

1. Agenda For November 19, 2013

Documents: [11.19.13.PDF](#)

2. Staff Report One For November 19, 2013

Documents: [11.19.13 SR1.PDF](#)

3. Staff Report Two For November 19, 2013

Documents: [11.19.13 SR2.PDF](#)

4. Staff Report Three For November 19, 2013

Documents: [11.19.13 SR3.PDF](#)



CITY OF MONTEREY PARK DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
November 19, 2013
7:00 P.M.

Board Members

Krystal Hamner, Chair
Roy Furuto, Vice-Chair
Jack Chiang, Member
Allen Wong, Member
Vacant

Staff

Michael Huntley, Community and Economic
Development Director
Samantha Tewasart, Acting Senior Planner
Harald Luna, Assistant Planner

CALL TO ORDER:

ROLL CALL:

SWEAR IN:

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. 1805 S DONCREST STEET – ADDITION OF 1,336 SQUARE FEET AND A NEW ATTACHED TWO-CAR GARAGE

The applicant, Rowland Ching, on behalf of the property owner, Leang Liu Lo, is requesting approval for a new 1,336 square foot house addition and a new attached two-car garage in R-1 zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-24 subject to conditions contained herein.

2. 402 FLORENCE AVENUE & 911 EMERSON AVENUE – CONSTRUCTION OF TWO NEW DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS WITH ATTACHED TWO-CAR GARAGES AND COVERED GUEST PARKING SPACES

The applicant, Peter Lim, on behalf of the property owner, is requesting design review approval for the construction of two new two-story detached single-family residential units in the R-2 zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-25 subject to conditions contained herein.

3. 812 RIDGECREST STREET – ADDITION OF 258 SQUARE FEET AND A 142 SQUARE FOOT BALCONY TO THE SECOND FLOOR AND EXTERIOR REMODEL

The applicant, Christine Duong, is requesting design review approval for a new 258 square foot house addition and a 142 square foot balcony to the second floor at 812 Ridgcrest Street in the R-1 Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-29 subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on December 03, 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:

MICHAEL HUNTLEY	
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DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

1

TO: Design Review Board

FROM: Director of Community and Economic Development
Department

MEETING DATE: NOVEMBER 19, 2013

CASE NUMBER: DRB-13-24

SUBJECT: A 1,336 SQUARE FOOT HOUSE ADDITION, NEW
ATTACHED TWO-CAR GARAGE AND EXTERIOR
REMODEL

LOCATION: 1805 S DONCREST STREET

APPLICANT: ROWLAND CHING
216 S Ynez Avenue #B
Monterey Park, CA 91754

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-24
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, Rowland Ching, is requesting design review approval for a residential dwelling unit that is greater than 2,000 square feet in area and a new attached 2-car garage. The property is located on the west side of Doncrest Street. The subject property is 6,000 square feet in area. The property is zoned R-1 (Single-Family

Residential) and designated LDR (Low Density Residential) in the General Plan. To the north, south, east and west are residentially zoned lots.

The property is currently developed with a 933 square feet single-story dwelling unit and detached 2-car garage located in the rear of the lot. According to the proposed plans, 860 square feet of the existing living area will be kept, and a 1,336 square foot addition will be added to the back portion of the house. The total living area will be 2,196 square feet. For this 6,000 square foot lot, the maximum living area that can be built is 3,000 square feet.

The R-1 zone allows for a maximum building height of 30 feet, and the building height for the proposed single-story addition will be 19 feet 2 inches. According to the floor plan, the house will include a living room, family room, kitchen, 4 bedrooms, 3 bathrooms, and 1 powder room.

The existing house has a mid-century tract house architectural style. The applicant is proposing to maintain the character of the existing architectural style. The addition part of the house will have white stucco walls (250E-1 Behr Eurolinen) treated with a sand finish, and the existing siding will be changed to the same white stucco and sand finish. The dwelling will have a hip roof system at varying heights consistent with the existing dwelling. The roof will have brown roof shingles (GAF 25-year Royal Sovereign 3-tab shingles, summer sage, model #213791), and the fascia will be painted brown (S-F-750 Chocolate Sprinkle). The addition and the existing dwelling will have new dual pane windows with white vinyl framing. On the east elevation (front), there is an existing covered entry porch identifying the entrance of the house supported by metal railings, which will be covered by the same stucco as the rest of the house and painted to match the dwelling unit. Also, on the front elevation, the existing wood panel siding and the window shutters will be removed and treated with new white stucco in sand finish to match the rest of the dwelling unit. The front door will be painted blue (S-G-560 Jazz Blue). On the west elevation (rear), a new covered porch supported by two wood columns with stucco finish, will be provided at the rear of the house to overlook the backyard landscape area, and underneath the porch there will be a new double-door decorated with side light panels and light fixtures (Hampton Bay Wall-Mounted Outdoor Oval Bulkhead Light, Black color).

