

Time Extension
Vesting Tentative Tract Map
82695, Site Plan Review
5524, 5532 McCulloch Avenue



Planning Commission

Meeting: 2/28/2023

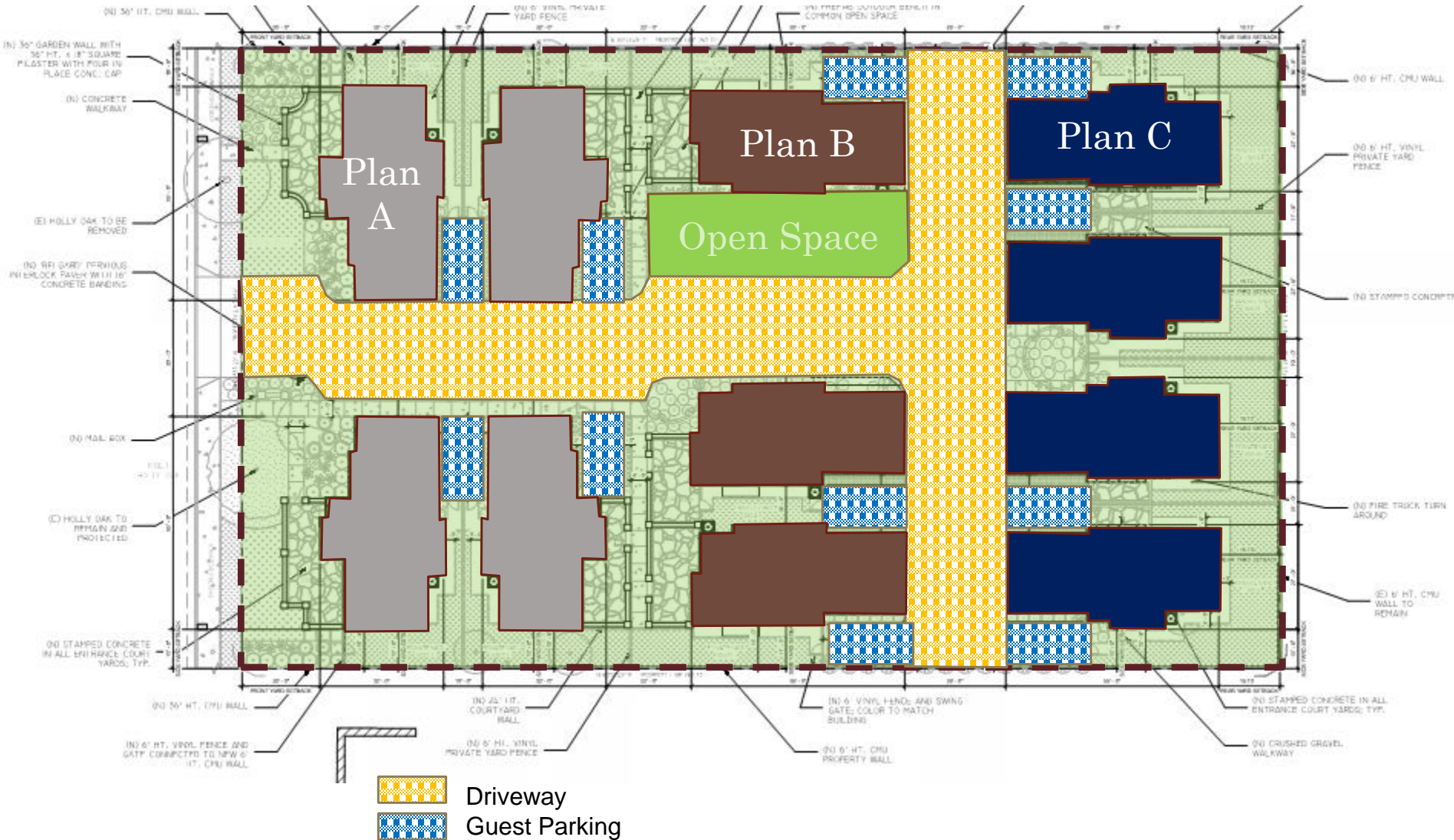
