

1. Agenda For August 20, 2013

Documents: [8.20.13.PDF](#)

2. Staff Report One For August 20, 2013

Documents: [8.20.13 SR1.PDF](#)

3. Staff Report Two For August 20, 2013

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4. Staff Report Three For August 20, 2013

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CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Community Room
320 W. NEWMARK AVENUE
August 20, 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, Acting Senior Planner
Vacant, Assistant Planner

CALL TO ORDER:

SWEAR IN:

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. **3500 RAMONA BOULEVARD — NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET AND EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE – MONTEREY PARK GOLF COURSE (DRB-13-14)**

The Applicant, Samwon Design Inc., is requesting design review approval for the construction of a new two-level automatic tee deck, addition and remodel to an

existing pro shop, and new netting and support posts at 3500 Ramona Boulevard, at the southeast corner of Corporate Center Drive and Ramona Boulevard in the R-1 (Single Family Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-14 subject to conditions contained herein.

NEW BUSINESS:

2. 328 SOUTH ATLANTIC BOULEVARD – EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE (DRB-13-13)

The Applicant, JWDA, is requesting design review approval for a new storefront at 328 S Atlantic Boulevard in the S-C (Shopping Center) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-13 subject to conditions contained herein.

3. 795 WEST GARVEY AVENUE – NEW CONSTRUCTION LESS THAN 5,000 SQUARE FEET – NEW ONE-STORY COMMERCIAL BUILDING (DRB-13-14)

The Applicant, Patrick Chiu, is requesting design review approval for a new one-story, 5,000 square feet commercial building at 795 W Garvey Avenue in the R-S, P-D (Regional Specialty, Planned Development) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-14 subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on September 3, 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

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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: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: AUGUST 20, 2013

CASE NUMBER: DRB-13-14

SUBJECT: NEW CONSTRUCTION GREAT THAN 10,000 SQUARE FEET AND EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE – NEW TWO-LEVEL TEE DECK, ADDITION AND REMODEL TO EXISTING PRO SHOP, AND NEW NETTING AND POSTS – MONTEREY PARK GOLF COURSE

LOCATION: 3500 Ramona Boulevard

APPLICANT: Samwon Design Inc.
2500 Wilshire Blvd, #832
Los Angeles, CA 90057

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-14 subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, in-fill development projects. The project is consistent with the General Plan. The subject property is zoned R-1 (Single Family Residential) and designated O-S (Open Space) in the General Plan. According to the O-S land use category, all public parks and City-owned recreational facilities are included in the Open Space category. While parks represent the primary permitted use, permitted recreational facilities include public gymnasiums, multi-purpose community buildings, child care centers for City-supported programs, and similar uses of the public-serving nature. No intensity restriction applies to the Open Space Category. Goal 1.0 in

the General Plan Resources Element is to optimize the use of established public parks, and provide park facilities that meet the needs of the City's population. One of the policies (Policy 1.1) in the Resources Element is to assess the usage of park facilities, and identify physical changes needed to accommodate anticipated use patterns on a regular basis. The proposed project will improve the existing facilities at the Monterey Park Golf Course. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

REVIEW AND REPORT:

This item was continued from the meeting of August 6, 2013 due to a lack of quorum.

The Applicant, Samwon Design Inc. is requesting design review approval for the construction of a new two-level automatic tee deck and addition and remodel to an existing pro-shop at 3500 Ramona Boulevard. The subject property is located at the southeast corner of Corporate Center Drive and Ramona Boulevard. The property is zoned R-1 (Single Family Residential) and designated O-S (Open Space) in the General Plan. To the east and south of the property are single-family dwellings, west are commercial properties, and north is the City of Alhambra. The property is City-owned and is currently developed with a one-story tee deck, pro shop, 9-hole golf course, two restaurants (Luminarias and Monterey Hill), a two-level parking structure, and surface parking. The property is approximately 47.47 acre in area and is accessible from Corporate Center Drive and Ramona Boulevard.

