

1. Agenda For November 6, 2012

Documents: [11-6-2012.PDF](#)

2. Staff Report One For November 6, 2012

Documents: [11.6.12 SR1.PDF](#)

3. Staff Report Two For November 6, 2012

Documents: [11.6.12 SR 2.PDF](#)



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
November 6, 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 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.

OLD BUSINESS:

1. **CONTINUED ITEM - 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.

NEW BUSINESS:

2. **721 MONTEREY PASS ROAD — EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – NEW PAINT COLOR PALETTE (DRB-12-11)**

The applicant is requesting approval for a paint color palette at 721 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 one of the three proposed color palettes with conditions.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on November 20, 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: NOVEMBER 6, 2012

CASE NUMBER: DRB-12-10

SUBJECT: CONTINUED ITEM:
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.

BACKGROUND:

This item was originally scheduled for the meeting of October 16, 2012. Due to a lack of quorum at the October 16, 2012 meeting, the item was continued to the meeting of November 6, 2012.

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: NOVEMBER 6, 2012

CASE NUMBER: DRB-12-11

SUBJECT: NEW WALL SIGN AND EXTERIOR REMODEL WITH
NO ADDITION OF SQUARE FOOTAGE: NEW PAINT

LOCATION: 721 Monterey Pass Road

APPLICANT: Jenny Ming
8930 Mission Drive, Suite 107
Rosemead, CA 91776

PROJECT PLANNER: Crystal Landavazo
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-12-11
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:

The applicant is requesting design review and approval of a new wall sign and new exterior color palette at 721 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 at the top of a slope to the west and Vagabond Drive to the north. The property is developed with a single story building, which is occupied entirely by one business. The business operates as a light manufacturing use and manufactures noodles.

The applicant is proposing to install an approximately 48.79 sq. ft. internally illuminated channel letter sign on the building storefront. The unit has a frontage of 120 ft. which allows a maximum sign area of 90 sq. ft. The sign will consist of the business logo and two lines of text. The first line copy will consist of Chinese characters that indicate the business name, and a description of the business use, at a height of 1 foot 8 inches with black vinyl covered acrylic faces and white returns. The second line will read "MP MANUFACTURER CORP" at a height of 8 inches with electric blue acrylic faces and a white trim cap.

The sign will be located to the right of center on the building façade, near the building's entrance. The building storefront consists of concrete walls with stone veneer near the covered entry area. The applicant proposes to keep the existing stone but apply a new color palette to the building. The applicant initially proposed one color palette but, in staff's opinion, the proposed colors may be too bold for the area so staff requested additional colors for the Board's review.

The applicant has provided three color palettes for the Board's review. All three color palettes consist primarily of two colors, and all three use black as an accent. The primary color of each palette will be applied to the entire building, while the secondary color will be applied in a 1 ft. band along the roofline. The secondary color will also be applied to the fascia of the covered entry and the planter in front of the entry area. The black color will be applied to the covered entry area in all three scenarios. The business owner prefers color palette A, but believes the earth tone colors in palette C are more appropriate for the area.

Palette A will utilize an orange color named "Flash of Orange" by Dunn Edwards (DEA 116) as the primary color. A burgundy color, named "Deep Crimson" by Dunn Edwards (DEA 152), will be used as the secondary color.

Palette B proposes a light tan color named "Warm Butterscotch," by Dunn Edwards (DE6151) as the primary color. A brown color, named "Cedar Chest" by Dunn Edwards (DE6112), will be used as the secondary color.

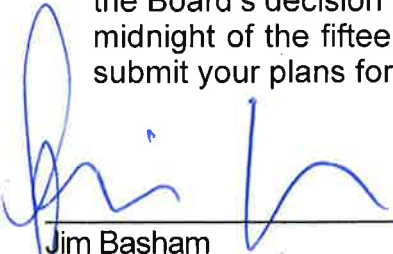
Palette C proposes a gray color named "Calico Rock" by Dunn Edwards (DE6229) as the primary color. The secondary color will be a chocolate/burgundy color named "Northern Territory."

CONCLUSION:

Staff reviewed the application and believes the proposed sign and color palette C 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 and colored elevations date-stamped October 10, 2012 and samples date stamped October 15, 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.
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.
9. Irrigation and landscaping must be installed before obtaining final approval from the Planning Division for building permit final.
10. 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.
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. Sign Plan & Elevations
2. Color Swatches