CONCLUSION:

Staff reviewed the application and believes the proposed addition to the dwelling is compatible with the existing architectural style and compatible with surrounding residential neighborhood with the recommended conditions.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans and colored elevations date-stamped October 31, 2013, and the colored elevations date-stamped November 4, 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. 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 a new 1,336 square foot addition and a new attached 2-car garage 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, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
8. All conditions of this approval shall 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.


Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plans
2. Color Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

2

TO: Design Review Board

FROM: Director of Community and Economic Development
Department

MEETING DATE: NOVEMBER 19, 2013

CASE NUMBER: DRB-13-25

SUBJECT: CONSTRUCTION OF TWO NEW DETACHED SINGLE-
FAMILY RESIDENTIAL DWELLING UNITS WITH
ATTACHED TWO-CAR GARAGES AND COVERED
GUEST PARKING SPACES

LOCATION: 402 FLORENCE AVENUE & 911 EMERSON AVENUE

APPLICANT: PETER LIM
405 S Astell Avenue
West Covina, CA 91790

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-25
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, Peter Lim, on behalf of the property owner, is requesting design review approval for the construction of two new two-story detached single-family residential units. One dwelling unit will be accessed from Florence Avenue and consists of a 2,775 square foot dwelling unit with an attached two-car garage and covered guest parking (402 Florence Avenue). The second dwelling unit will be accessed from Emerson

Avenue and consist of a 3,195 square foot rear dwelling unit with attached two-car garage and covered guest parking. The property is located on the north east corner of Florence Avenue and Emerson Avenue. The subject property is 11,706 square feet in area. The property is zoned R-2 (Medium-Multiple Residential) and designated MDR (Medium Density Residential) in the General Plan. To the north, south, east and west are residentially zoned lots. The lot is currently developed with two detached single-family dwelling units, a 791 square foot, one-story residence with an attached one-car garage (402 Florence Avenue) and an 800 square foot, one-story residence with no garage. The applicant is proposing to demolish the existing structures in order to develop the proposed two-story detached single-family residential dwelling units with their required parking.

The maximum number of units permitted for the subject property is determined by the lot size according to Monterey Park Municipal Code (MPMC) § 21.08.020. For this 11,706 square foot lot, the maximum number of units permitted is 2. The dwelling units will meet the required setbacks of 25 feet from the front (east) and rear (west) property lines, 5 feet for the first floors and 10 feet for the second floors interior side (north) yard, and 15 feet for the first floors and 25 feet for the second floors street side (south) yard. The parking required for the site is based on the number of bedrooms. The required number of parking spaces is 4 enclosed parking spaces and two guest parking spaces. According to the site plan, 2 enclosed parking spaces will be provided for each unit, and one covered guest parking space will be provided for each unit.

The R-2 zone permits a maximum building height of 30 feet, and the building heights for the proposed dwellings are 27 feet 3 inches (402 Florence Avenue) and 27 feet 1 inch (911 Emerson Avenue). According to the floor plans for the front dwelling (402 Florence Avenue), the first floor will consist of a living room, dining room, kitchen, family room, bedroom and a full bathroom. The second floor will have a master bedroom with a master bathroom, two bedrooms, a full bathroom, and a laundry room. A 505 square foot private open space rear yard area will be provided to the east and north side of the residence, and will be accessed from the family room. The rear dwelling (911 Emerson Avenue) first floor plan will consist of a living room, dining room, kitchen with a nook area, family room, office, powder room, laundry room, and a master bedroom with a bathroom. The second floor will have a second master bedroom with a master bathroom, two bedrooms, and two full bathrooms. A 1,352 square foot private open space rear yard area will be provided to the east of the residence, and will be accessed from the family room.

The proposed architectural style is contemporary. The front (402 Florence Avenue) dwelling unit will have stucco walls in a sand finish and painted a chablis color (La Habra – 16/20 float, X-12), a hip roof system at varying heights, decorative stucco moldings, and stone veneer. The stone veneer (El Dorado Stone: Rustic Ledge in Sequoia) will be used as an accent on the bottom portion of the west elevation and wraps around a portion of the south elevation. The roof will have brown light weight roof tiles (Eagle Roof Tiles: 4502 Bel Air Arcadia) to compliment the primary color of the residence and the stone veneer. The under eave crown molding, window and door trims will be in a smooth finish painted crystal white (La Habra Stucco– X-50 Santa Barbara Mission finish). Three single-hung windows will be installed at the living room next to the

entrance on the west elevation. Decorative arched trim moldings with a keystone will be placed on two focal windows of the front (west) elevation. The roof fascia will be painted brown (Behr, traditional 760B-6), the main entrance door will be painted chocolate brown (Behr AE-5), and the garage door will be painted white (Behr Navajo White AE-260). The attached two-car garage with an attached covered guest parking space will have the same finishes and colors as the dwelling unit.

The rear (911 Emerson Avenue) dwelling unit will have the same exterior finishes with the exception of the exterior walls and main entrance door colors. The exterior walls will have a stucco sand finish and painted eggshell color (La Habra – 16/20 float X-73). The main entrance door will be a mahogany color. Two focal windows on the front (south) elevation will have decorative arched trim moldings with a keystone to match the front unit. A bay window will be placed on the rear (north) elevation for the kitchen.

