

1. Agenda For September 17, 2013

Documents: [9.17.13.PDF](#)

2. Staff Report One For September 17, 2013

Documents: [9.17.13 SR1.PDF](#)

3. Staff Report Two For September 17, 2013

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4. Staff Report Three For September 17, 2013

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CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
September 17, 2013
7:00 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 agenda item, your name will be called at the time the matter is heard by Design Review Board.

OLD BUSINESS:

NEW BUSINESS:

1. **606 N CHANDLER AVENUE – DESIGN REVIEW BOARD – NEW TWO-STORY REAR DWELLING UNIT WITH ATTACHED TWO-CAR GARAGE AND NEW DETACHED TWO-CAR GARAGE WITH ATTACHED COVERED GUEST PARKING SPACE (DRB-13-15)**

The Applicant, Kamen Lai, is requesting design review approval for a new two-story rear dwelling unit with an attached two-car garage and detached two-car garage with an attached covered guest parking space in the R-3 (High Density Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-15 subject to conditions contained herein.

2. **780 W GARVEY AVENUE – DESIGN REVIEW BOARD – NEW WALL SIGN, FOUR NEW CANOPY LOGOS, MONUMENT SIGN REFACE, EXTERIOR COMMERCIAL REMODEL WITH NO INCREASE OF FLOOR AREA – NEW EXTERIOR PAINT – VALERO (DRB-13-19)**

The Applicant, Adly Abdelmalak, is requesting design review approval for new signs and exterior paint at 780 W Garvey Avenue in the C-S (Commercial Services) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-19 subject to conditions contained herein.

3. **500 E MARKLAND DRIVE – DESIGN REVIEW BOARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET, MONUMENT SIGN, AND TWO WALL SIGNS – NEW THREE STORY WITH BASEMENT LEVEL PUBLIC SELF STORAGE FACILITY – ABLE STORAGE (DRB-13-21)**

The Applicant, John Wang of Mighty Development Inc., is requesting design review approval for a new 122,197 square feet, three-story with basement level public self storage facility at 500 E Markland Drive in the C-S (Commercial Services) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-21 subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

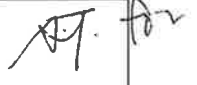
To the next regularly scheduled meeting on October 1, 2013, at 7:00 p.m.

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: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: SEPTEMBER 17, 2013

CASE NUMBER: DRB-13-15

SUBJECT: NEW REAR DWELLING UNIT WITH ATTACHED TWO-CAR GARAGE AND NEW DETACHED TWO-CAR GARAGE WITH ATTACHED COVERED GUEST PARKING SPACE

LOCATION: 606 N CHANDLER AVENUE

APPLICANT: Yan Fang Zhou
8748 E Valley Boulevard
Rosemead, CA 91770

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-15 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, Kamen Lai, is requesting design review approval for a new two-story, 1,499 square foot rear dwelling unit with attached two-car garage. The property is located on the east side of Chandler Avenue at 606 N Chandler Avenue. The subject property is 9,600 square feet in area. The property is zoned R-3 (High-Density Residential) and designated High Density Residential in the General Plan. To the north, south, east and west are residentially zoned lots. The lot is currently developed with a 1,039 square foot, one-story residence and a detached one-car garage. The applicant proposes to demolish the existing garage in order to develop the proposed rear dwelling unit with an attached two-car garage and a new detached two-car garage for the existing front unit.

The maximum number of units permitted for the property is determined by the lot size according to Monterey Park Municipal Code (MPMC) § 21.02.020. For this 9,600 square foot lot, the maximum number of units permitted is 3. Parking required for the site is based on the number of bedrooms. The required number of parking spaces is 4 enclosed parking and one guest parking. According to the site plan, 2 enclosed parking spaces will be provided for each unit, and one covered guest parking space and one uncovered guest parking space will be provided.

The R-3 zone permits a maximum building height of 30 feet, and the building height for the proposed dwelling is 24 feet 8 inches. According to the floor plan, the first floor will consist of a living room, dining room, kitchen, master bedroom and a powder room. The second floor will have two bedrooms, and two full baths. A covered patio will be provided on the east side of the residence, adjacent to the kitchen and family room, overlooking the rear yard area. Two decks will be provided adjacent to two bedrooms on the second floor.

