1. Agenda For December 3, 2013

   Documents: 12.3.13.PDF
2. Staff Report One For December 3, 2013

   Documents: 12.3.13 SR1.PDF
3. Staff Report Two For December 3, 2013

   Documents: 12.3.13 SR2.PDF
4. Staff Report Three For December 3, 2013

   Documents: 12.3.13 SR3.PDF
5. Staff Report Four For December 3, 2013

   Documents: 12.3.13 SR4.PDF

CITY OF MONTEREY PARK

DESIGN REVIEW BOARD AGENDA (Amended)

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
December 3, 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:

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:

NEW BUSINESS:

1. **1833 FERNBANK AVENUE – A 519 SQUARE FOOT ADDITION TO THE FIRST FLOOR AND A NEW 975 SQUARE FOOT SECOND FLOOR ADDITION, NEW 2-CAR GARAGE AND EXTERIOR REMODEL**

   The applicant, Charles Morgan, is requesting approval for a new 1,494 square foot

addition, new two-car garage and exterior remodel at 1833 Fernbank Avenue in the R-1 zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-26 subject to conditions contained herein.

2. 248 E. GLEASON STREET – A 1,363 SQUARE FOOT ADDITION AND EXTERIOR REMODEL

The applicant, Lawrence and Rosalinda Cervantes, on behalf of the property owner, are requesting design review approval for a 1,363 square foot addition and exterior remodel at 248 E. Gleason Street in the R-1 zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-30 subject to conditions contained herein.

3. 1442 W. LONGHILL DRIVE – A 500 SQUARE FOOT ADDITION TO THE FIRST FLOOR AND A NEW 750 SQUARE FOOT SECOND FLOOR ADDITION, NEW 2-CAR GARAGE AND EXTERIOR REMODEL

The applicant, Mingsong Yin, is requesting design review approval for a new 1,250 square foot addition, new 2-car garage and exterior remodel at 1442 W. Longhill Drive in the R-1 Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-28 subject to conditions contained herein.

4. 1022-1024 E. GARVEY AVENUE – NEW WALL SIGN

The applicant, Hung Diep, is requesting design review approval for a new wall sign at 1022-1024 E. Garvey Avenue in the C-S Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-31 subject to conditions contained herein.

5. 220 N. ATLANTIC BOULEVARD – DOUBLE TREE HOTEL

The applicant, 220 Hotel Atlantic, LLC, has requested to present the conceptual design plans for the proposed Double Tree Hotel. Due to the size, scale and location of the proposed project, the applicant will be presenting their project to the DRB to receive preliminary comments.

RECOMMENDATION: To provide comments on the preliminary hotel design. No action necessary at this time.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on December 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:

MICHAEL HUNTLEY	MH

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER 1

TO:	Design Review Board
FROM:	Director of Community and Economic Development Department
MEETING DATE:	December 3, 2013
CASE NUMBER:	DRB-13-26
SUBJECT:	A 519 square foot addition to the first floor and a new 975 square foot second floor addition, new 2-car garage and exterior remodel
LOCATION:	1833 Fernbank Avenue
APPLICANT:	Charles Morgan 1751 Loma Verde Street Monterey Park, CA 91754
PROJECT PLANNER:	Harald Luna Assistant Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-26, 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, Charles Morgan, is requesting design review approval for a new 1,494 square foot addition, new 2-car garage and exterior remodel. The property is located on the west side of Fernbank Avenue, and is currently developed with an 860 square foot single-family residence and attached 1-car garage. The subject property is 5,900 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 single-family residentially zoned properties.

The applicant proposes to remodel the existing floor plan and add a 519 square foot addition to the first floor, a new 975 square foot second floor addition, new 2-car garage and exterior remodel. The total living area will be 2,354 square feet. Based on the lot area of 5,900 square feet, the maximum living area that can be built is 2,950 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 25 feet 11 inches. According to the floor plan, the first floor includes a living room, dining room, utility room, powder room, family room, kitchen, full bedroom with bathroom, and a two-car garage with storage area. The second floor will have a master bedroom with a sitting room, bedroom, full bathroom, and a loft. The existing and addition areas to the first floor of the dwelling will meet the required setbacks of 25 feet from the front (east) and rear (west) property lines, 5 feet for the first floor and 10 feet for the second floor interior side (north and south) property lines.