Addition to Pro-Shop

The existing one-story pro-shop is 3,222 square feet in size. The Applicant proposes to add 2,490 square feet, which will result in a total building area of 5,712 square feet. A 706 square feet trellis will wrap around the north, south, and west elevations. According to the elevation plans, the addition will match with the existing building, including beige (Merlex – Artemisia P-722) stucco walls in a 20/30 finish and a mansard roof with red MCA S-shaped clay tiles. The proposed east elevation will have a glass storefront, consisting of 8 feet high windows and gliding doors with aluminum frame.

New Construction of Two-Level Tee Deck

The existing tee deck is one-level, consisting of white pillars and a shed roof with red clay tiles. The Applicant proposes to demolish the existing tee deck and construct a new 12,895 square feet, two-level tee deck at approximately the same location with a slight curvature change. The proposed deck will have 57 tee spots, and consist of dark grey pillars, light grey (Merlex – Wrightwood P-891) stucco low walls in a 20/30 finish, and a shed roof with red MCA S-shaped clay tiles. The tee deck will be 29 feet tall at the highest point. On the east elevation, which is the hitting tee side, four feet wide green safety netting will be installed on the second level in front of hitting area for safety purposes. On the west elevation, two stairs will be provided as access ways to the second level, and five light poles will be erected for lighting.

Netting and Posts

At the south, east, and west boundary of the driving range there is existing 80 feet tall netting. The Applicant proposes to replace the existing posts and netting system and increase the height to 100 feet.

CONCLUSION:

Staff reviewed the application and believes the proposed two-level tee deck and addition to the existing pro shop is appropriate for the site.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped August 12, 2013, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.72.120.
2. Quality of all finished work must 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 must be kept free of trash and debris at all times.
5. The applicant/property owner must 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 design review of the proposed new tee deck and addition to the pro shop 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, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
8. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
9. 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.

10. A trajectory study must be submitted for review and approval by the Planner prior to obtaining plan check approval.

Building and Safety Division:

1. The second sheet of the building plans is to list all City of Monterey Park conditions of approval.
2. All works must be done according to the current California Building code, California Plumbing Code, and California Electrical Code.
3. Accessibility requirements per 2010 California Building Code apply to this project.
4. Show accessible route to "Pro Shop" and "Tee deck."
5. Accessible parking must comply with ADA and Title 24 CBC requirements.

Parks Division:

6. Remove the existing shrub located in the parkway tree well closest to the driveway entrance and replace with a 24-inch box size Pink Crape Myrtle Tree (*Lagerstroemia Indica*) and provide property irrigation.

Fire Department:

7. A minimum unobstructed driveway width of 20 feet, exclusive shoulders, and vertical clearance, must be provided for Fire Department vehicular access to within 150 feet of all portions of the exterior building walls per California Fire Code (CFC) § 503.2.1, except for approved security gates in accordance with CFC § 503.6.
8. A new fire flow test is required for all new building construction and house additions. Plan submittal must include fire flow test data obtain within one year of the submittal date. The fire flow test can be requested at the Fire Prevention office.
9. Provide approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE. Signs must be provided for fire apparatus access roads to clearly indicate the entrance to such road per Appendix D103.6.
10. Dead-end fire apparatus access roads in excess of 150 feet in length must be provided with an approved Fire Department turnaround per CFC § 5.03.2.5.
11. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction per CFC § 501-4.

12. Temporary signs must be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs must be of an approved size, weather resistant and be maintained until replaced by permanent signs per CFC § 505.2.
13. Fire hydrants location and distribution must be provided per CFC Appendix C and Table C105.1.
14. The required fire flow for public Fire hydrants must be determined per CFC § 507.3, Table B 105.1.
15. All fire hydrants must measure 6 inches by 4 inches by 2 ½ inches, brass or bronze, conforming to American Water Works Association Standard C503, or approved equal; and must be installed in compliance with CFC 507.
16. Provide an approved automatic fire sprinkler system as set forth by the California Building Code (CBC) § 903 and CFC § 507.
17. Provide an approved automatic fire sprinkler system as set forth by CBC § 903 and CFC § 903. Plans must be submitted for review and approval prior to installation per City of Monterey Park Ordinance No. 2079 § 903.1.3.

