

1. Agenda For October 16, 2012

Documents: [10-16-12.PDF](#)

2. Staff Report One For October 16, 2012

Documents: [10.16.12 SR1.PDF](#)

3. Staff Report Two For October 16, 2012

Documents: [10.16.12 SR2.PDF](#)



CITY OF MONTEREY PARK DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
October 16, 2012
7:00 P.M.

Board Members

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

Staff

Jim Basham, Director of Community Development
Samantha Tawasart, 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.

NEW BUSINESS:

1. **543 MONTEREY PASS ROAD — NEW PAINT COLOR PALETTE FOR EXISTING BUILDING AND ADDITION OF 1,188 SQUARE FOOT STORAGE ROOM (DRB-12-10)**

The applicant is requesting approval for a paint color palette at 543 Monterey Pass Road. The property is located on the west side of Monterey Pass Road, in the M (Manufacturing) zone.

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

2. **328 SOUTH ATLANTIC BOULEVARD — EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – NEW FACADE (DRB-12-09)**

The applicant is requesting approval for a new façade at 328 South Atlantic Boulevard. The property is located on the east side of South Atlantic Boulevard, in the S-C (Shopping Center) zone.

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

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on November 6, 2012, 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: OCTOBER 16, 2012

CASE NUMBER: DRB-12-10

SUBJECT: NEW PAINT COLOR PALETTE FOR EXISTING BUILDING AND ADDITION OF 1,188 SQUARE FOOT STORAGE ROOM

LOCATION: 543 Monterey Pass Road

APPLICANT: Roy Furuto
Furuto Rubio & Associates, Inc
1220 Date Street
Montebello, California 90640

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-10 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 1(e) (Existing Facilities) addition to existing structures.

REVIEW AND REPORT:

The applicant is requesting design review and approval to repaint the building and add a 1,188 sq. ft. storage room at 543 Monterey Pass Road. The subject property is located in the M (Manufacturing) zone on the west side of Monterey Pass Road. The property is surrounded by manufacturing uses to the north, south and east with residential uses located, approximately 172 ft. away, at the top of a slope to the west. The property is developed with a single story building, which is occupied entirely by one business. The business currently operates as a light manufacturing use which manufactures tortillas.

The applicant is proposing to construct an approximately 1,188 sq. ft. addition that will serve as a storage room. The addition will be located toward the rear portion of the south elevation. The business previously maintained outdoor storage that was screened by existing fencing. The addition will allow the business to enclose the exterior storage. The addition is considered accessory and therefore does not warrant additional parking.

The northern half of the building, where the main office area is located, has a brick façade with a canopy projection above the windows and pale yellow concrete tilt up walls make up the southern half. Aside from the brick façade at the front, the building elevations consist primarily of concrete tilt up walls. The exterior elevations of the addition will match the building's concrete tilt up walls by applying a smooth stucco finish.

The applicant proposes to maintain the existing color palette used on the building frontage, which consists of three colors. The primary color, a pale yellow color named "Verona Beach" by Dunn Edwards (DE6135 – LRV63), will be applied to all exterior walls with a concrete tilt up finish. A rust color, named "Cedar Grove" by Dunn Edwards (DE5152 – LRV21), will be used on the brick façade at the main entrance. The final color, "Modern Ivory" by Dunn Edwards (DE6197 – LRV78) will be used as an accent color and applied to the canopy, above the windows, on the brick area of the building frontage. The finish and color of the addition will appear to be a part of the existing building.

No changes are required or proposed in parking areas but the applicant will re-slurry and re-stripe the existing parking areas as part of this scope of work.

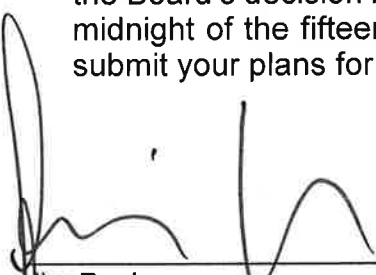
CONCLUSION:

Staff reviewed the application and believes the proposed exterior remodel with an increase in square footage is appropriate for the site and compatible with the surrounding area.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped September 17, 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 an addition is not an approval of building permits, which must be applied for separately with the Building Division.
7. 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.
8. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
9. The property owner must re-slurry, and re-stripe, the property prior to obtaining permit final approval from the Planning Division.
10. All landscaping on the property must be fully maintained.
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. Site Plan & Elevations
2. Colored Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

2

TO: Design Review Board

FROM: Director of Community Development

MEETING DATE: OCTOBER 16, 2012

CASE NUMBER: DRB-12-09

SUBJECT: EXTERIOR REMODEL WITH NO ADDITION OF
SQUARE FOOTAGE – NEW FAÇADE

LOCATION: 328 SOUTH ATLANTIC BOULEVARD

APPLICANT: Kristy
JWDA
529 East Valley Boulevard, Suite 228A
San Gabriel, CA 91706

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-09
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 1 (Existing Facilities) minor alteration of existing facilities.

REVIEW AND REPORT:

The applicant is requesting design review and approval of an exterior remodel at 328 South Atlantic Boulevard. The subject property is located in the S-C (Shopping Center) zone on the east side of South Atlantic Boulevard, south of Newmark Avenue. The property is surrounded by commercial uses to the north and south with residential uses located to the east. The property is developed with a multi-unit two-story office building.

The building elevations currently consist of dark brown brick walls with a wood shingle mansard roof. The mansard roof has existing windows, which will be replaced but will maintain the same size and location. The existing mansard roof is in need of repair because many of the wood shingles have fallen off, broken or appear very weathered. Instead of replacing the existing wood shingle roof with wood shingles, that will need continued maintenance, the applicant is proposing a façade change.

The applicant proposes to install "Resysta Decking" in place of the wood shingles on the mansard roof. The new façade material is a durable wood alternative that will be provided in three colors, "Java," "Aged," and "Siam" to provide a variegated roof color. The applicant is proposing to maintain the existing dark brown color on the bricks so the building will continue to have a brown palette.

Staff is requiring that a fresh coat of paint be applied to the brick walls as part of the façade improvements. Similarly, staff is requiring that the existing freestanding sign be included in the faced remodel. The existing sign matches the existing building, with wood shingles resembling a mansard roof above the sign content. The monument sign must also replace the wood shingles with the "Resysta" material, in the variegated brown color, and apply a fresh coat of paint.

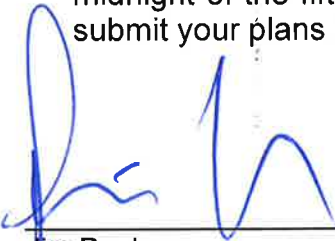
CONCLUSION:

Staff reviewed the application and believes the faced improvements are appropriate for the site and compatible with surrounding uses.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped September 11, 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 façade is not an approval of building permits, which must be applied for separately with the Building Division.
7. 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.
8. The applicant must install and maintain the "Resysta" material according the manufacturer's instructions which were submitted and date stamped October 9, 2012.
9. The brick walls of the exterior elevations must be provided with a fresh coat of paint.
10. The existing freestanding sign must be included in the façade change. The wood shingle mansard roof on the sign must be replaced with "Resysta" material. The sign must be provided with a fresh coat of paint.
11. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
12. 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. Photos
3. Manufacturer's Information