The existing house has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to a modern architectural style incorporating some Craftsman elements on the front building elevation. The first and second floor of the dwelling will have stucco walls (Merlex 20/30 Finish) painted in a tan color (P-9891: Wrightwood), a hip roof system at varying heights, decorative window trims, exposed wood beams, and stone veneer. The stone veneer (Coronado Stone Ledge stone: Idaho Drystack-Chablis) will be used as an accent on the bottom portion of the front (east) elevation and wraps around a portion of the north and south elevations. The roof will have black asphalt shingles (GAF Timberline-Woodland shingle series: Canterbury Black) to compliment the primary color of the residence and the stone veneer. The roof fascia and trims will be painted brown (Dunn Edwards Paints-Spice Cake: DE5251). The decorative front porch will have exposed roof beams supported by square columns that are stucco treated and painted to match the dwelling, the main entry door and casing, will be solid wood with window glazing painted a mahogany color, and the garage door will be painted a cream color. The applicant is proposing to use dual pane windows and sliding door (Milgard Vinyl frame) with white framing. The west elevation of the new second floor addition will have two sliding glass doors, and a balcony, that is partially enclosed on the south side elevation and will have a ornamental iron guard railing system along the west and north sides and partially on the south side, to overlook the backyard landscape area.

CONCLUSION:

Staff reviewed the application and believes the proposed additions to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood with the recommended conditions. The proposed architectural style is modern, 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 date-stamped November 14, 2013, and colored elevations date-stamped October 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 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 1,494 square foot house addition, new 2-car garage and exterior remodel 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.

9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.

10. All Landscaped areas must be properly maintained at all times.

Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plan
2. Color Elevations
3. Existing Site Photographs

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER 2

TO:	Design Review Board
FROM:	Director of Community and Economic Development Department
MEETING DATE:	December 3, 2013
CASE NUMBER:	DRB-13-30
SUBJECT:	A 1,363 square foot house addition and exterior remodel
LOCATION:	248 E. Gleason Street
APPLICANT:	Lawrence & Rosalinda Cervantes 828 Kingsford Street Monterey Park, CA 91754
PROJECT PLANNER:	Harald Luna Assistant Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-30, 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, Lawrence and Rosalinda Cervantes, on behalf of the property owner, are requesting design review approval for a new 1,363 square foot addition and exterior remodel. The property is located on the south side of East Gleason Street, and is currently developed with a 1,182 square foot single-family residence and attached 2-car garage. The subject property is 8,718 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 properties.

The applicant is proposing to remodel the existing floor plan, exterior remodel and add 1,363 square feet of living area to the dwelling. The total living area will be 2,545 square feet. For this 8,718 square foot lot, the maximum living area that can be built is 3,487 square feet.

The R-1 zone allows for a maximum building height of 30 feet, and the building height for the existing and proposed addition will be 18 feet. According to the floor plan, the first floor includes a family room, dining room, laundry room, powder room, kitchen, 3 bedrooms with bathrooms, a master bedroom with a bathroom, front and rear yard decorative porches and a two-car garage. The existing and addition areas to the first floor of the dwelling will meet the required front setbacks of 25 feet from the front (north) and rear (south) property lines and 5 feet interior side (east and west) property lines.

The existing house has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to a Mediterranean architectural style for the existing dwelling and the proposed additions. The exterior walls of the dwelling will have a smooth stucco finish painted in a brown color (River stone: MS-24), a gable roof system at varying heights, decorative window and door stucco coated trims, and stone veneer. The stone veneer (El Dorado Stone Ledge stone: Durango Mountain Ledge) will be used as an accent on the bottom portion of the front (north) elevation. The roof will have brown light weight roof tiles (Eaglelite: 302-Arcadia: Brown, Black Streaks) to compliment the primary color of the residence and the stone veneer. The roof fascia keystone and trims will be painted brown (Chestnut Brown: MS-46). The decorative front porch will have an arched entry portico with a keystone and supported by round columns that are stucco treated and painted to match the dwelling. The front porch will also incorporate stucco covered partial walls with an ornamental wrought iron railing system. The main entry door and casing (Pioneer Doors: CCR20537 Augustine Glass w/square top) will be solid wood painted a mahogany color (155-J PEG). A side light window with ornamental glass will be installed next to the main door. The garage door will be painted to match the front door. The applicant is proposing to use dual pane windows and sliding door with white vinyl framing. The west elevation of the addition will have a decorative chimney that is stucco treated with brick inlay and a copper top. The south elevation will have a rear patio with columns that are treated with stucco to match the front porch, to overlook the backyard landscape area.

