

1. Agenda For July 2, 2013

Documents: [7.2.13.PDF](#)

2. Staff Report One For July 2, 2013

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3. Staff Report Two For July 2, 2013

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CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Community Room
320 W. NEWMARK AVENUE
July 2, 2013
7:00 P.M.

Board Members

George Chiang, Chair
Krystal Hamner, 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. 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.

2. 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 16, 2013.

NEW BUSINESS:

3. 216 W GARVEY AVNEUE — AFTER-THE-FACT WALL SIGNS (DRB-13-10)

The applicant, Baoqi Han, is requesting approval for two after-the-fact wall signs at 216 W Garvey Avenue, on the south side of West Garvey Avenue in the C-B, P-D (Central Business, Planned Development) 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 July 16, 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: JULY 2, 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 new exterior paint with no expansion of use.

REVIEW AND REPORT:

Summary

On June 18, 2013, the Design Review Board continued the application to allow the Applicant time to address items discussed at the meeting. The Design Review Board provided several recommendations to the Applicant included below.

- Remove middle strip from proposed paint pattern.
- Select more bold and contrasting colors.
- Paint color samples on the exterior building wall.
- Paint side of pop out green yellow.
- Paint handrails bronze.
- Paint the address numbers brown.
- The acrylic face of the integrated cabinet signs must be white when a tenant space is vacant.

Since the meeting, the Applicant has revised the photo simulation to show newly proposed colors. The two proposed colors are gold (Dunn Edwards – DE5356 – Roman Gold) and yellow (Dunn Edwards – DE5409 Sun Surprise). As shown in the photo simulation, the middle horizontal strip has been removed. New contrasting colors are proposed. Paint color samples of the previously proposed and newly proposed colors have been painted on the east exterior building wall.

Background

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 complimentary with surrounding building.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped June 25, 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

2

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: JULY 2, 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: That the Design Review Board continue the item to the next regularly scheduled meeting on July 16, 2013.

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

3

TO: Design Review Board

FROM: Community Development Department

MEETING DATE: JULY 2, 2013

CASE NUMBER: DRB-13-10

SUBJECT: TWO NEW AFTER-THE-FACT WALL SIGNS

LOCATION: 216 W GARVEY AVE

APPLICANT: Baoqi Han
216 W Garvey Ave,
MONTEREY PARK,
CA 91754

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-09
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 11(a) (Accessory Structures) for the installation of an on-premise sign.

REVIEW AND REPORT:

The Applicant, Baoqi Han, is requesting design review and approval for two new wall signs at 216 West Garvey Avenue. The subject property is located at the south side of West Garvey Avenue, between South Garfield Avenue and South Ramona Avenue. The property is zoned C-B, P-D (Central Business, Planned Development) and designated Mixed-Use I (MU-I) in the General Plan. To the north, south, east, and west of the subject property are commercial uses. The property is situated between GBC International Bank and East West Bank.

The property is developed with a one-story, multi-tenant commercial plaza named Taipei Plaza. The Plaza is comprised of four, one-story buildings and subterranean parking. The Plaza is occupied with a mixture of retail stores, professional offices, and retail eating places. The storefronts are oriented towards an interior corridor. The subterranean parking is accessible from Garvey Avenue; there are two existing driveways, an ingress only driveway and an egress only driveway.

The application is for two wall signs, one on the north building elevation and the second on the west elevation, above the entrance. Both wall signs have been installed and the Applicant is requesting an after-the-fact review and approval.

The primary wall sign, fronting Garvey Avenue, is comprised of a logo followed by two rows of text. The texts are individual internally illuminated letters with LED lighting. The top row reads "SPICE SPIRIT" to identify the business name, the bottom row is the Chinese translation, and the logo is a red chili pepper. The top row is 11 inches tall and 5 feet 10 inch wide and the bottom row is 1 foot 6 inch tall and 5 feet 10 inch wide, and the logo is 4 feet 4 inch tall and 1 foot and 5 inch wide. The total sign area is 20 square feet. The business has a frontage of 20 feet which allows a maximum sign area of 20 square feet. The text and logo consists of a 1/8-inch thick white acrylic face with red vinyl lettering, 4-inch deep black returns, and 3/4-inch deep black trim-caps.

The secondary wall sign, fronting the interior corridor is comprised of individual foam letters. According to Monterey Park Municipal Code (MPMC) Table 21.24(A), a secondary wall sign of a non-illuminated material must be made of wood, metal, or tile. In addition, according to MPMC § 21.24.580, a Master Sign Plan is required for projects with three or more units. The Plaza is comprised of 17 units and therefore requires a Master Sign Plan. Since the secondary wall sign does not meet code requirements, the sign must be removed. Also, signage criteria are required to set the standard for any signage in the corridor.

CONCLUSION:

Staff reviewed the application and believes the proposed primary wall sign on the north building elevation is appropriate for the site and compatible with surrounding properties. The secondary wall sign located above front entrance must be removed.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with sign plans and colored elevations date-stamped June 11, 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) § 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-13-10
July 2, 2013
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James Funk, Lead Planner/Economic and
Development Special Projects Manager

Attachments:

1. Sign Plan
2. Site Plan