The proposed architectural style is contemporary. The dwelling will have beige stucco walls in a sand finish (La Habra – X-25 Saddleback – Base 200), a hip roof system at varying heights, decorative moldings, stone veneer, balusters, and columns. Stone veneer (Coronado Stone Products – Minnesota Fieldstone in Aspen) will be used as an accent on the bottom portion of west elevation and over the entry porch to feature the entrance. The roof will have brown light weight roof tiles (Malibu, Product No. 2684 – San Raphael Blend) to compliment the primary color of the residence and the stone veneer. The under eave molding will be painted dark beige (Dunn Edwards – DE747 Sahara). A bay window will be installed at the living room next to the entrance on the west elevation. The roof fascia, window moldings, baluster, columns, and garage door will be painted white (Dunn Edwards – DE380 White). The detached two-car garage with an attached covered guest parking space, constructed for the existing front unit, will have the same finishes and colors as the rear unit. The existing front unit will be painted with the same exterior paint color as the rear unit.

CONCLUSION:

Staff reviewed the application and believes the proposed residence is appropriately designed for the site and compatible with surrounding properties. The proposed

architectural style is contemporary, which fits within the character of the neighborhood. There are varying architectural features and exterior finishes that help to break up the building walls.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans and colored elevations date-stamped July 23, 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 § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. 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.
5. This approval for a new rear unit with attached two-car garage and detached two-car garage with an attached covered guest parking space and an uncovered guest parking space is not an approval of building permits, which must be applied for separately with the Building Division.
6. 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.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. 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. Site Plan
2. Color Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

2

TO: Design Review Board

FROM: Lead Planner/Economic and Development Specialist
Projects Manager

MEETING DATE: SEPTEMBER 17, 2013

CASE NUMBER: DRB-13-19

SUBJECT: NEW MONUMENT SIGN, NEW WALL SIGN,
EXTERIOR COMMERCIAL REMODEL WITH NO
INCREASE OF FLOOR AREA – PAINT

LOCATION: 780 W GARVEY AVENUE

APPLICANT: Adly Abdelmalak
9030 National Boulevard
Los Angeles, CA 90034

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-19
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under §15301, Class 1 (Existing Facilities) and §15311, Class 11(a) (Accessory Structures) for new exterior paint with no expansion of use and the installation of an on-premise sign.

REVIEW AND REPORT:

The Applicant, Adly Abdelmalak, is requesting design review approval for new signs and exterior paint at 780 W Garvey Avenue. The subject property is located at the southeast corner of West Garvey Avenue and South Atlantic Boulevard. The property is zoned R-S (Regional Specialty) and designated Commercial in the General Plan. To the north of the property are West Garvey Avenue and a vacant gas station, a multi-tenant commercial plaza wraps around the south and east, and west is South Atlantic Boulevard and a vacant lot. The property is developed with a gas station comprised of a minimarket with two attached canopies with dispensers underneath and was previously occupied by Chevron.

Wall Sign

The Applicant is requesting approval for a new wall sign, four new canopy signs, a monument sign reface, and new exterior paint. The new wall sign will be installed above the entrance of the minimarket and will read "FOOD SHOP". The existing "Auto Service" sign will be removed. The new wall sign will be comprised of individual non-illuminated foam letters. The text will be 2 inches thick with a white acrylic face. The text will be 1 foot 6 inches tall by 9 feet 4 inches wide for a total sign area of 14 square feet, which is less than the maximum sign area permitted. Staff recommends painting the returns black and providing a black trim cap.

Logos

Two new non-illuminated Valero logos are proposed on the east and west elevations of canopy #1 and the north and south elevations of canopy #2. Both canopies are 29 feet deep, 20.5 feet wide and 2 feet 9.5 inches tall. The logos are proposed to be 2 feet away from the corner of the canopies. Staff recommends adding the dimensions of the logos to the sign plan.

Monument Sign

The existing double-face internally illuminated monument sign located at the northwest corner of the lot will be refaced. The monument sign faces north and southbound traffic. No work is proposed to the base of the monument sign. The monument face will be comprised of two sections to display the Valero logo and the gas prices. The gas price section includes three price panels with changeable numbers. The Valero logo section will be white acrylic (Jones Blair) with teal lettering (3M 3632-7127). The aluminum portions to the monument sign will be painted dark grey (Mockingbird).

