

1. Agenda For May 15, 2012

Documents: [5-15-12.PDF](#)

2. Staff Report One For May 15, 2012

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3. Staff Report Two For May 15, 2012

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CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
May 15, 2012
7:00 P.M.

Board Members

Gene Ong, Chair
Krystal Hamner, Vice-Chair
George Chiang, Member
Roy Furuto, Member
Jack Chiang, Member

Staff

Jim Basham, Director of Community Development
Samantha Tewasart, Associate Planner
Crystal Landavazo, Assistant Planner

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES: January 17, 2011

ORAL AND WRITTEN COMMUNICATIONS:

The public may at this time address the members of the Design Review Board on any matters within the jurisdiction of the Design Review Board, prior to any action taken on the agenda. No action may be taken on off-agenda items except as authorized by law. Speakers are requested to limit their comments to no more than **five minutes** each.

If you would like to address the Design Review Board, please complete the **white speaker's card**. The card is available at the speaker's podium or from the Secretary. Please identify on the card your name, address and the item on which you would like to speak and return to the Secretary. The **speaker's card** assists the Chairperson in ensuring that all persons wishing to address the Members are recognized. If you wish to speak on an agenda item, your name will be called at the time the matter is heard by Design Review Board.

AGENDA CHANGES AND ADOPTION:

NEW BUSINESS:

1. 525 SOUTH ATLANTIC BOULEVARD — NEW SIGN (DRB-11-15)

The applicant is requesting approval for a new sign at 525 South Atlantic Boulevard. The property is located on the west side of South Atlantic Boulevard, south of Harding Avenue, in the C-P (Commercial Professional) zone.

RECOMMENDATION: That the Design Review Board approves the proposed new sign with conditions.

2. 801 CREST VISTA DRIVE — A NEW 4,754 SQUARE FOOT SINGLE FAMILY RESIDENCE (DRB-12-03)

The applicant is requesting approval for a new single family residence of 4,754 square feet at 801 Crest Vista Drive. The property is located the R-1 (Single Family Residential) zone.

RECOMMENDATION: That the Design Review Board approves the proposed new single family residence with conditions.

ITEMS FROM THE BOARD:

ADJOURNMENT:

To the next regularly scheduled meeting on June 5, 2012, at 7:00 p.m.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT CITY HALL, (626) 307-1359 OR TTD/TTY (626) 307-2540. PLEASE NOTIFY THE CITY CLERK'S OFFICE TWENTY-FOUR HOURS PRIOR TO THE MEETING SO THAT REASONABLE ARRANGEMENTS CAN BE MADE TO ASSURE ACCESSIBILITY TO THIS MEETING.

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting shall be available for public inspection in the Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://www.ci.monterey-park.ca.us>.

APPROVED BY:

JIM BASHAM	
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DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

1

TO: Design Review Board

FROM: Director of Community Development

MEETING DATE: MAY 15, 2012

CASE NUMBER: DRB-11-15

SUBJECT: NEW WALL SIGNS

LOCATION: 525 SOUTH ATLANTIC BOULEVARD

APPLICANT: Allison Yu
First Sign Co.
16354 Valley Blvd
La Puente, CA 91744

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-11-15 subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

REVIEW AND REPORT:

Applicant Allison Yu is requesting approval of a new wall sign at 525 South Atlantic Boulevard. The subject property is located in the C-P (Commercial Professional) zone on the west side of Atlantic Boulevard. The property is surrounded by commercial uses to the north, south and east. The property is developed with a single story building, which consists of one unit and is occupied by a travel agency.

The applicant is proposing to install an approximately 11 sq. ft. internally illuminated channel letter sign on the building storefront. The unit has a frontage of 25 ft. which allows a maximum sign area of 18.75 sq. ft. The sign copy will read "Pan Pan Travel" followed by Chinese characters which identify the business name. The English words will consist of red vinyl letters over a white Plexiglas face in a clouded cabinet with black trim caps and black returns. The Chinese characters will be individually illuminated and consist of the same red vinyl over white Plexiglas with black trim and black returns.

The sign will be located in the center of the front elevation, just above the storefront windows. The building façade consists of storefront windows with a 2 ft. fascia separating the windows from an angled corrugated parapet above. The applicant is proposing to install the sign on the storefront fascia to facilitate installation. The sign will be installed in the center of the fascia with a 7 foot, 11 inch width on either side of the sign and a minimum 4 inch space above and below the sign.

CONCLUSION:

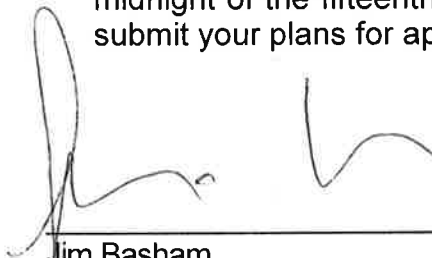
Staff reviewed the application and believes the proposed signs are appropriate for the site and compatible with surrounding uses.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with sign plans date-stamped April 30, 2012 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) Section §21.72.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property shall remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, shall authorize the City to remove or mask said graffiti at the cost of the applicant/property owner.
4. The property shall be kept free of trash and debris at all times.
5. The applicant/property owner shall sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30

days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.

