

1. Agenda For October 1, 2013

Documents: [10.1.13.PDF](#)

2. Staff Report One For October 1, 2013

Documents: [10.1.13 SR1.PDF](#)

3. Staff Report Two For October 1, 2013

Documents: [10.1.13 SR2.PDF](#)



CITY OF MONTEREY PARK DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
October 1, 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
Harald Luna, 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. 532 S GARFIELD AVENUE – NEW WALL SIGN (DRB-13-22)

The Applicant, Chris Park, on behalf of the property owner, is requesting design review approval for a new wall sign at 532 S Garfield Avenue in the N-S (Neighborhood Shopping, Planned Development) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-22 subject to conditions contained herein.

2. **568 W GARVEY AVENUE – NEW WALL SIGNS AND MONUMENT SIGN (DRB-13-23)**

The Applicant, Eddy Hsieh, on behalf of the property owner, is requesting design review approval for new signs at 568 W Garvey Avenue in the C-B (Central Business Commercial, Planned Development) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-23 subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

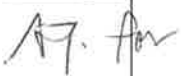
ADJOURNMENT:

To the next regularly scheduled meeting on October 15, 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	
------------	---



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

1

TO: Design Review Board

FROM: Lead Planner/Economic and Development Specialist
Projects Manager

MEETING DATE: OCTOBER 1, 2013

CASE NUMBER: DRB-13-22

SUBJECT: NEW WALL SIGN

LOCATION: 532 S Garfield Avenue

APPLICANT: Chris Park
Success Sign Group
2812 Peck Road
El Monte, CA 91731

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-22
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section §15301, Class 1 (Existing Facilities) and 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

REVIEW AND REPORT:

Summary

The applicant, Chris Park, on behalf of the business owner, is requesting design review approval for a new wall sign at 532 S. Garfield Avenue. The subject property is zoned N-S, P-D (Neighborhood Shopping, Planned Development) and designated High Density Residential (HDR) in the General Plan. The property is located on the east side of South Garfield Avenue, one lot north of the northeast corner of Garfield Avenue and Graves Avenue. The property is surrounded by residential uses to the north, east and west. To the south is a commercial zoned property. The property is developed with a one-story commercial building, occupied by a beauty salon (J&K Hair Salon) and a separate single-story residential building located to the rear of the property.

The applicant is requesting approval for the new wall sign for the beauty salon. The new wall sign will be installed on the front (west facing) business elevation and will consist of a single row of text that read "J&K HAIR SALON" to identify the business name, followed by the Chinese translation of the business name. The newly proposed wall sign with the Chinese translation will be comprised of individual non-illuminated foam letters. The text will be 2 inches thick with a white acrylic face and an apple green vinyl overlay, with 1 inch black trim caps.

The proposed sign will have a total height of 18 inches and a total width of 15 feet, for a total sign area of 22.5 square feet. The business has a frontage of 30 feet which allows a maximum sign area of 22.5 square feet.

CONCLUSION:

Staff reviewed the application, conducted an inspection of the property and believes the proposed wall 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 plans and samples date stamped September 18, 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 § 21.36.120.
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-surfaced 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 shall be installed so that it is placed centered (vertically) from the bottom of the building roof awning and the top of the window frame, as shown on plans.


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

Attachment:

1. Sign Plan and Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM NUMBER

2

TO: Design Review Board

FROM: Lead Planner/Economic and Development Specialist
Projects Manager

MEETING DATE: OCTOBER 1, 2013

CASE NUMBER: DRB-13-23

SUBJECT: NEW WALL SIGNS AND MONUMENT SIGN

LOCATION: 568 W Garvey Avenue

APPLICANT: Eddy Hsieh
Sign Art Company
423 S. California Street
San Gabriel, CA 91776

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-23
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section §15301, Class 1 (Existing Facilities) and 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

REVIEW AND REPORT:

Summary

The applicant, Eddy Hsieh, on behalf of the business owner, is requesting design review approval for new signs at 568 W. Garvey Avenue. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated Commercial (C) in the General Plan. The property is located on the southeast corner of West Garvey Avenue and Moore Avenue. The property is surrounded by commercial zoned uses to the north, west, a vacant lot to the east, and to the south is a parking lot that serves the subject property. The property is developed with a one-story commercial building with a parking lot, and will be occupied by a health center (PIPA Health Center).

Wall Signs

The applicant is requesting approval for two new wall signs, and a monument sign reface. The new primary wall sign will be installed on the front (north) elevation and will consist of a logo with a single row of text that read "PIPA HEALTH CENTER" to identify the business name, followed by the Chinese translation of the business name. The new logo and text will be internally illuminated with LED lighting. The logo face will have a red acrylic face with cut out lettering and white acrylic backer inside. The wall sign with the Chinese translation will be comprised of individual illuminated channel letters. The logo and text will be 4 inches thick with red acrylic face, 3/4 inch black trim caps and black returns. The logo and sign copy will be 18 inches tall and 31 feet wide for a total sign area of 46.5 square feet. The business frontage is 70 feet wide which allows a maximum sign area of 52.5 square feet.

The secondary wall sign will be installed on the rear (south) elevation and will consist of two rows of text that read "HEALTH CENTER," followed by the Chinese translation on the second row to identify the business. The new text will be 1 inch thick non-illuminated foam letters with red acrylic faces and returns painted black. The sign will be 28 inches tall and 10 feet wide for a total sign area of 23.3 square feet. The business frontage is 70 feet wide which allows a maximum secondary sign area of 26.2 square feet.

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 west and eastbound traffic. No work is proposed to the base of the monument sign. The monument face will be comprised of a white lexon plastic with red acrylic lettering. Staff has placed a condition of approval to have the aluminum portions and the base of the monument sign to be painted grey to match the metal awnings on the building.

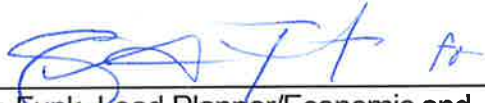
CONCLUSION:

Staff reviewed the application, conducted an inspection of the property and believes the proposed wall signs and monument sign reface 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 samples date stamped September 25, 2013 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) Section § 21.36.120.
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 the new wall signs and monument sign reface are 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-surfaced 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 aluminum trim and base of the monument sign shall be painted of a grey color to match the metal awnings on the building.

DRB-13-23
October 1, 2013
Page 4 of 4



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

Attachment:

1. Sign Plan and Elevations