Exterior Paint

The minimarket and canopies will receive new paint. The building fascia will be painted Valero Teal on all four elevations, and the remaining portions of the building will be kept as it is.

The four elevations of the two canopies will also be painted Valero Teal with the corporate stripe in Valero Yellow (3M 3632-25). The canopy is supported by two

columns, which will be painted Valero Casa Blanca (Jones Blair). The four gas dispensers will be painted with the corporate Valero Yellow and Valero Teal, and with a Valero Mockingbird (Jones Blair) band at the bottom.

The Applicant also proposes to paint the all bumper poles and island curbs. The bumper poles are proposed to be painted with Valero Teal. Valero Mockingbird (Dark Grey) will be utilized on the island curbs (face only). The trash caddies are proposed to be replaced with new Valero trash caddies.

CONCLUSION:

Staff reviewed the application and believes the proposed wall sign, monument sign and exterior paint 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 and colored elevations date-stamped August 19, 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) § 21.36.120.
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 must 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 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 a new wall sign, logos, monument sign reface, and exterior paint 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 wall sign returns must be painted black with black trim caps.
13. The logo dimensions must be labeled on the sign plan.



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

Attachments:

1. Sign 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 17, 2013

CASE NUMBER: DRB-13-21

SUBJECT: NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET, MONUMENT SIGN, AND TWO WALL SIGNS – NEW THREE-STORY WITH BASEMENT LEVEL PUBLIC SELF STORAGE FACILITY – ABLE STORAGE

LOCATION: 500 E Markland Drive

APPLICANT: John Wang of Mighty Development Inc
3296 E Guasti Road #120
Ontario CA 91761

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-21 subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15060, an Initial Study was conducted on the project and a Mitigated Negative Declaration was prepared for the project dated September 5, 2013. The Initial Study identified potentially significant effects on some environmental factors including Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation/Traffic and Construction/Short-Term, but revisions in the project plans or proposals made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment. The mitigation measures have been incorporated as conditions of approval.

REVIEW AND REPORT:

The applicant, John Wang of Mighty Development Inc., is requesting design review approval for a new 122,197 square feet, 4-story public self storage facility at 500 E Markland Drive. The property is zoned C-S (Commercial Services) and designated Commercial in the General Plan. The subject property is located at the southwest corner of Potrero Grande Drive and Markland Drive. The lot is 48,588 square feet (1.12 acres) in size, is semi-circle shaped and sits lower than the street level on the Markland Drive side of the property. To the north of the property is Potrero Grande Drive and single-family dwellings, to the south is the Pomona (60) Freeway, east is Markland Drive and a Shell gas station, and west is a freeway off-ramp landscape area.

The proposed project requires Planning Commission approval. The proposed public storage facility is a walk-in facility, and not a standard drive-through facility. A total of 816 storage units are proposed ranging in size from a minimum of 5 feet by 5 feet units to a maximum of 10 feet by 30 feet units. The proposed building will be 40 feet tall, but the topography of the lot allows for one basement level of storage and three above grade levels. Portions of the building will appear to be a two-story on the Markland Avenue elevation since the lot is lower than the street level. The project also includes a 1,218 square feet customer service area, 403 square feet lobby area, and 1,470 square feet manager's unit.

The required number of parking spaces based on the leasable area of the proposed used is 23 space and 22 spaces are provided. The number of provided parking spaces will be addressed in the Specific Plan that will be reviewed by the Planning Commission. The parking lot is accessible from Markland Drive, a collector street that is two-lane and four-lane road and is designed to carry moderate levels of traffic. The street frontage along Markland Drive is 301 feet wide. The property is not accessible from Potrero Grande Drive because of the off-ramp lane from the Pomona (60) Freeway. Two driveways are proposed along Markland Drive, a 30-foot wide for ingress/egress and a 20-foot wide for egress only. The driveway is proposed 128 feet away from the corner to allow for adequate queuing space on the left turn lane onto Potrero Grande Drive.

