



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
March 18, 2014
7:00 P.M.

Board Members

Krystal Hamner, Chair
Roy Furuto, Vice-Chair
Allen Wong, Member
Billy Yeung, 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: February 4, 2014 & February 18, 2014

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.

NEW BUSINESS:

1. [**1163 CREST HAVEN WAY – A 58 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 1,134 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL \(DRB-13-39\)**](#)

The applicant, Joe Khaine, is requesting design review approval for a 58 square foot addition to the first floor, a new 1,134 square foot second floor addition and exterior remodel at 1163 Crest Haven Way in the R-1 (Single-Family Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-39, subject to conditions contained herein.

2. TENTATIVE MAP NO. 072527 – 314 SOUTH CHANDLER AVENUE (DRB-14-05)

The applicant, Gary Lin of Studio Quartet 1! LLC, on behalf of the property owner, is requesting approval for a five-unit condominium project at 314 South Chandler Avenue in the R-3 (High Density Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-14-05, subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on April 1, 2014, 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: March 18, 2014

CASE NUMBER: DRB-13-39

SUBJECT: A 58 square foot addition to the first floor, a new 1,134 square foot second floor addition and exterior remodel.

LOCATION: 1163 Crest Haven Way

APPLICANT: Joe Khaine
1300 E. Main Street #109
Alhambra, CA 91801

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-39, 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, Joe Khaine, on behalf of the property owner, is requesting design review approval for a 58 square foot addition to the first floor, a new 1,134 square foot second floor addition and exterior remodel. The property is located on the north side of Crest Haven Way, and is currently developed with a 1,362 square foot single-story single-family residence with an attached 2-car garage. The subject property is 11,660 square feet in area. The property is zoned R-1 (Single-Family Residential) and designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are relatively flat towards the front half of the lots and have a hillside towards the rear half of the properties. The design and character of the surrounding residential dwellings consist of a combination of both the mid-century tract and modern architectural styles, consisting of single-story residential dwellings built in the 1960's.

Project Description

The applicant is proposing a 58 square foot addition to the first floor, a new 1,134 square foot second floor and exterior remodel. The total living area will be 2,555 square feet. Based on the lot area of 11,660 square feet, the maximum living area that can be built is 4,081 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed second floor addition will be 24 feet 1 inch. According to the floor plan, the first floor includes a living room, family room, kitchen, dining area, bedroom, bathroom, 2-car garage, and a front porch. The new second floor will have 2 bedrooms, bathroom, a master bedroom with a master bathroom and walking-in closet. The new second floor of the dwelling will meet the required setbacks of 25 feet from the front (south) and rear (north) property lines, and 10 feet for the second floor interior side (east and west) yard setbacks.

The existing house was built in 1960 and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to a modern architectural style. The first and second floor of the dwelling will have stucco walls painted in a grey color (Omega Acrylic Color Stucco, Chinchilla 9225), a hip roof system at varying heights, decorative stucco treated window trims and sills painted off white (Dunn-Edwards paints: White Fever, DEW345, LRV84) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Boral Stone Products: Cultured Stone, Drystack LedgeStone: suede grey ESR-1364) will be used as an accent on the bottom portion of the front (south) and east side elevations, and wraps around a portion of the west side and rear (north) elevations. The roof will have a brown grey blend color light weight roof tiles (Eagle Roofing Tile: Bel Air Blend, 287) to compliment the primary color of the residence and the stone veneer. The roof fascia will be painted white (Dunn-Edwards Paints: DE 6260, Wishful White) and the decorative stucco treated under eave cornice will be painted off white (Dunn-Edwards paints: White Fever, DEW345, LRV84) to match the window trims and sills. The applicant is proposing to use dual pane windows and sliding doors (Green World: Venetian Series: Vinyl) with white framing. The main entry door (Solid Wood: Mahogany: Type Pre finished antique Patina Beveled Glass) will be solid wood with a decorative oval window painted mahogany color to compliment the architectural style of the dwelling. The garage door (Unique Garage Door: The Long Raised Panel Series, window panel) will be painted almond to match the house. Furthermore the applicant is proposing to use decorative wall mounted light fixtures (Direct Lighting: Maxim MX3424, #BCI577426) painted black to compliment the architectural style of the dwelling.