In evaluating the front of the building elevation, it is staff's assessment that the vertical massing of the portico is slightly too tall and out of scale with the gable ends of the garage and bedroom no.1. Accordingly, staff has included a condition that requires the applicant to reduce the height of the portico by 1 foot 6 inches to balance the proportions of this portico structure with the other elements on the front of the dwelling.

CONCLUSION:

Staff reviewed the application and believes the proposed addition to the dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood with the recommended conditions. The proposed architectural style is Mediterranean, which fits within the character of the neighborhood.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped November 20, 2013, and 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. 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 1,363 square foot addition and exterior remodel 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.

9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.

10. The 2-car garage must have a minimum interior dimension of 20 feet in depth by 18 feet in width.

11. The stone veneer (Durango Mountain Ledge) in the front (north) elevation must wrap around a minimum of 18 inches to the east and west elevations.

12. All Landscaped areas must be properly maintained at all times.

13. The applicant must reduce the height of the portico by 1 foot 6 inches to balance the proportions of the portico with the other elements on the front of the dwelling.

Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plan
2. Color Elevations
3. Existing Site Photographs

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER

3

TO:	Design Review Board
FROM:	Director of Community and Economic Development Department
MEETING DATE:	December 3, 2013
CASE NUMBER:	DRB-13-28
SUBJECT:	A 500 square foot addition to the first floor and a new 750 square foot second floor, new 2-car garage and exterior remodel
LOCATION:	1442 W. Longhill Drive
APPLICANT:	Mingsong Yin 1442 W. Longhill Drive Monterey Park, CA 91754
PROJECT PLANNER:	Harald Luna Assistant Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-28, 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, Mingsong Yin, is requesting design review approval for a new 1,250 square foot addition, new 2-car garage and exterior remodel. The property is located on the south side of Longhill Drive, and is currently developed with a 1,370 square foot single-family residence and attached 2-car garage. The subject property is 8,840 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 single-family residentially zoned properties.

The applicant proposes to remodel the existing floor plan and add 500 square feet to the first floor, a new 750 square foot addition to the second floor, new 2-car garage and exterior remodel. The total living area will be 2,620 square feet. Based on the lot area of 8,840 square feet, the maximum living area that can be built is 3,536 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. According to the floor plan, the first floor includes a sitting room, living/family room, dining room, kitchen, office, bath room, master bedroom with bathroom, rear yard patio and a two-car garage with a utility area. The second floor will have 2 bedrooms, full bathroom, and a study area. The existing and addition areas to the first floor of the dwelling will meet the required setbacks of 25 feet from the front (north) and rear (south) property lines, 5 feet for the first floor and 10 feet for the second floor interior side (east and west) property lines.

