

1. Agenda For July 3, 2012

Documents: [7-03-12.PDF](#)

2. Staff Report One For July 3, 2012

Documents: [7.3.12 SR 1.PDF](#)

3. Staff Report Two For July 3, 2012

Documents: [7.3.12 SR2.PDF](#)



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING

CITY HALL— Council Chambers

320 W. NEWMARK AVENUE

July 3, 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:

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. **111 NORTH ATLANTIC BOULEVARD — EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – NEW PAINT (DRB-12-05)**

The applicant is requesting approval for a new paint color palette at 111 North Atlantic Boulevard. The property is located on the northwest corner of the Atlantic Boulevard and Garvey Avenue intersection, in the R-S/P-D (Regional Specialty/Planned Development) zone.

RECOMMENDATION: That the Design Review Board approves the proposed color palette with conditions.

2. **850 MONTEREY PASS ROAD — EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – NEW FAÇADE (DRB-12-06)**

The applicant is requesting approval for a new façade at 850 Monterey Pass Road. The subject property is located on the east side of Monterey Pass Road, south of Vagabond Road. The applicant plans to utilize at least 11,830 sq. ft. of the building to create a new retail showroom and office area. The building will no longer be utilized as a warehouse and the exterior remodel is part of the transition in use.

RECOMMENDATION: That the Design Review Board approves the proposed exterior remodel with conditions.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

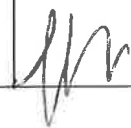
To the next regularly scheduled meeting on July 17, 2012, at 7:00 p.m.

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





DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

1

TO: Design Review Board

FROM: Director of Community Development

MEETING DATE: July 3, 2012

CASE NUMBER: DRB-12-05

SUBJECT: EXTERIOR COMMERCIAL REMODEL WITH NO
INCREASE OF FLOOR AREA – PAINT

LOCATION: 111 NORTH ATLANTIC BOULEVARD

APPLICANT: Albert Cho
110 East 9th Street, A727
Los Angeles, CA 90079

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-05,
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15301, Class 1 (Existing Facilities) minor alteration of existing facilities.

BACKGROUND:

At the regular meeting of June 19, 2012, the Board reviewed a proposal for a new color palette at 111 N. Atlantic Boulevard. At this meeting the Board requested paint samples to be provided on the building. The Board also recommended use of a warmer color instead of the proposed gray color, "Looking Glass." The Board suggested mixing browner tones into the proposed gray color to achieve a paint color that was warm but remained close to the proposed color palette.

The applicant provided these samples on June 27, 2012 and the Board was advised that the building was ready for review. After reviewing the proposed colors, the applicant does not object to the use of the alternative color suggested by the Board.

REVIEW AND REPORT:

The applicant is requesting design review approval for a new color palette to be painted on an existing building located at 111 North Atlantic Boulevard in the R-S/P-D (Regional Specialty/Planned Development) zone. The subject property is located on the northwest corner of the Atlantic Boulevard and Garvey Avenue intersection. Commercially developed lots are located to the north, south, east and west of the subject property.

The subject site is currently developed with a three-story commercial building that operates as a multi-unit commercial building. On-site parking is located on the north side of the building and in a subterranean parking garage, with an entry located toward the west side of the property. The existing building elevations consist of pink stucco walls with red accents provided through railings and columns along the second and third floor. The south and east elevations face Garvey Avenue and Atlantic Boulevard, respectively. These elevations have an arched main entry feature that consists of a red metal frame, extending from the ground to above the roofline. Glass panes and a logo are located toward the top of this arched entry.

The applicant is proposing to paint the existing building with a gray color palette. The stucco walls will be painted a grayish-beige color, specifically named "Serene Thought" (DE6234), by Dunn Edwards. The arched metal frames and railings will be painted a gray color, specifically named "Looking Glass" (DE6376) by Dunn Edwards. The metal roof will also be painted in the same "Looking Glass" gray color and will be provided with a glossy coat. Staff expressed to the applicant that utilizing standard paint on a metal surface is often accompanied with concern over maintenance because painted metal surfaces tend to chip often. The applicant has stated that his paint contractor is experienced in painting metal surfaces and has provided information for the Board's review.

The applicant has proposed to replace the acrylic faces of the existing signs, located on the metal arches, which identify the name of the shopping center. The acrylic faces will be replaced with the acrylic faces in the same grey colors used for the building's paint scheme. The background color will be light grey color, similar to the "Castlerock" paint chip provided to the Board. The channel letters on the signs will consist of white acrylic faces.

There are no changes proposed to the rest of the property. However, the Code Enforcement Division conducted an inspection of the property to check for outstanding maintenance items that must be addressed on the property. The result of this inspection is the addition of Conditions 8-15.