A 6 foot high decorative split-face block wall, as conditioned, will be constructed between the two units and between the rear unit and the east property line. A 3 foot 6 inch high decorative combination split-face block and wrought-iron fence, as conditioned, will be constructed along the south and west property lines and a portion along the north and east property lines. New landscape and irrigation is proposed for the project site. The project will provide sufficient landscaping to comply with the landscaping requirements for a 2-unit residential property. Per Code requirements, the applicant will plant at least two 24-inch box-size trees per unit. The applicant proposes a mix of Valencia Orange fruit trees, Semi-Dwarf Kumquat, Indian Laurel trees and Italian Cypress trees. One 5-gallon shrub per 40 square feet of yard area and Tall Fescue Marathon sod will be planted. Other landscaping features include a gravel walk way, dark brown mulch within landscaped planter areas and a bench within the common open space area.

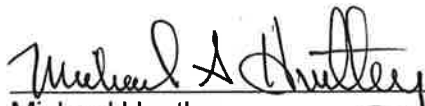
CONCLUSION:

Staff reviewed the application and believes the proposed residences are appropriately designed for the site and compatible with the surrounding residential neighborhood. 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 November 6, 2013 and colored elevations date-stamped November 14, 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. 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 two new two-story detached single-family residential units with their attached two-car garages and attached covered guest parking spaces 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, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
8. All conditions of this approval shall 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 Tentative Parcel Map must be reviewed and approved by the Planning Commission to subdivide air rights to establish and maintain a two-unit condominium project.
11. The proposed block walls, located between the two units and between the rear unit and east (rear) property line, and along the south (side), west (front) and a portion of the north and east property lines must be a light brown color split face block material.



Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plans
2. Color Elevations



DESIGN REVIEW BOARD STAFF REPORT

ITEM
NUMBER

3

TO: Design Review Board

FROM: Director of Community and Economic Development
Department

MEETING DATE: NOVEMBER 19, 2013

CASE NUMBER: DRB-13-29

SUBJECT: A 258 SQUARE FOOT HOUSE ADDITION AND 142
SQUARE FOOT BALCONY TO THE SECOND FLOOR
AND EXTERIOR REMODEL

LOCATION: 812 RIDGECREST STREET

APPLICANT: CHRISTINE DUONG
812 Ridgcrest Street
Monterey Park, CA 91754

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-29,
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, Christine Duong, is requesting design review approval for a new 258 square foot house addition and a 142 square foot balcony to the second floor. The property is located on the south side of Ridgcrest Street, and is currently developed with a 2,600 square foot single-family residence and attached two-car garage. The subject property is 16,400 square feet in area. The property is zoned R-1 (Single-Family

Residential) and designated LDR (Low Density Residential) in the General Plan. To the north, south, east and west are residentially zoned lots.

The existing structure on the lot includes a 2,600 square foot two-story residential dwelling unit with attached 2-car garage. The applicant proposes to add a 258 square feet and 142 square feet covered balcony to the second floor. The total living area will be 2,858 square feet. For this 16,400 square foot lot, the maximum living area that can be built is 5,740 square feet.

The R-1 zone allows for a maximum building height of 30 feet, and the building height for the proposed second floor addition will be 23 feet 3 inches. According to the floor plan, the first floor includes a living room, family room, kitchen, dining room, bedroom with bathroom, powder room, and den with a bathroom. The second floor will have a bedroom with a bathroom, and a master bedroom with bathroom, and balcony. The addition to the second floor of the dwelling unit will meet the required setbacks of 25 feet from the rear (south) property line, and 10 feet for the second floor interior side (west) property line.

The existing house has a mid-century architectural style. The addition will be consisting with the existing architectural style. The second floor addition will have champagne stucco walls (Merlex or Equal 20/30 Finish: P-107) treat with a Merlex finish to match the existing stucco siding on the dwelling. The second floor addition will have a hip roof system consistent with the existing house. The roof will have brown roof tiles (Eagle roofing concrete tile: Capistrano style) to match the existing roof. The fascia and trim will be painted tan (Sherwin Williams: LRV Favorite Tan SW6157) to match existing. The second floor remodel and addition will have dual pane windows and sliding door with white vinyl framing (Milgard Tuscany Series) to match the existing windows. As part of the remodel to the second floor the applicant is proposing to replace the two windows with one sliding window that will be centered with the wall area on the north elevation of the second floor. Two windows on the second floor of the west elevation will be removed and the openings will be covered with stucco siding painted to match. A new bathroom single-hung window will be installed on the second floor. The south elevation of the new addition will have a sliding glass door and window, and a balcony, that is partially enclosed on the west side elevation and will have a ornamental glass panel guard railing system along the south and east sides, to overlook the backyard landscape area.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition to the dwelling is compatible with the existing architectural style of the house and compatible with surrounding residential neighborhood with the recommended conditions.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans and colored elevations date-stamped November 6, 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 258 square foot addition with a 142 square foot balcony to the second floor 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.


Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plan
2. Color Elevations