The existing house has a 1950's Ranch House style. The applicant is proposing to remodel the exterior to a modern architectural style incorporating some Craftsman elements on the front building elevation. The first and second floor of the front elevation of the dwelling will have cement lap siding walls painted in a cream color (James Hardie: Harris Cream), the rear and side elevations will have stucco walls painted a cream color to match the lap siding (LA Habra stucco), a gable roof system, decorative window trims (Hardie Trim: Acrylic White), and exposed wood beams underneath the front porch. The roof will have black asphalt shingles (GAF Timberline-Weathered Wood HD shingle series) to compliment the primary color of the residence. The roof fascia and trims will be painted white (Behr-Whisper White: HDC-MD-80). The decorative front porch will have exposed roof beams supported by square tapered columns painted white with square pedestal support columns, as conditioned, that are stucco treated and painted to match the dwelling. The main entry door will be solid wood with window glazing painted river blue (Benjamin Moore: River Blue 2057-10) to compliment the primary color of the residence. The garage door will also incorporate window glazing and will be painted a white color to match the trim. The applicant is proposing to use dual pane windows throughout the residence and a sliding door on the rear elevation. The front elevation will have a pair of sliding windows with a three-over-one pane design, the rear and side elevations will have an assortment of single-hung, casement, fixed and sliding windows (Milgard Tuscany Vinyl) with white framing. The rear elevation of the new first floor addition will have a trellis patio cover painted red (Benjamin Moore: Rustique AF-275), to overlook the backyard landscape area.

In evaluating the front of the building elevation, it is staff's assessment that the brick veneer material for the front porch pedestals are not architecturally consistent with the overall design of the dwelling and the front porch is slightly too steep and out of scale with the roof pitch of the dwelling. Accordingly, staff has included conditions that require the applicant to stucco treat and paint the square pedestals support columns and reduce the roof pitch of the front porch to 4:12 to match the roof pitch of the dwelling.

CONCLUSION:

Staff reviewed the application and believes the proposed additions to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood with the recommended conditions. The proposed architectural style is modern, incorporating some Craftsman elements, which fits within the character of the residential neighborhood.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped November 21, 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 1,250 square foot house addition, new 2-car garage and exterior remodel 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.

9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.

10. All Landscaped areas must be properly maintained at all times.

11. The applicant must reduce the roof pitch of the front porch to 4:12 to match the roof pitch of the dwelling.

12. The front porch square pedestals support columns must be stucco treated and painted to match the dwelling, subject to the review and approval of the Planner.

Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plan
2. Color Elevations
3. Existing Site Photographs

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER 4

TO:	Design Review Board
FROM:	Community and Economic Development Department
MEETING DATE:	December 3, 2013
CASE NUMBER:	DRB-13-31
SUBJECT:	New Wall Sign
LOCATION:	1022-1024 E. Garvey Avenue
APPLICANT:	Hung Diep 115 N. San Gabriel Blvd San Gabriel, CA 91775
PROJECT PLANNER:	Harald Luna Assistant Planner
RECOMMENDATION:	After holding the public meeting, approve DRB-13-31 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, Hung Diep, on behalf of the business owner, is requesting design review approval for a new wall sign at 1022-1024 E. Garvey Avenue. The subject property is located on the south side of Garvey Avenue, one lot west of the southwest corner of Garvey Avenue and New Avenue. The subject property is zoned C-S, P-D (Commercial Services, Planned Development) and designated MU-II (Mixed Use-II) in the General Plan. The property is surrounded by commercial properties to the north, south, east and west. The property is developed with a single-story commercial building with a parking

lot, occupied by an office use (Exact Tax). The property is undergoing its interior remodel.

The applicant is requesting approval for the new wall sign for the commercial office. The new wall sign will be installed on the front (north facing) business elevation and will consist of a single row of text that read "**ExacTax**" to identify the business name, and the Chinese translation text located before the English text. The newly proposed wall sign with the Chinese characters will be comprised of individual channel letters with internally illuminated LED lighting. The English letters of the proposed sign will consist of 1/8 inch red (#2283) and white (#7328) acrylic faces, ¾ inch white trim-cap with 5 inch white returns, and white LEDs for illumination. The Chinese characters of the proposed sign will consist of 1/8 inch white acrylic faces with a black (Oracle Film: A9090-0) vinyl overlay, ¾ inch white trim-cap with 5 inch white returns, and white LED for illumination.

The proposed sign will consist of a single row of English text and Chinese characters with a height of 1 foot 4 inches and a total width of 9 feet 8 inches, for a total sign area of 12.88 square feet. The business has a frontage of 40 feet, which allows a maximum sign area of 30 square feet.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property 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 plans and colored elevations date-stamped November 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 21.72.120.

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.

Michael Huntley,
Director of Community and Economic Development

Attachments:

1. Sign Plan & Elevations