THE SITE



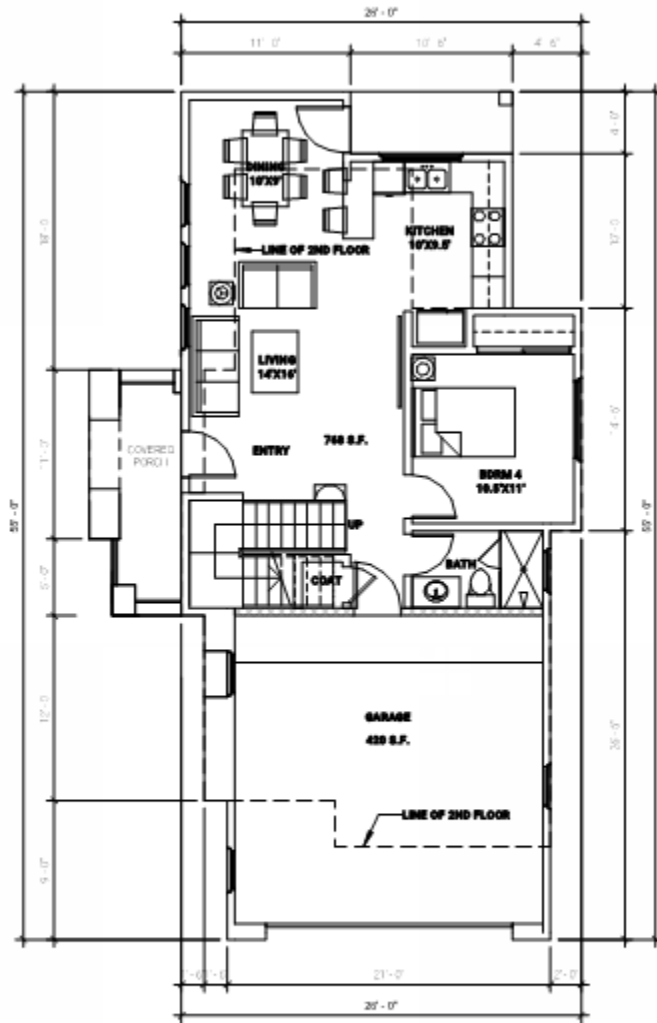
THE PROJECT



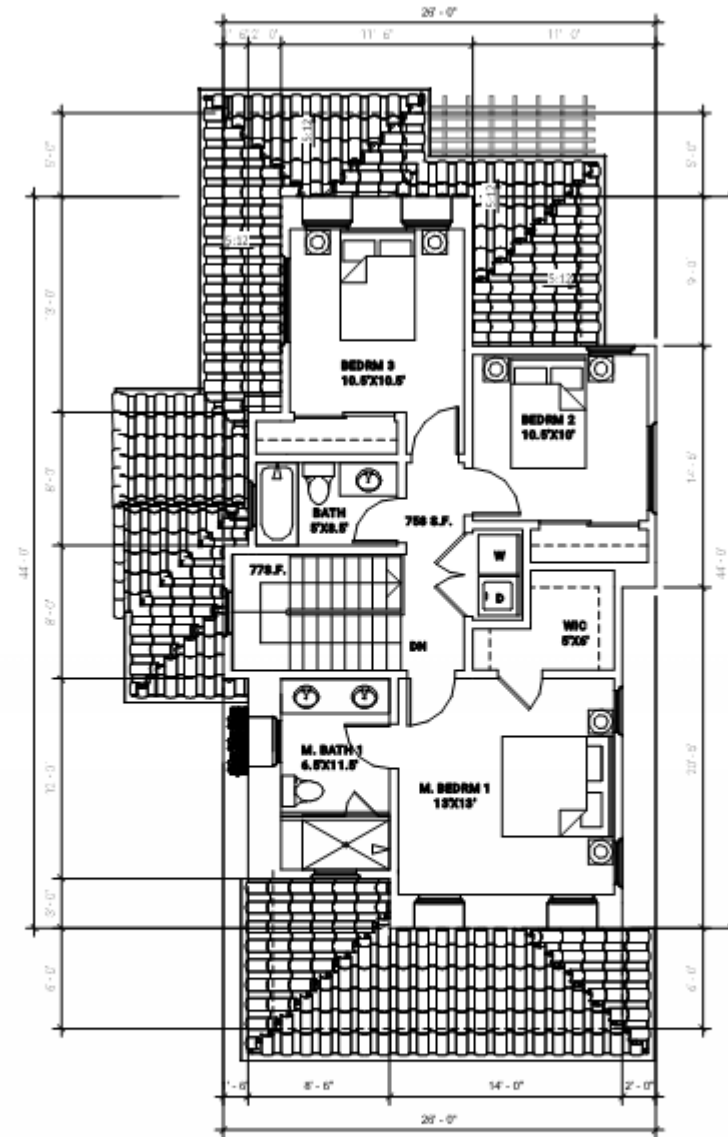
THE PROJECT – SITE PLAN



FLOOR PLAN – PLAN A



① FIRST FLOOR PLAN
1/8" = 1' 0"