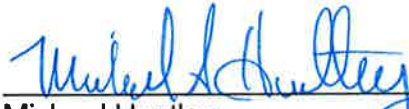
CONCLUSION:

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 a 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 March 10, 2014, 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 is for a new 58 square foot addition to the first floor, a new 1,134 square foot second floor 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. All Landscaped areas must be properly maintained at all times.

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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: March 18, 2014

CASE NUMBER: DRB-14-05

SUBJECT: New Construction Greater than 10,000 Square Feet – 5-
Unit Residential Development

LOCATION: 314 South Chandler Avenue

APPLICANT: Gary Lin
Studio Quartet 1! LLC
2775 Huntington Drive #896
San Marino CA 91108

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: After holding the public meeting, approve DRB-14-05,
subject to conditions contained herein.

ENVIRONMENTAL ASSESSMENT:

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the

zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

REVIEW AND REPORT:

The Applicant, Gary Lin of Studio Quartet 1! LLC, on behalf of the property owner, is requesting design review approval for the construction of 5 residential dwelling units at 314 South Chandler Avenue. The property is located four lots south of the southeast corner of West Newmark Avenue and South Chandler Avenue. 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 of the property are R-3 zoned lots. The subject site has a frontage of 82.7 feet and a depth of 192 feet, with a total lot area of 15,878 square feet in size. The proposed project was reviewed and approved by the Planning Commission on February 25, 2014.

Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 5 units can be built on the lot, and 5 units are proposed. There are two existing units and one garage on the subject site, which will be demolished, and replaced by the five detached condominium units.

The project will be 2-stories, 26 feet in height with tuck under parking. There will be two units with 3 bedrooms and three units with 4 bedrooms. The proposed units will be between 2,242 square feet and 2,378 square feet. The proposed building on the site will meet the required front and rear setback of 25 feet, with 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 26 feet 7 inches. A clearance of at least 11 feet will be provided between the buildings.

Condominium units with three or less bedrooms require 2 enclosed garage spaces plus 1 guest space per 2 dwelling units. For units with four or more bedrooms, 2 enclosed garage spaces, plus 1 guest parking per 1 dwelling unit are required. Overall, 10 enclosed garage spaces and 4 guest parking spaces are required, and 13 enclosed garage spaces and 3 guest parking spaces will be provided as tuck-under parking. According to the basement plan, each three-bedroom unit will have two-car garages, for the other 3 four-bedroom units, each will be provided with three-car garages. In addition, four guest parking spaces will also be provided. The driveway has a width of 18 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Architecture

The proposed architectural style is an interpretation of Spanish Colonial and Monterey Colonial Rival. The building design features the use of S-shaped roof tiles (Eagle

Roofing – Capistrano – Puesta Del Sol – SCH 8711) and exposed wood rafter tails painted dark brown. The windows will be recessed to provide relief to the elevations. The exterior finish will be stucco painted white (La Habra – Crystal White). The entry doors will be painted a dark grey blue (Dunn Edwards – Wharf View – LRV 16). The hardware on the doors (Kwiset – Austin Venetian Brown) and the light fixtures will have a black exterior finish (Titan Lighting – matte black). The garage doors will be steel with wood grains in a chocolate color. The wood double swing driveway gate and walkway gate will be stained cedar (Pacific Gate Works – Western Red Cedar – Weathered Oak Stains).

Landscaping

The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. The proposed trees include 48-inch box size Fruitless Olive, 36-inch box size Brisbane Box, and 15 gallon Pygmy Date Palm. The proposed shrubs include 5 gallon size Hopseed Bush, Blue Hibiscus, New Zealand Flax, Kangaroo Paw and Creeping Fig Ficus.

CONCLUSION:

The properties adjacent to the subject property were constructed in the 1990s and the architectural style is reflective of the time period. The adjacent properties include attached two-story apartment buildings with rough stucco finishes in brown and tan colors. Staff believes that the proposed Spanish architectural style is an appropriate method of incorporating a modern design into the area without the project being too overwhelming or conspicuous amongst the existing buildings. The Spanish architectural style is consistent throughout the proposed five units and does not deviate from the features and elements that are typical of the architectural style. The proposed colors and finishes are subtle, unimposing, and are compatible with the surrounding properties. Additionally, the use of drought tolerant California native plants helps to enhance the building design.

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped February 27, 2014, 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 the design of five residential dwelling units 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 A. Huntley,
Director of Community and Economic Development

Attachments:

1. Site Plan
2. Color Elevations
3. Landscaping Details
4. Existing Site Photographs