022-0004, and Minor Exception ME2022-0006

Review of a Tentative Tract Map (TTM83495), Conditional Use Permit, and Minor Exception, to construct 11 new detached, two-story Condominium units.

Applicant: Grace Kwok

City Council
April 5, 2022



Location



Street Configuration



Site Plan



Development Standards



Description	Required/Maximum	Proposed	Standard Met
Density	1 DU/3,500 SF = 11 Units	11 Units	✓
Floor Area Ratio	40% (Dwelling) 20% (Accessory)	39.8% (Dwelling) 13% (Accessory)	✓
Front Setback	25' or Block Average	25'	✓
Side Setback	10% Lot Width/5'-6 ¼" (first floor) 8' (second floor)	4'-4" (first floor) 8' (second floor)	ME
Rear Setback	20'	20'	✓
Building Separation	10' (first floor) 15' (second floor)	10'-0.¾" (min. first floor) 15'-¾" (min. second floor)	✓
Height	27'	26'-¼" (max.)	✓
Parking	Two-Car Garage + ½ Open Parking Space per unit (6)	Two-Car Garage per unit + 6 Open Parking Spaces	✓
Recreation Space	40% Gross Floor Area per unit = 6,456 SF min.	8,491 SF	✓

Minor Exception



Architecture

2645 SUNRISE BLEND



ROOF TILES



X-50 CRYSTAL WHITE (BASE 100)

CEMENT PLASTER



WINDOWS



X-81 OATMEAL (BASE 200)

PRECAST TRIM



Barrister Brown
DE0009

COLOR OF WOODWORK



BRONZE COLOR GUTTER/ DOWNSPOUTS



Preview Exterior Frame in Bronze [Premium]