CONCLUSION:

Staff has reviewed the application and believes that the proposed exterior alterations and signage are appropriate for the subject site.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with colored elevations date stamped April 19, 2012 and Manufacturer Information date stamped June 5, 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. This approval for signage reface is not an approval of a building permit, which must be applied for separately with the Building Division.
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. 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.
7. 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 After the fifteen days are barring an appeal, you may submit your plans for approval and apply for the issuance of Planning's stamp of approval for building permit.
8. Trash, junk and debris must be removed all landscape planters.
9. Weeds must be removed from all interior landscape planters. Planters on the exterior of the building must continue to be maintained free of weeds.
10. Interior planters must be provided with shrubs in all bare areas. A minimum 3 inch thick layer of mulch must be provided as groundcover in all planters.
11. All commercial units must remove window signage that exceeds maximum sign area along with all sign not related to the businesses.
12. All broken light fixtures must be repaired or replaced.
13. The existing fountain may be converted to a landscape planter. The new planter must be provided with irrigation that is to be maintained in working order at all times. The new planter must be provided with landscaping and groundcover.
14. All openings and vents must be provided with a cover and repaired.
15. Existing directional signs, such as signage identifying restrooms, appear to be in bad repair. All directional signs must be replaced.
16. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.

17. 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.

A handwritten signature in black ink, appearing to read 'Jim Basham', is written over a horizontal line.

Jim Basham
Director of Community Development

Attachments:

1. Proposed Colored Elevations
2. Site Photos
3. Manufacturer Information



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

2

TO: Design Review Board

FROM: Director of Community Development

MEETING DATE: July 3, 2012

CASE NUMBER: DRB-12-06

SUBJECT: EXTERIOR REMODEL WITH NO INCREASE OF
FLOOR AREA – FASCADE CHANGE

LOCATION: 850 MONTEREY PASS ROAD

APPLICANT: Andy Wang
1940 Derringer Lane
Diamond Bar, CA 91765

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-06,
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15301, Class 1 (Existing Facilities) minor alteration of existing facilities.

REVIEW AND REPORT:

The applicant, Andy Wang, is requesting design review approval for an exterior remodel to an existing building at 850 Monterey Pass Road. The subject property is located on the east side of Monterey Pass Road, south of Vagabond Road. The existing 20,000 sq. ft. warehouse building is surrounded by office and industrial uses to the north, south and west. Residential uses are located to the east of the subject property. The applicant plans to utilize at least 11,830 sq. ft. of the building to create a new retail showroom and office area. The building will no longer be utilized as a warehouse and the exterior remodel is part of the transition in use. The building will be utilized primarily as a showroom and office for the

The existing building elevations consist of red brick which is consistent with many warehouse buildings on Monterey Pass Road. The façade entry currently resembles a patio that has been enclosed with concrete bricks and five windows. Narrow columns were created between the windows with concrete block pop-outs. All concrete blocks were painted white and the entry fascia was painted green with a white stripe.

The applicant is proposing to install a parapet over the entry area so the roofline is even with the existing building. The parapet will have a beige colored stucco finish ("French Vanilla" X55) and a foam trim with a white stucco finish ("Swiss Coffee"). The entry door will be accented with 12 inch green marble tiles installed on either side. The green marble tiles will have a 6 ft. 6 in. width on either side of the entry door. The green marble tile will also be used to accent the narrow pop-out columns between the windows on the façade. The entry area elevations will match the beige stucco finish provided on the parapet. The rest of the building will maintain the existing red brick elevations.

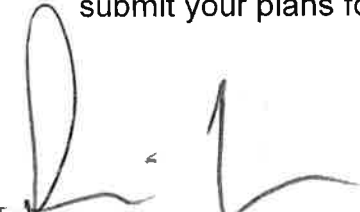
CONCLUSION:

Staff has reviewed the application and believes that the revised elevations and proposed materials are appropriate for the subject site.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped June 28, 2012 and materials submitted April 24, 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. This approval for an exterior remodel with no increase in square footage is not an approval of a building permit, which must be applied for separately with the Building Division.
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. 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.
7. 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.
8. The sliding gate on the south side of the building must remain open during all hours of operation.
9. A directional sign must be located on the south end of the front elevation to indicate the business is open to the public. This sign must also indicate ADA accessible parking is located near the public entrance.
10. A Planning inspection of the building interior must be completed to ensure compliance with land use regulations prior to Planning Division approval of Building Permit. A minimum of 11, 830 sq. ft. must be utilized for office and retail uses within the building.
11. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
12. Under no circumstances shall the building interior be utilized for warehousing. The
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
2. Proposed Colored Elevations