Police:

18. The facility must have security video cameras operating at all times. All video cameras must be recorded on videotape or other recording medium. The video recordings must be maintained for a minimum period of 30 days, and the video recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must cover the exterior of the facility/Pro Shop, cash accepting automated ball dispensing machines, tee levels and open parking areas. If the Chief of Police determines that there is necessity to have additional security cameras installed, the business owner must comply with the request within seven days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The owner of the facility must comply with the request within seven days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.
19. If not already equipped an alarm system must be installed at the main entrances and exists to the facility/Pro Shop. The alarm system will be a deterrent to criminal activity, and allow notification of the Police and security in the event of any such attempt. Contact the Monterey Park Police Department Community Relations Bureau at (626) 307-1215 for additional information and alarm permits.

20. Access to the roof of the building and multi-level tee area will be locked and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.
11. Adequate exterior lighting must be provided so that all outside perimeter areas must be visible during the hours of darkness. This must include but not limited to, all stairwells, any garage/carport, and guest parking areas. There must also be adequate lighting in all common areas of the facility, to include stairwells, and sitting/rest areas. All lighting locations and lighting intensity must conform to appropriate codes and be subject to the approval of the Police Department.



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

Attachments:

1. Site, Floor, and Elevation Plans
2. Colored Elevations Plans



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

2

TO: Design Review Board

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: AUGUST 20, 2013

CASE NUMBER: DRB-13-13

SUBJECT: EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE

LOCATION: 328 Atlantic Boulevard

APPLICANT: JWDA
8932 E Mission Dr. #101
Rosemead CA91770

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-13 subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15301, Existing Facilities.

REVIEW AND REPORT:

The applicant, JWDA, is requesting design review approval for an exterior remodel with no increase of square footage at 328 S Atlantic Boulevard. The subject property is located on the east side of South Atlantic Boulevard, one lot of the southeast corner of South Atlantic Boulevard and West Newmark Avenue. The property is zoned S-C (Shopping Center) and designated Commercial in the General Plan. The lot is 27,350 square feet in size. To the north and south of the property are commercially zoned lots and to the east and west are residentially lots.

The applicant proposes to create a new storefront on the west elevation. The property is developed with a two-story, multi-tenant building, occupied by offices and service businesses. The building is located on the eastern portion of the lot facing Atlantic Boulevard with 40 surface parking spaces provided in front of the building. The property is accessible from two driveways on Atlantic Boulevard.

The building elevations currently consist of 9-foot high dark brown brick walls with a 16-foot high wood shingle mansard roof. The mansard roof has twelve narrow rectangular windows, which will be maintained. The building has a round circle cut out on the mansard roof on west elevation, featuring the main entrance, which will also be maintained. Two existing doors on west elevation will be removed, and be replaced by a new store front. Eight glass doors are proposed to be installed to feature the entrances to retail stores on the first floor. According to the proposed west elevation, three single-side glass doors and one double-side glass door will be installed on both left and right side to identify storefronts of tenants. Both the frame and glass of the door will match the existing windows.

