1. Agenda For September 3, 2013

   Documents: 9.3.13.PDF
2. Staff Report One For September 3, 2013

   Documents: 9.3.13 SR1.PDF
3. Staff Report Two For September 3, 2013

   Documents: 9.3.13 SR2.PDF
4. Staff Report Three For September 3, 2013

   Documents: 9.3.13 SR3.PDF
5. Staff Report Four For September 3, 2013

   Documents: 9.3.13 SR4.PDF
6. Staff Report Five For September 3, 2013

   Documents: 9.3.13 SR5.PDF

CITY OF MONTEREY PARK

DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
September 3, 2013
8:00 P.M.

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

Staff
James Funk, Lead Planner/Economic and Development Special Projects Manager
Samantha Tewasart, Acting Senior 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 agendized item, your name will be called at the time the matter is heard by Design Review Board.

OLD BUSINESS:

1. **122 W GARVEY AVENUE – 122 WEST GARVEY AVENUE UNIT C — TWO NEW WALL SIGNS (DRB-13-01)**

   The Applicant is requesting design review approval for two new wall signs at 122 W Garvey Avenue Unit C, in the C-B, P-D (Central Business, Planned Development) Zone.

RECOMMENDATION: After holding the public hearing, approve DRB-13-01 subject to conditions contained herein.

2. 669 W GARVEY AVENUE – BAO XING LONG – NEW WALL SIGN AND EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE (DRB-13-07)

The Applicant, Weiman Quan, is requesting design review approval for new wall sign and after-the-fact awnings at 669 W Garvey Avenue in the C-B (Central Business) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-07 subject to conditions contained herein.

3. 795 WEST GARVEY AVENUE – NEW CONSTRUCTION LESS THAN 5,000 SQUARE FEET – NEW ONE-STORY COMMERCIAL BUILDING (DRB-13-11)

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, continue DRB-13-11 to a date uncertain as requested by the Applicant.

4. 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:

5. 300 SOUTH GARFIELD AVENUE – NEW MONUMENT SIGN (DRB-13-03)

The Applicant, New Signs & Printing Inc., on behalf of the property owner, is requesting design review of a new directory monument sign at 300 South Garfield Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-03 subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on September 17, 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	AF	for James Funk

DESIGN REVIEW BOARD
STAFF REPORT

ITEM NUMBER
1

TO:	Design Review Board
FROM:	Community and Economic Development Department
MEETING DATE:	SEPTEMBER 3, 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 Acting Senior Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-01 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:

Background

This application was continued by the Design Review Board on April 2, 2013 to allow the Applicant time to address the items raised at the meeting. The previously proposed wall signs were made of wood and illuminated by exterior barn style lighting fixtures. The newly proposed wall signs will be internally illuminated channel letter signs. The sign face will be acrylic with vinyl lettering in the same color palette as previously proposed, with ¾-inch black trim-caps, 4 inches deep black returns, and illuminated by white LEDs. The Chinese translation will be cut aluminum with white acrylic and internally illuminated. Previously, the secondary sign on the east elevation was proposed to consist of three lines of text, now the secondary sign is changed to two lines of text in correspondence with the arrangement of the primary sign on the south elevation.

Summary

The Applicant, Jenny Ming, on behalf of the business owner, is requesting design review approval of two new wall signs at 122 W Garvey Avenue, Unit C. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated Mixed-Use I (MU-I) in the General Plan. The property is located on the south side of West Garvey Avenue, two lots west of the southwest corner of Garvey Avenue and Garfield Avenue. The property is surrounded by commercial uses to the north, south, east and west. The property is developed with a one-story, multi-tenant commercial building, occupied by a supermarket (TS Emporium), a dance studio (Star Dance Studio), and an eating establishment. The Applicant is requesting approval for two new wall signs for the eating establishment.

The Board previously reviewed an application for an exterior remodel at this location on March 1, 2011. At the meeting, the Board approved an exterior remodel to create an enclosed outdoor dining area. Signage was not a part of the exterior remodel application.

The Applicant proposes to install the primary business sign above the entrance on the south business elevation. The proposed sign will have a total height of 30 inches and a total width of 9 feet 4 inches, for a total sign area of 23.33 square feet. The business has a frontage of 33 feet which allows a maximum sign area of 24.75 square feet. The sign will consist of two lines of text. The primary line copy will read "*farm* **cuisine**" to identify the business name. The secondary line will be located above the word "cuisine" with a height of 6 inches and provide a Chinese translation with a height of 12 inches. The sign will consist of individually carved wood letters with 1-inch thickness, painted with Behr paints. The word "farm" will be painted in a light green color, named "Garden View" (470D-4) with a dark green accent color, named "Windy Pine" (470D-7). The word "cuisine" and the Chinese characters will be painted a dark brown color, named "Wild Horses" (S-G-770).

The sign regulations of the Zoning Code require signs located within the Garvey/Garfield Specific Plan area to be illuminated. To meet this requirement, the applicant proposes to install decorative barn style lighting above the new sign. Six new light fixtures will be installed above the sign to create a soft illumination to identify the sign.