TYPICAL WALL GARDEN TRELLIS



SPANISH TILES AT ENTRY DOORS

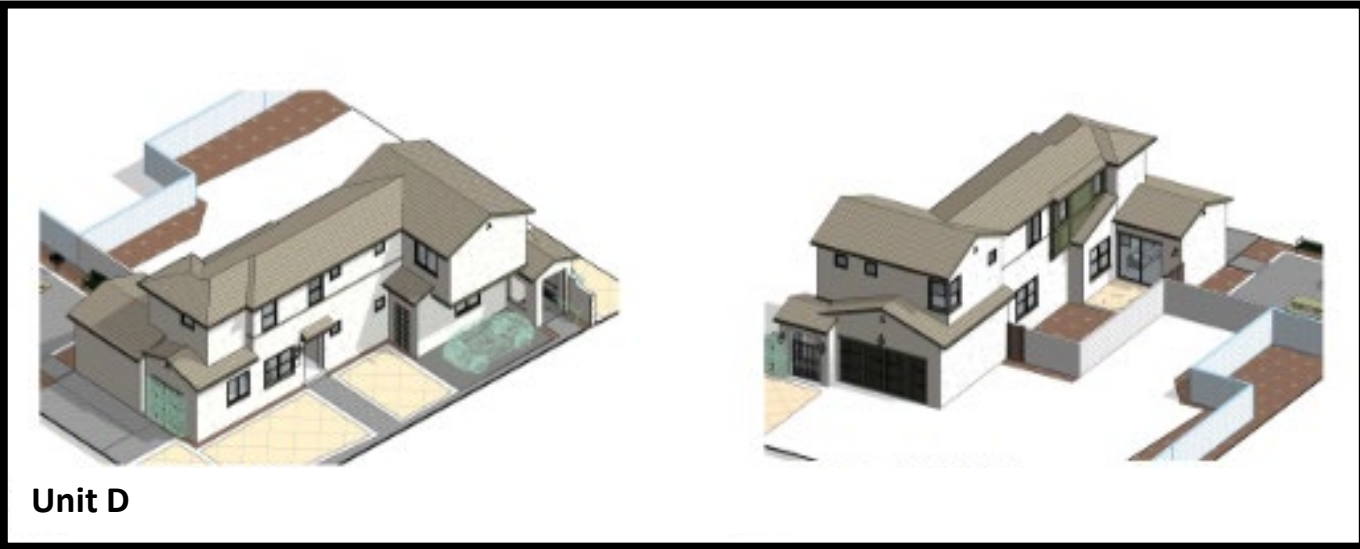
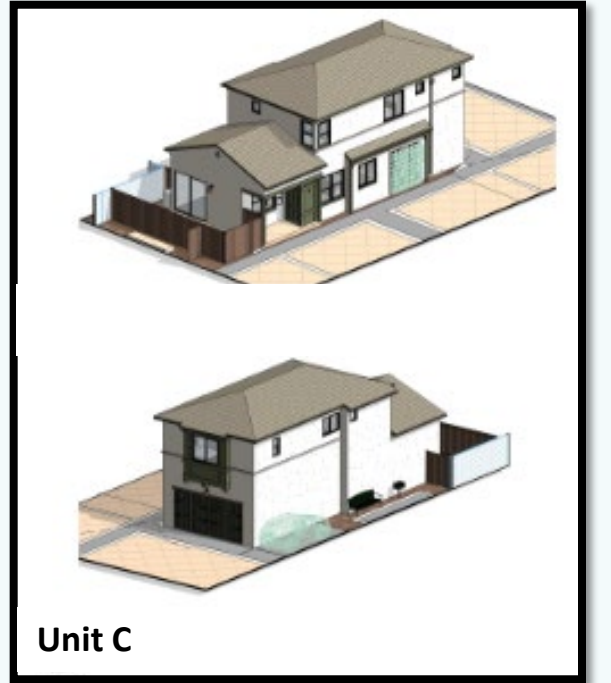
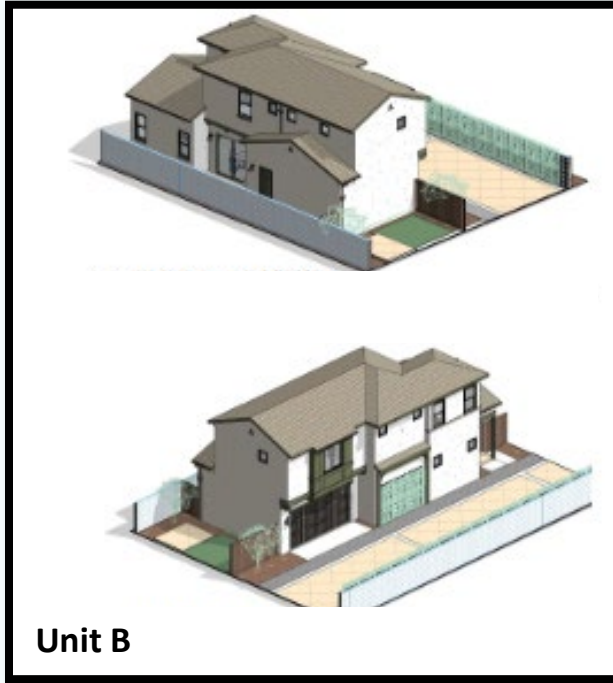
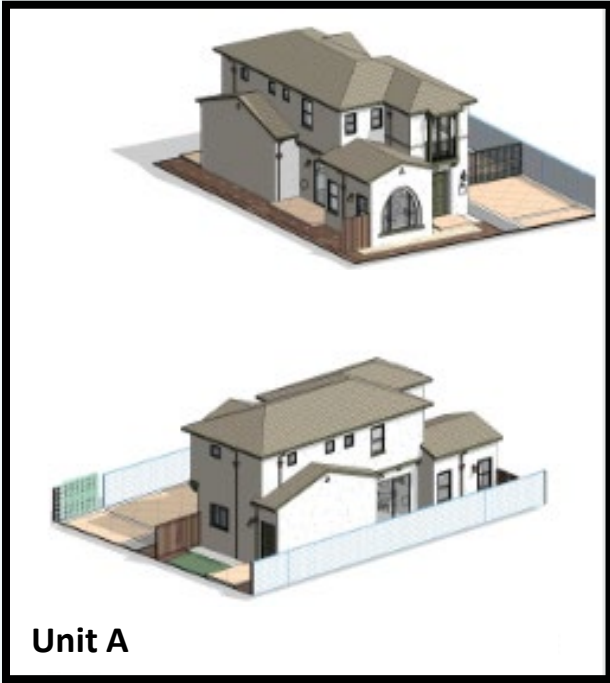


