

1. Agenda For May 21, 2013

Documents: [5.21.13.PDF](#)

2. Staff Report One For May 21, 2013

Documents: [5.21.13 SR1.PDF](#)

3. Staff Report Two For May 21, 2013

Documents: [5.21.13 SR2.PDF](#)



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
May 21, 2013
7:00 P.M.

Board Members

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

Staff

James Funk, Lead Planner/Economic and
Development Special Projects Manager
Samantha Tewasart, Associate Planner
Vacant, Assistant Planner

CALL TO ORDER:

ROLL CALL:

ELECTIONS:

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. 122 WEST GARVEY AVENUE UNIT C — TWO NEW WALL SIGNS (DRB-13-01)

The applicant is requesting approval for two new wall signs at 122 W. Garvey Avenue Unit C. The property is located on the south side of Garvey Avenue, in the C-B, P-D (Central Business, Planned Development) Zone.

RECOMMENDATION: That the Design Review Board continue to a date uncertain.

NEW BUSINESS:

2. 400 N ATLANTIC BOULEVARD — NEW WALL SIGN (DRB-13-04)

The applicant is requesting approval for a new wall sign at 400 N Atlantic Boulevard, on the east side of North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

RECOMMENDATION: That the Design Review Board approve, subject to conditions.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF: 2401 S Atlantic Boulevard – Discuss Condition #11

"Sixty days after construction completion, the property owner shall remove the chain link fence with green mesh from the southern portion of the property. The property owner must work with staff to obtain approval of a permanent wall to replace the fence."

ADJOURNMENT:

To the next regularly scheduled meeting on June 4, 2013, 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:

JAMES FUNK	
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DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

1

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: MAY 21, 2013

CASE NUMBER: DRB-13-01

SUBJECT: TWO NEW WALL SIGNS

LOCATION: 122 W. Garvey Avenue Unit C

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

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: That the Design Review Board continue the item to a date uncertain.

A handwritten signature in blue ink that reads "James Funk".

James Funk, Lead Planner/Economic and
Development Special Projects Manager



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

2

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: MAY 21, 2013

CASE NUMBER: DRB-13-04

SUBJECT: NEW WALL SIGN

LOCATION: 400 N ATLANTIC BOULEVARD

APPLICANT: Vincent Li of Success Sign Group
2206 Pacific Parkway
West Covina CA 91791

PROJECT PLANNER: Samantha Tewart
Associate Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-04
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, Success Sign Group., is requesting design review and approval for a new wall sign at 400 North Atlantic Boulevard. The subject property is located at the northeast corner of North Atlantic Boulevard and West Emerson Avenue. The property is zoned R-S (Regional Specialty Center) and designated Mixed-Use I in the General Plan. The property is surrounded by commercial uses to the north, south, east and west. The property is developed with a one-story commercial building, occupied by a used car dealership business with car rental services.

The applicant proposes to install an internally illuminated wall sign above the business entrance on the west building elevation. The proposed sign consists of one line of text 18 inches tall and 16 feet wide and a logo 2 feet 4 inch tall and 3 feet and 1 inch wide. The total sign area will be 30.68 square feet. The business has a frontage of 47 feet which allows a maximum sign area of 47 square feet. The text will be 5 inches deep.

The proposed sign will be internally illuminated with LED lighting. The text will read "MOTORCARSINC." to identify the business name, followed by the Chinese translation of the business name. The logo is a letter "M" and will be installed above the line of text. The text will consist of a white acrylic face for the English text and a blue vinyl face for the Chinese characters, with 3/4-inch white trim-caps. An aluminum panel painted green to match the roof color will be installed between the channel letters and the proposed raceway. The logo will be installed on an existing roof projection. The logo will consist of a white acrylic face with 3/4-inch white trim-caps.

CONCLUSION:

Staff reviewed the application and believes the proposed sign is appropriate for the site and compatible with surrounding uses with the recommended conditions.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with sign plan date-stamped April 22, 2013, 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 sign faces must be replaced at any sign of chipping or fading.
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. 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.



James Funk, Lead Planner/Economic and
Development Special Projects Manager

Attachments:

1. Sign Plan
2. Site Plan