A wall sign is proposed on the east building wall. The proposed sign will have a total height of 39 inches and a total width of 6 feet, for a total sign area of 19.5 square feet. For consistency purposes, staff recommends reducing the total height to 30 inches to match the primary sign. The east business elevation has a frontage of 42 feet 8 inches, which allows a maximum sign area of 21.33 square feet. The sign is proposed to consist of three lines of text; two line copies will read "*farm*" with a height of 39 inches and "cuisine" with an approximately height of 12 inches to identify the business name. The third line will be located above the two line copies and provide a Chinese translation with a height of 6 inches. The sign will consist of individually carved wood letters with 1-inch thickness, painted with Behr paints. The word "farm" will be painted in a light green color, named "Garden View" (470D-4) with a dark green accent color, named "Windy Pine" (470D-7). The word "cuisine" and the Chinese characters will be painted a dark brown color, named "Wild Horses" (S-G-770). Again, for consistency purposes, Staff recommends the secondary sign be revised to two lines of texts instead of three. Staff also recommends centering the secondary sign vertically and horizontally on the east building elevation.

CONCLUSION:

Staff reviewed the application and believes the proposed signs 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 sign plans date-stamped August 15, 2013 and samples date stamped January 9, 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.

for

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

Attachments:

1. Site Plan
2. Sign Plan and Elevations

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER

2

TO:	Design Review Board
FROM:	Lead Planner/Economic and Development Special Projects Manager
MEETING DATE:	SEPTEMBER 3, 2013
CASE NUMBER:	DRB-13-07
SUBJECT:	NEW WALL SIGN AND EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – AFTER-THE-FACT AWNINGS
LOCATION:	669 W GARVEY AVE
APPLICANT:	Weiman Quan 8963 Garvey Avenue Rosemead, CA 91770
PROJECT PLANNER:	Samantha Tewasart Acting Senior Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-07 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 and replacement of minor structures (awnings).

REVIEW AND REPORT:

Background

This application was continued by the Design Review Board at the meeting of June 18, 2013 to allow the applicant time to provide additional information, including submitting elevation plans for the after-the-fact awning change outs, providing photos of the existing conditions for the four building elevations, labeling the height of the wall sign on the sign plan, replacing the missing brick veneer pieces on the building, and submitting the construction drawing site plan and floor plan for the property.

Since the meeting, the applicant has provided details for the after-the-fact awnings, the site and floor plans, the photos on the presentation board have been updated, and the height of the proposed wall sign has been labeled on the sign plan.

Awnings

The existing building is a one story red brick building. The entrance of the building is oriented towards the southwest corner of the lot, which faces the intersection of West Garvey Avenue and North Chandler Avenue. On the south, front elevation, awnings are installed above the entrance and windows. There are a total of 7 windows, four west of the entrance and three east of the entrance. The previous business had installed dark green canvas awnings. The current business has installed burgundy canvas (Sunbrella) awnings.

The awning installed above the entrance measures 18 feet wide and projects 6 feet from the building wall. The awnings installed above the windows range in width from 5 feet to 17 feet. The three awnings west of the entrance are 17 feet wide. The awnings east of the entrance are 5 feet, 6, feet, 7 feet, and 11 feet wide. On the valance of the window awnings are white vinyl texts that read the name of the business, "**Bao Xing Long**" and the Chinese translation. The Modern Latin text and Chinese translation are installed in an alternating pattern on the window awnings west of the entrance. The text on the awnings east of the entrance will be in Modern Latin text with no Chinese translation.

Summary

The Applicant, Weiman Quan, on behalf of the business owner, is requesting design review 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 blue vinyl on top, a ¾-inch deep black trim-cap, and 5 inches deep black returns. The wall sign measures 13 feet from the ground.

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 August 28, 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.

for

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

Attachments:

1. Sign Plan
2. Site Plan
3. Awning Plans

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER

3

TO:	Design Review Board
FROM:	Lead Planner/Economic and Development Special Projects Manager
MEETING DATE:	SEPTEMBER 3, 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:	That the Design Review Board continue the item to a date uncertain.

for

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

Attachment:

1. Applicant's Letter, dated August 27, 2013

Tewasart, Samantha

From: patrickchiu1@aol.com
Sent: Tuesday, August 27, 2013 3:30 PM
To: Tewasart, Samantha
Subject: 759 W. Garvey Revision

Hi Samantha,

We might need more time that we thought to redesign and work with the owners on the revision. Therefore, we would like to request for further extension and cannot be back for the next DRB meeting.

Thanks.