6. This approval for a new wall sign is not an approval of building permits, which must be applied for separately with the Building Division.
7. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The red vinyl must be kept in good repair and replaced if it begins to peel or deteriorate.
8. When the use is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days. This condition shall be included into the lease agreement between owner and tenant.
9. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
10. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
11. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.



Jim Basham
Director of Community Development

Attachments:

1. Sign Plan
2. Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

2

TO: Design Review Board

FROM: Director of Community Development

MEETING DATE: MAY 15, 2012

CASE NUMBER: DRB-12-03

SUBJECT: A NEW, 4,745 SQUARE FOOT, 2-STORY SINGLE FAMILY RESIDENCE WITH THREE-CAR GARAGE

LOCATION: 801 CREST VISTA DRIVE

APPLICANT: Nick Wang
2103 South 7th Avenue
Arcadia, CA 91006

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-03 subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15303, Class 3 (New Construction or Conversion of Small Structures) for a single-family residence in a residential zone.

REVIEW AND REPORT:

The applicant is requesting design review approval for a new single-family residence of 4,745 square feet. The property is situated on the west side of Crest Vista Drive at 801 Crest Vista Drive and is currently developed with a 2,070 square foot residence and two car garage. The applicant proposes to demolish all existing structures in order to develop the proposed single family residence. The subject property is a 14,811 square foot parcel located in the R-1 (Single-Family Residential) Zone. The property is bordered by Sequoia Park to the north and single family residences to the south, east and west.

The R-1 zone permits a 35% Floor Area Ratio (FAR) for lots over 10,000 sq. ft. The proposed dwelling will be 4,745 sq. ft., which is a 32.04% FAR. The R-1 zone is permitted a maximum building height of 30 ft. The subject property is on a slope, which requires the average grade to be determined before building height can be measured. MPMC 21.04.335 states that the grade of a property is determined by averaging the grade at the center-point of each exterior wall. The average building height for this residence is 23 feet.

The residence will consist of two stories and a partially subterranean three car garage. The proposed garage will have a turn-in driveway and 25 ft. front yard setback. The first floor will consist of a living room, dining room, kitchen, family room, one bedroom, one master bedroom and an entertainment room. One of the bathrooms will be located adjacent to the family room and provide access to the pool area. The second floor will have four bedrooms, two full baths, a sitting room and powder room. A covered patio will be provided on the south side of the residence, adjacent to the kitchen and family room, overlooking the pool area.

The residence will be provided with a modern architectural style and a variation of earth-tone finishes and veneers to provide depth and interest facing Crest Vista Drive. The primary finish for all elevations will be smooth stucco in a beige-gray toned color (Hialeah 81586). A secondary accent color in a dark yellow color (Biscayne 14496) will be used on all elevations. The east and south elevations will be provided with stone veneer throughout the first and second floors. The west and north elevations will have stone veneer accents in select areas. Score lines will be used to accent the smooth stucco areas on all elevations. A majority of the roof will consist of tiles in a grayish color to compliment the primary color of residence and stone veneer. An accent feature will be located over the entertainment room and main entry through use of a copper standing seam metal roof. The exposed portion of the garage, along with all retaining walls, will consist of a tan colored smooth face CMU blocks with accent rows of tan colored split face CMU blocks.

CONCLUSION:

Staff reviewed the application and believes the proposed addition is appropriate for the property.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped April 25, 2012, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) Section §21.72.120.

2. Construction and demolition work conducted shall be allowed only between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays, and holidays, unless superseded by any subsequent ordinance.
3. Quality of all finished work shall be per planner's approval before building final.
4. All buildings or structures on the property shall remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, shall authorize the City to remove or mask said graffiti at the cost of the applicant/property owner.
5. The property shall be kept free of trash and debris at all times.
6. The applicant/property owner shall sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
7. This approval for the design of a new single-family residence is not an approval of building, mechanical, or electrical permits, which must be applied for separately with the Building Division.
8. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), which shall be subject to planner review and approval.
9. Indicate all A/C units on site plan. Provide a note that units are 25' away from any neighbor's opening (i.e. doors and windows).
10. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for building, electrical or mechanical permits pertaining to this project.
11. A landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the proposed type and size of all proposed plants. The applicant is encouraged to utilize hydrozones and drought tolerant landscaping.
12. All conditions of this approval shall be complied with prior to issuance of final approval.
13. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.



Jim Basham
Director of Community Development

Attachments:

1. Architectural Plans