

1. Agenda For June 18, 2013

Documents: [6.18.13.PDF](#)

2. Staff Report One For June 18, 2013

Documents: [6.18.13 SR1.PDF](#)

3. Staff Report Two For June 18, 2013

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5. Staff Report Four For June 18, 2013

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CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
June 18, 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:

ELECTIONS:

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 — MOTOR CARS INC. — NEW WALL SIGN (DRB-13-04)

The applicant, Success Sign Group, 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 — CAMINO REAL CHEVROLET – EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE (DRB-12-02)

The applicant, Gary Takamine of Camino Real Chevrolet, 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.

3. 1455 MONTEREY PASS ROAD – EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE (DRB-13-08)

The applicant, Lynn Vitoorakorn, is requesting approval for new exterior paint at 1455 Monterey Pass Road, on the west side of Monterey Pass Road in the O-P (Office Professional) Zone.

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

4. 669 W GARVEY AVENUE – BAO XING LONG – NEW WALL SIGN (DRB-13-07)

The applicant, Weiman Quan, is requesting approval for a new wall sign at 669 W Garvey Avenue at the northeast corner of North Chandler Avenue and West Garvey Avenue in the C-B (Central Business) Zone.

RECOMMENDATION: After holding the public meeting, continue DRB-13-07 to the next regularly scheduled Design Review Board meeting on July 2, 2013.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on July 2, 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

Design Review Agenda

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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 18, 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 Tewasart
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. This application was continued from the meeting of June 4, 2013 due to a lack of quorum.

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 18, 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:

This application was continued from the Design Review Board meeting of June 4, 2013 due to a lack of quorum.

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.

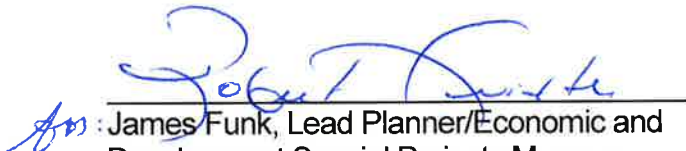
CONCLUSION:

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



DESIGN REVIEW BOARD

STAFF REPORT

ITEM
NUMBER

3

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: JUNE 18, 2013

CASE NUMBER: DRB-13-08

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

LOCATION: 1455 MONTEREY PASS ROAD

APPLICANT: Lynn Vitoorakorn
1445 Monterey Pass Road, #207
Monterey Park, CA 91754

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-08 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) for the installation of an on-premise sign.

REVIEW AND REPORT:

The Applicant, Lynn Vitoorakorn, is requesting design review and approval for new exterior paint at 1455 Monterey Pass Road. The subject property is located at the northwest corner of Monterey Pass Road and Floral Drive. The property is zoned O-P (Office Professional) and designated Employment/Technology in the General Plan. To the north are light manufacturing uses, to the east is a two-story motel, and to the west and south is the City of East Los Angeles.

The subject property is developed with a two-story, multi-tenant commercial condominium building. The building is located on the eastern portion of the lot. Parking is provided north and west of the building and is accessible from Monterey Pass Road. The existing exterior building color is grey.

The Applicant proposes to paint the building with new exterior colors. The two proposed colors are brown (Dunn Edwards – 4725C – Pantone) and green yellow (Dunn Edwards – 452C – Pantone). The exterior colors are proposed in an alternating, horizontal pattern. The top and middle rows will be painted green yellow. The green yellow rows will be narrower than the brown rows. The width of the rows will be consistent on all four elevations. The front entry articulation will be painted green yellow. No other changes are proposed to the property.

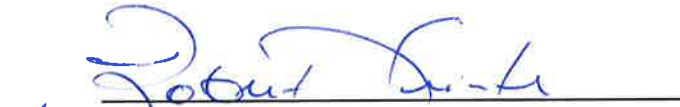
CONCLUSION:

Staff reviewed the application and believes the proposed colors are 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 the colored elevations date-stamped June 12, 2013 and samples date stamped June 12, 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 re-painted 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. Photo Simulation



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

4

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: JUNE 18, 2013

CASE NUMBER: DRB-13-07

SUBJECT: NEW WALL SIGN

LOCATION: 669 W GARVEY AVE

APPLICANT: Weiman Quan
8963 Garvey Avenue
Rosemead, CA 91770

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: After holding the public meeting, continue DRB-13-07 to the next regularly scheduled Design Review Board meeting on July 2, 2013.

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, Weiman Quan, on behalf of the business owner, is requesting design review and approval of a new wall sign at 669 W Garvey Avenue. The subject property is located at the northeast corner of North Chandler Avenue and West Garvey Avenue. The property is zoned C-B (Central Business) Zone and is designated Commercial in the General Plan. To the north, south, east and west are commercially zoned properties. The subject property is developed with a one-story commercial building currently occupied by a dry goods store. The building was previously occupied by a beauty salon.

The proposed wall sign will have one row of individual internally illuminated channel letters. The letters will be illuminated with LED lighting. The sign copy will be 18 inches tall and 12 feet wide for a total sign area of 18 square feet. The business frontage is 27 feet wide which allows a maximum sign area of 20.25 square feet. The text will read "*Bao Xing Long*" to identify the business name, followed by the Chinese translation of the business name. The Chinese translation will be 15 inches tall. The text will have a white acrylic face with a red vinyl on top, a $\frac{3}{4}$ -inch deep black trim-cap, and 5 inches deep black returns.

On several occasions, Staff requested a few correction items on the sign plan. First, the sign plan must show the entire width of the building frontage. Second, draw the sign plan to scale. Third, show the location of the proposed sign on the site plan. The Applicant, however, requested the sign plan be brought to the Design Review Board as proposed. According Monterey Park Municipal Code (MPMC) Section 21.72.040, development plans must be drawn to scale and complete building elevation must be submitted.

Staff conducted an inspection of the property and found the property has several property maintenance items, which have been included as conditions of approval. The business owner painted the existing green awning valances to remove the name of the previous business. The awning at the front entrance was replaced from the existing green awning to a new red awning with a different awning design without review and approval. There is unpermitted outdoor storage at the northern portion of the lot. Staff recommends that the existing green awnings be replaced with new green awnings similar in design or completely replaced with new awnings with a different awning design and color. Elevation plans and awning details will be required for a new awning design and color.

CONCLUSION:

Staff reviewed the application and believes the submittal materials do not meet the minimum code requirements and recommends the Design Review continue the application to the next Design Review Board meeting on July 2, 2013 to allow the Applicant time to provide the required information.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with sign plans and colored elevations date-stamped February 27, 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 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 re-painted 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.

DRB-13-07
June 18, 2013
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James Funk, Lead Planner/Economic and
Development Special Projects Manager

Attachments:

1. Sign Plan
2. Site Plan