Patrick

PATRICK CHIU
Architectural Service, Design & Planning
320 W. Clary Ave.,
San Gabriel, CA 91776
Tel: (626) 308-9155, Fax: (626) 308-9983

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER

4

TO:	Design Review Board
FROM:	Lead Planner/Economic and Development Special Projects Manager
MEETING DATE:	SEPTEMBER 3, 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:

Background

This item was continued from the meeting of August 6, 2013 due to a lack of quorum and from the meeting of August 20, 2013 to permit the Applicant additional time to address the items raised by the Board. At the meeting, the Board requested that Applicant submit photometric details relative to the relocation of the freestanding light posts, the trajectory study diagrams, concept landscape details, and research whether there are additional requirements from the State and/or County for construction work on an old landfill site.

Since the meeting, the Applicant has obtained the requested information. Photometric details have been provided that shows that all the outdoor lighting will be shield to prevent the direct spillage of light or glare onto adjacent lots and streets. Photo simulations of the netting system have been provided. Also, the trajectory study diagrams have been provided to show the relative distance and path of travel of the golf balls. Additionally, landscape details have been provided to show 36-inch box size Italian Cypress trees will be planted along the east property line, adjacent to the residential properties, to balance the height of the fence and to soften the appearance of the fence. The planting of additional trees will also help to buffer some of the light and sound generated from the Golf Course. The trees will be 17 feet tall with 5 feet spacing. Furthermore, a meeting with held at the Golf Course with the adjacent properties to east to discuss the project on August 28, 2013. Eight of the adjacent properties attended the meeting. The attendees supported increasing the height of the fence and planting additional trees. The attendees did not request any revisions to the project. Finally, the Applicant contacted Los Angeles County Health Department about the proposed project and will work with the County to comply all regulations.

Summary

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 the architectural style and colors of 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 exterior stairs will be provided as access ways to the second level, and five existing light poles will be relocated for lighting.

Netting and Posts

At the south, east, and west boundary of the driving range is an existing 80 feet tall netting system with support columns. The Applicant proposes to replace the existing posts and netting 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 plans, colored elevations, and samples date-stamped August 12, 2013 and trajectory study diagrams, concept landscape plan, and photo simulations date-stamped August 28, 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
3. Trajectory Study Diagrams
4. Conceptual Planting Plan

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER

5

TO:	Design Review Board
FROM:	Community and Economic Development Department
MEETING DATE:	SEPTEMBER 3, 2013
CASE NUMBER:	DRB-13-03
SUBJECT:	NEW MONUMENT SIGN
LOCATION:	300 S Garfield Avenue
APPLICANT:	New Signs & Printing Inc. 8902 Garvey Avenue Rosemead, CA 91770
PROJECT PLANNER:	Samantha Tewasart Acting Senior Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-03 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, New Signs & Printing Inc., on behalf of the property owner, is requesting design review of a new directory monument sign at 300 South Garfield Avenue. The subject property is located at the southeast corner of South Garfield Avenue and East Newmark 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 property are commercially zoned lots. The property is developed with an existing two-story, multi-tenant commercial office condominium building, occupied by a dentist office, four professional offices, and an administrative office.

The building is located at the northwest portion of the lot. Both surface parking and subterranean parking are provided for the subject site. Surface parking is located at the southern portion of the lot and is accessible from South Garfield Avenue. The entrance of the subterranean parking is accessible from Newmark Avenue.

The applicant proposes to construct a new monument sign in an existing planter located adjacent to a corner unit. The proposed sign will be a double-faced, internally illuminated sign. The total height of the monument sign, including the base will be 6 feet 6 inches tall. The total area of the monument sign will be 39 square feet. The property is permitted to construct a monument sign not to exceed 7 feet in height and 56 square feet in area. The cabinet will measure 5 feet tall, 6 feet wide and 15 inches deep. The total area of the cabinet will be 30 square feet. The monument base will be a 1 foot 6 inches tall, 4 feet 9 inches wide and 12 inches deep. The base will be constructed with red bricks (DTS Quickrete Company) to match the existing planter walls.

The sign will be comprised of 8 rectangular panels. The primary line copy will read "Garfield Plaza" to identify the plaza's name, with routed through white acrylic letters, which will measure 6 inches tall by 4 feet 9 inches wide. Each of the 8 rectangular panels will measure 11 inches tall and 2 feet 10 inches wide. The panels will be positioned in four rows by two columns with a white acrylic face and red vinyl text to identify tenants' business name. Each panel is proposed to consist of one or two lines of texts. The height of the text will be a minimum of 2 inches and a maximum of 5 inches.

New landscaping will be planted in the existing planter, around the base of the proposed monument sign. The planter is currently planted with 5 feet tall shrubs. The proposed plants include 5 Petunia Blue, four 1-gallon Munstead English Lavender, and 8 quart size Lantana Patriot Desert.

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 sign face on Unit 104 is in disrepair and must be replaced with a new white acrylic face. The excessive window signage on Unit 101 must be removed.

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 and samples date stamped July 1, 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.

12. The sign face on Unit 104 is in disrepair and must be replaced with a new white acrylic face.

13. The excessive window signage on Unit 101 must be removed.

for

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

Attachments:

1. Sign Plan
2. Planting Plan