

1. Agenda For June 4, 2013

Documents: [6.4.13.PDF](#)

2. Staff Report One For June 4, 2013

Documents: [6.4.13 SR1.PDF](#)

3. Staff Report Two For June 4, 2013

Documents: [6.4.13 SR2.PDF](#)



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
June 4, 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:

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. 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.

NEW BUSINESS:

2. 2401 S ATLANTIC BOULEVARD — EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE (DRB-12-02)

The applicant is requesting a modification to a condition of approval at 2401 S Atlantic Boulevard, on the west side of South Atlantic Boulevard in the S-C (Shopping Center) Zone.

RECOMMENDATION: That the Design Review Board take appropriate action.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on June 18, 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: JUNE 4, 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:

This application was brought before the Design Review Board on May 21, 2013. At the meeting, several maintenance items and added conditions were discussed. However, the Applicant stated that he was not authorized to agree to the added conditions. Therefore, the Design Review Board continued the application and requested that the business owner be present at the next regularly scheduled meeting.

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 "MOTORCARS_{INC.}" 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.

Staff conducted an inspection of the property and found the property has several property maintenance items, which have been included as conditions of approval.

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.
12. The driveway and parking area at the western and southern portions of the lot must be patched, slurry sealed, and all parking spaces must be re-stripped.
13. Provide a 3 feet wide landscape planter adjacent to the public right-of-way along North Atlantic Boulevard and West Emerson Avenue. A 3 feet tall hedge is to be planted in the landscape planter, subject to Planner review and approval.
14. A trash enclosure must be provided for the trash bin. The trash enclosure must be in compliance with the City requirements including a solid roof cover, gates and be constructed with decorative blocks or stucco covered to match the exterior building walls.

15. The bollards must be painted green to match the building trim color.

16. Remove the portable canopy placed north of building.

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

Attachments:

1. Sign Plan
2. Site Plan



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

2

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: JUNE 4, 2013

CASE NUMBER: DRB-12-02

SUBJECT: EXTERIOR REMODEL WITH NO INCREASE IN
SQUARE FOOTAGE

LOCATION: 2401 S Atlantic Boulevard

APPLICANT: Camino Real Chevrolet
2401 South Atlantic Boulevard
Monterey Park, CA 91754

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: That the Design Review Board take appropriate action,
subject to conditions.

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 is requesting approval to modify a condition required for an alteration to the exterior of an existing building located at 2401 South Atlantic Boulevard. The subject property is located on the east side of South Atlantic Boulevard, south of the Atlantic Boulevard and First Street intersection. Commercially developed lots are located to the north and west of the subject property. Residential uses are located to the east and the Pomona Freeway (SR-60) is to the south.

On April 3, 2012, the Design Review Board approved the project, subject to conditions. Condition number 11 of the conditions states:

"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."

The applicant is requesting to maintain the chain link fence with green mesh and plant tall shrubs in front of the fence.

CONCLUSION:

Staff has reviewed the request and recommends that the Design Review Board take appropriate action.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped March 6, 2012 and colored elevations date stamped January 26, 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 and 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 perimeter wall shall be painted to match the existing wall color. All gray and mismatched paint patches will be painted to match the existing wall color as part of this project.
6. The property shall be kept free of trash and debris at all times.

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/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.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. 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.
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.
12. The property address numbers shall be clearly displayed so that they are visible from Atlantic Boulevard.

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

Attachments:

1. Site Photos
2. Staff Report, dated April 3, 2012