Black Spruce
DE6306

COLOR OF STARTER BOARDS AT EAVE



3D Renderings



3D Renderings



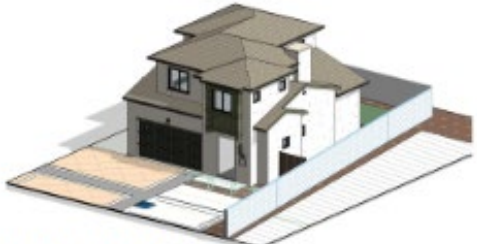
Unit F



Unit G



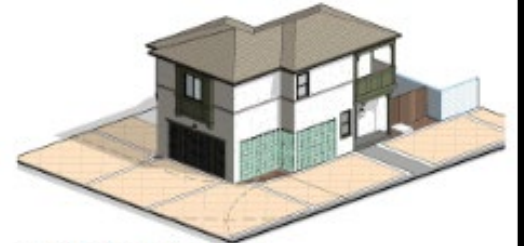
Unit H



Unit I



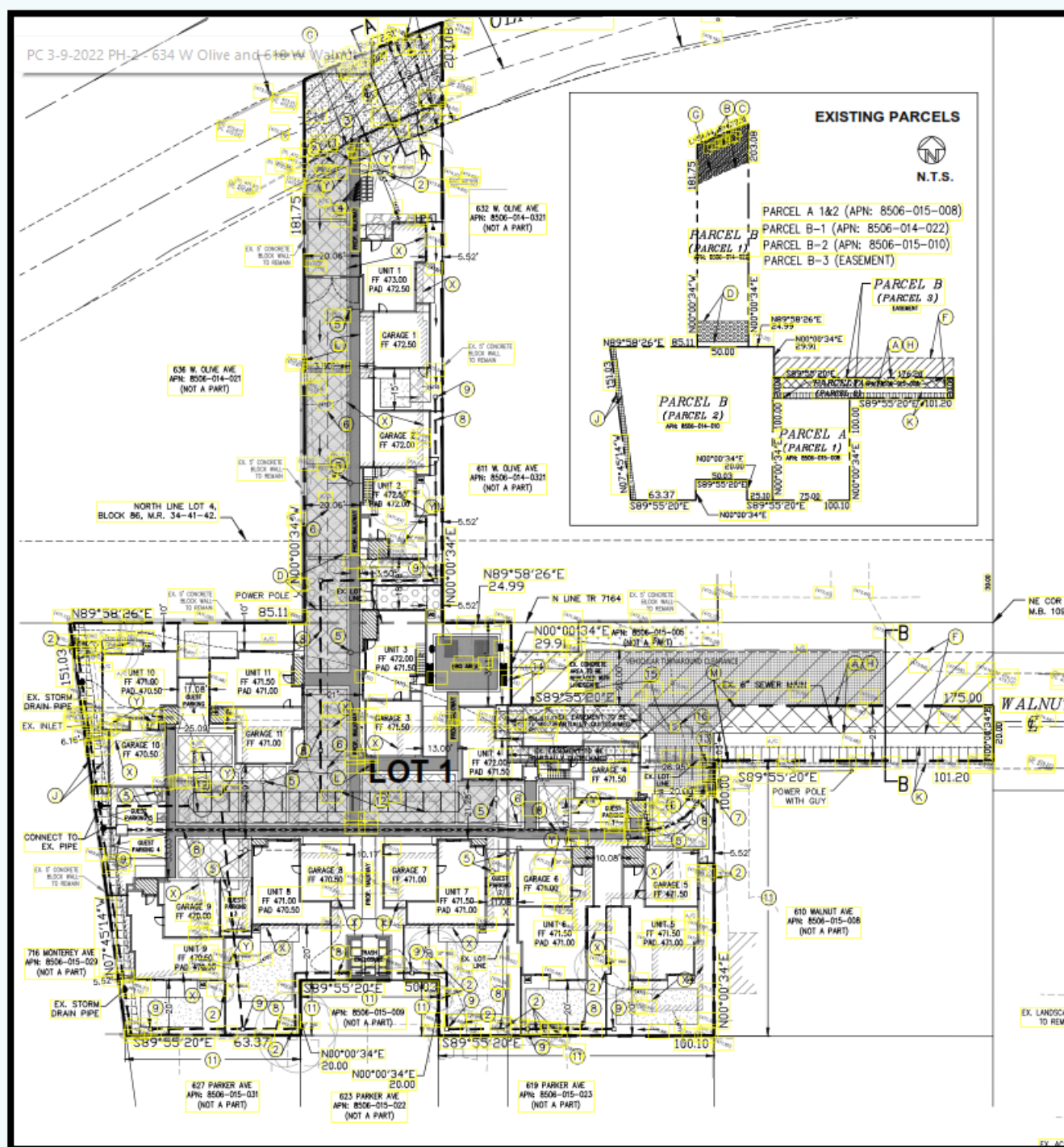
Unit J



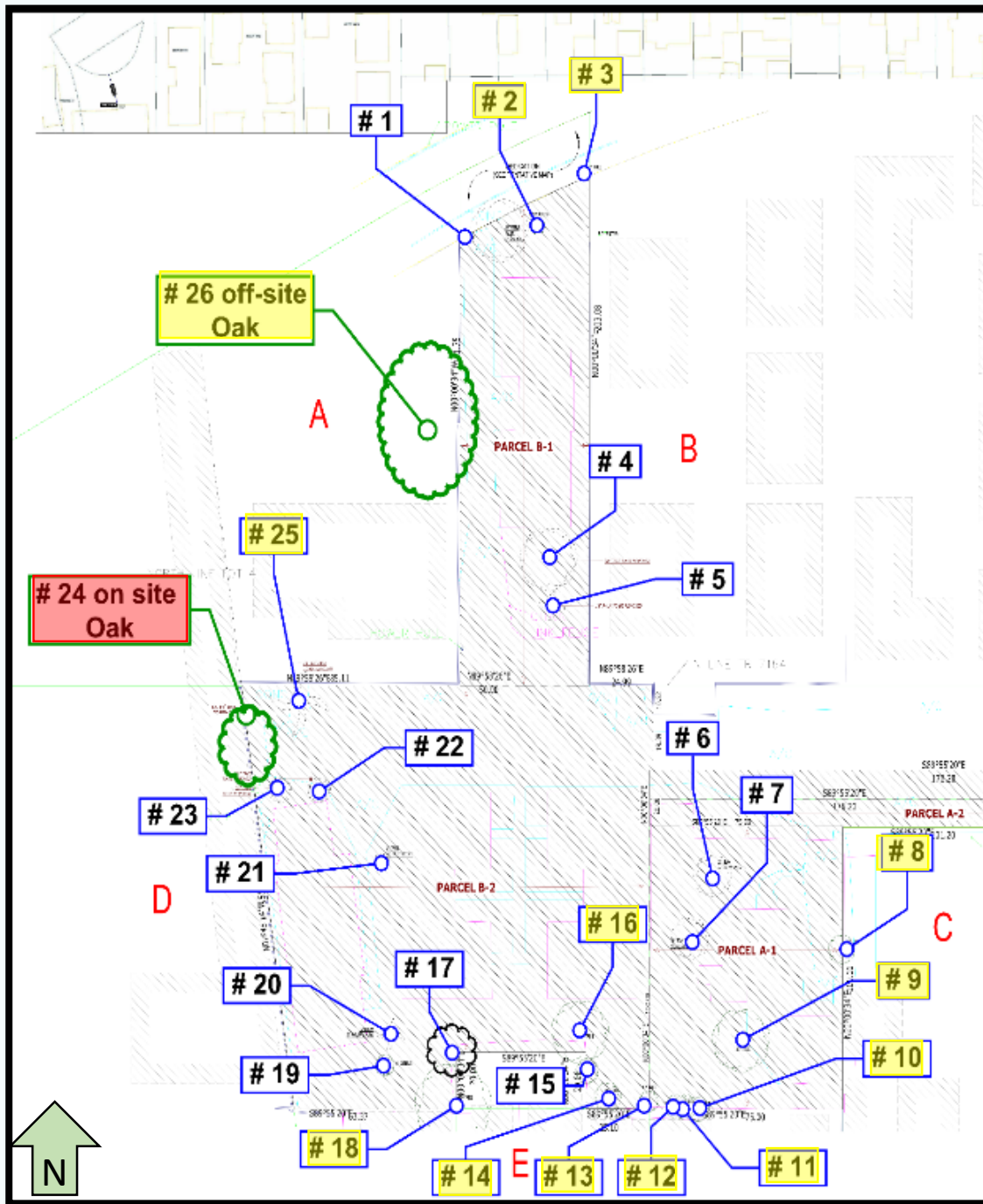
Unit K



Tentative Tract Map



Trees



List Inventory pg. 1

Tree #	Common Name	Botanical Name	Diameter at 2.0 feet (dbh) In inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve
1	American elm	Ulmus americana	31	35	21	fair	No	REMOVE
2	Avocado	Persea americana	4+5	22	18	good	No	Preserve
3	Apple	Malus domestica	13+3+4	15	13	good	No	Preserve
4	Camphor	Cinammomum camphora	25	50	35	good	No	REMOVE
5	Mexican fan palm	Washingtonia robusta	16	70	12	good	No	REMOVE
6	Chinese elm	Ulmus parviflora	23	50	36	good	No	REMOVE
7	Chinese elm	Ulmus parviflora	22	70	38	good	No	REMOVE
	Chinese elm	Ulmus parviflora	22	55	22	good	No	Preserve
							No	Preserve
							No	Preserve
							No	Preserve
							No	Preserve
							No	REMOVE
							No	Preserve



Conditions

- **Landscape Plan Check Required State's Water Efficient Landscape Ordinance applies**
 - Green Screens throughout project site
 - Amenities in common recreation area
 - Tree Retention Plan
 - Mature landscape installed along south property line
- **Accent Paving for Driveway and Walkways**
- **Decorative Perimeter Wall** (avoiding double wall conditions)
- **CC&Rs approved by City staff and City Attorney's Office**
- **New manhole accessible to Public Works trucks for cleaning and servicing the existing sewer line at the west end of Walnut Ave.**



Recommendation



Staff is recommending the City Council approve the project and adopt Resolution No. 2022-18.

City Council
April 5, 2022