Building Architecture

The building is laid out to follow the lot shape with parking provided in front of the building and the building wrapping around the parking area. The center portion of the building will be setback 75 feet from the sidewalk and the two ends will be setback 10 feet from the sidewalk. The proposed architectural style is contemporary. The roofline will be a combination of hipped and flat with parapet walls, decorative moldings and metal coping painted beige (Sherman Williams – SW 6340 Baked Clay). The roof system is broken up at different heights. The architecture incorporates the use of concrete roof tiles (Boral Saxony 600 slate), smooth cement plaster painted light beige, dark beige, and reddish brown (Portland – Sherman Williams – SW 6378 Crisp Linen, SW 6156 Ramie, and SW 6116 Tatami Sand, respectively), fixed spandrels with glass in medium bronze anodized aluminum frames. On the north, south and west elevations

the building wall will have horizontal reveals and the base will be painted brown. Portions of the south and west elevations will be screened by trees on CalTrans property. A trash enclosure will be provided for the property. The enclosure will be incorporated into the design of the building facing the parking area.

Signage

The project also includes a new single-sided monument sign 7 feet tall, 8 feet wide, and 18 inches deep, which is the maximum height and area permitted for a monument sign. The base will be 1 foot 6 inches tall. The base, sides, and back of the monument sign will be stucco covered in brown to match the building color. The top of the monument sign will be curved. The sign will be internally illuminated with a white acrylic face and vinyl lettering. Three sign panels are proposed. The top panel will read **ABLE** outlined with red vinyl. The center panel will read **STORAGE** in black vinyl. The bottom panel will read **500 E. MARKLAND**. The monument sign will be setback 20 feet from the corner of the lot and will face the intersection of the Potrero Grande Drive and Markland Drive.

In addition to the monument sign, two wall signs are proposed. A primary wall sign will be installed on the southeast elevation closest to the Pomona (60) Freeway and a secondary wall sign will be installed on the northeast elevation, at the customer service area, closest to Potrero Grande Drive. The primary wall sign will be 41 square feet and the secondary wall sign will be 28 square feet. Both wall signs will be comprised of individual internally illuminated channel letters and will read **ABLE STORAGE**. The logo will be 24 inches tall, 5 feet 6 inches wide and 4.5 inches deep. The logo will have an acrylic face with red vinyl. The **STORAGE** portion will have a 1/8 inch translucent black acrylic face, 3/4 inch black trim cap, and 4.5 inches deep black returns. Staff recommends that the logo be aluminum with cutout letters and routed through white acrylic.

Landscaping and Irrigation

New landscaping and irrigation is proposed for the subject property. The project will provide sufficient landscaping to comply with the landscaping requirements for a new development. According to the code, 10 percent of the parking area must be landscaped. The parking area is 9,313 square feet in area. The project provides more than 10 percent of landscaped area with 7 feet wide landscape planters in front of the parking stalls. A variety of trees and shrubs will be provided along Markland Drive and Potrero Grande Drive, including 4 24-inch box size red Crape Myrtle trees, 5 24-inch box size pink Crape Myrtle trees, and 375 5-gallon size shrubs. The shrubs include Trailing Myoporum, Tawhiwhi, Ballerina Indian Hawthorn, Groundcover Rose, Chinese Star Jasmine, and Spring Bouquet Laurestinus.

CONCLUSION:

Staff reviewed the application and believes the proposed new construction is appropriate for the site and complimentary with surrounding building. The proposed project is compatible with existing land uses, including an existing public storage facility

west of the subject property, a gas service station to the east, and the Pomona (60) Freeway to the west and south. The property is not located in any specific plan or rehabilitation areas; therefore the Board is authorized to approve any color palette.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped September 5, 2013 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, must require modification of this approval subject to the provisions of Monterey Park Municipal Code § 21.36.120.
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 must remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, must 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 design approval for a new four-story public self storage facility 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, must be kept in good repair and in proper state of preservation. The display surfaces of all signs must 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 must remove all signage and repair/repaint any affected surfaces within 30 days.
9. 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.
10. All conditions of this approval must 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. Landscape and irrigation plans must be provided at time of plan check.

13. The logo must be aluminum with cutout letters and routed through white acrylic, subject to the review and approval of the Planner.



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

Attachments:

1. Site, Floor and Elevation Plans
2. Landscape Plan
3. Colored Elevations
4. Sign Plans
5. Lighting Plans