CONCLUSION:

Staff reviewed the application and believes the proposed exterior remodel is appropriate for the site and consistent with the overall style of the building.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped July 16, 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 design approval for a new storefront 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. Colored Elevations and Landscape Plan
2. Sample Board



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

3

TO: Design Review Board

FROM: Lead Planner/Economic and Development Special
Projects Manager

MEETING DATE: AUGUST 20, 2013

CASE NUMBER: DRB-13-11

SUBJECT: NEW CONSTRUCTION LESS THAN 10,000 SQUARE
FEET – NEW ONE-STORY COMMERCIAL BUILDING

LOCATION: 795 W Garvey Avenue

APPLICANT: Patrick Chiu
320 W Clary Avenue
San Gabriel Ca 91776

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-11
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

REVIEW AND REPORT:

The applicant, Patrick Chiu, is requesting design review approval for a new one-story, 5,000 square feet commercial building at 795 W Garvey Avenue. The subject property is located at the northeast corner of West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and designated Mixed-Use (MU-I) in the General Plan. The lot is 17,870 square feet in size. The property is surrounded by commercially zoned lots to the north, east, south, and west.

The property is currently developed with a vacant gas station comprised of two canopies and a one-story minimart with three attached auto service bays. The property is accessible from four driveways, including two driveways on Atlantic Boulevard and two driveways on Garvey Avenue. The applicant proposes to demolish all the structures on the lot and construct a new one-story, 5,000 square feet commercial building at the northern portion of the lot.

According to the R-S zone, lots more than 10,000 square feet and less than 20,000 square feet in size are permitted a maximum floor area ratio of 50 percent of the lot area. In this case, the maximum floor area permitted is 8,935 square feet, which is greater than the proposed 5,000 square feet. The maximum building height permitted in R-S zone is 40 feet or 5 stories and the proposed building is one-story.

According to the site plan, the driveway in front of the proposed building is 20 feet wide, which does not meet the minimum 26 feet width requirement for commercial driveways, according to Monterey Park Municipal Code (MPMC) § 21.22.160. The site plan must be revised to provide the required 26 feet driveway width. The proposed parking will be located south of the proposed building. The number of minimum required parking spaces is determined by the proposed square footage of the use. The number of minimum required parking spaces for this proposed 5,000 square feet commercial building is 20 spaces and 29 spaces are provided.

The overall design of the building has a modern style. The proposed building will be rectangular shaped with horizontal decorative elements and vertical articulations. The building height will be 20 feet at the highest point. The proposed building elevations will consist of light grey walls decorated with horizontal dark grey bands and two vertical maroon articulations at the west and east ends. The exterior wall colors to be used are "Swiss Coffee" (Dunn Edwards - DE836) which will be the primary color, "Natural Grey" (DE1072 L1) which will be used as accents along upper section of each walls, and "Clove Park" (DE918U1) which will be used to color two vertical articulations. The south and east elevations will be provided with 11 feet high glass windows grid lines and doors, and a black metal canopy over the windows, which will feature the entrances and storefront.

According to the landscape plan, the main proposed landscape area is located along four boundaries of the lot, and distributed in the surface parking area. The landscape area will be 1,690 square feet in size. According to MPMC § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area to be landscaped, so the minimum landscape area for this lot is 1,280 square feet. The proposed landscape area within 10 feet perimeter of the parking area will be 1,510 sq ft in size, which takes up 89 percent of the total landscape area. According to MPMC § 21.22.270, more than 60 percent of the total landscape area should be located within 10 feet perimeter of the parking area. The proposed planting bed with groundcovers along the lot boundary has a width of 3 feet and will be planted with 5-gallon size Heavenly Bamboo shrubs, not to exceed 3 feet in height. The proposed trees include Evergreen Pear and Yew Pine. Shrubs, including Heavenly Bamboo, Pink Princess Escallonia, and Blue Lily of the Nile, are used to complete the planting schemes. Clearly portrayed location, coverage and specifications of the permanent automatic irrigation system must be included in the plan according to MPMC § 21.22.270.

CONCLUSION:

Staff reviewed the application and believes the proposed new construction is 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 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 design approval for a new one-story commercial building 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.
12. The required driveway width in front of the building must be 26 feet.
13. Clearly portray the location, coverage and specifications of the permanent automatic irrigation system on an irrigation plan to be submitted at time of plan check.



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

Attachments:

1. Site, Floor and Elevation Plans
2. Landscape Plan
3. Colored Elevations