② SECOND FLOOR PLAN
1/8" = 1' 0"

EXTERIOR DESIGN – PLAN A



⑥ LEFT SIDE ELEVATION
1/8" = 1'-0"



⑤ REAR ELEVATION
1/8" = 1'-0"



⑦ RIGHT SIDE ELEVATION
1/8" = 1'-0"



④ FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR DESIGN – PLAN B



⑥ LEFT SIDE ELEVATION
1/8" = 1'-0"



⑤ REAR ELEVATION
1/8" = 1'-0"







⑦ RIGHT SIDE ELEVATION
1/8" = 1'-0"



④ FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR DESIGN- MATERIALS

ELEVATION NOTES AND BUILDING MATERIALS:

<p>9 RAIN GUTTER: MANUF.: RGS (RAIN GUTTER SUPPLY) TYPE: ALUMINUM HALF ROUND GUTTER COLOR: RUSTIC BROWN</p>		<p>5 WINDOW: (ALL WINDOW SHALL BE 2" RECESSED) MANUF.: MILGARD MANUFACTURING, INC. TYPE: VINYL COLOR: TAN</p>		<p>1 ROOF TILE: MANUF.: EAGLE ROOFING PRODUCTS TYPE: CAPISTRANO COLOR: SMC 8403 SANTA BARBARA BLEND</p>	
<p>10 WINDOW SILL, HEADER AND TRIM: MANUF.: VEFO, INC. TYPE: LITE CAST COLOR: VIEJO</p>		<p>6 ENTRY DOOR: MANUF.: DOORS FOR BUILDERS INC. TYPE: SOLID WOOD, RUSTIC SERIES • SINGLE • DB-595 COLOR: MAHOGANY WITH MEDIUM MAHOGANY FINISH</p>		<p>2 BOARD-N-BATTEN SHUTTER PAIR MANUF.: ALPHA SYSTEMS LLC. TYPE: VINYL COLOR: MUSKET BROWN</p>	
<p>11 DECORATIVE WALL TILE MANUF.: CASABLANCA MARKET TYPE: MEDITERRANEAN 6" X 6" CERAMIC PALMA DECORATIVE TILE COLOR: GREEN</p>		<p>7 GARAGE DOOR: MANUF.: AMARR GARAGE DOORS TYPE: OAK SUMMIT OS1000 BEAD BOARD / MAPLE CREEK HANDLES AND HINGES COLOR: TERRATONE</p>		<p>3 STUCCO: MANUF.: MERLEX STUCCO TYPE: SAND STUCCO COLOR: P-171 FLINTRIDGE (B BASE)</p>	 P-171 FLINTRIDGE (B Base)
<p>12 STANDING SEAM SLOPE WINDOW AWNING: N/A MANUF.: N/A TYPE: N/A COLOR: N/A</p>		<p>8 LIGHT FIXTURE: MANUF.: WESTPORT LED TYPE: ONE-LIGHT LED 11" OUTDOOR WALL LANTERN COLOR: BLACK FINISH</p>		<p>4 6x8 EXPOSED RAFTER TAIL: MANUF.: PROWID MARKET / DUNN EDWARDS PAINTS. TYPE: ROUGH SAWN / PAINT COLOR: WILD MUSTANG DEA161"LRV 10</p>	 18" 7 3/4"

ISSUES

Consistency with the original approval

- No change is being proposed

Consistency with the General Plan and Zoning Code

- Only subject to the standards effective in 2019
- Architectural design reviewed and approved by the City Architectural Design Review Consultant

Compliance with the Subdivision Map Act

- Received approval for the final map on its mathematical accuracy

RECOMMENDATION

Adopt a resolution finding that the project is exempt from CEQA and approving File 23-3883 subject to the recommended conditions of approval

(extend the expiration of the project to April 22, 2024)

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