



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

CITY HALL— Council Chambers

320 W. NEWMARK AVENUE

February 18, 2014

7:00 P.M.

Board Members

Krystal Hamner, Chair

Roy Furuto, Vice-Chair

Allen Wong, Member

Wally Tsui, Member

Billy Yeung, Member

Staff

Michael Huntley, Community and Economic
Development Director

Samantha Tewart, Acting Senior Planner

Harald Luna, Assistant Planner

CALL TO ORDER:

ROLL CALL:

SWEAR IN:

APPROVAL OF MINUTES:

December 3, 2013 & December 17, 2013

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. **718 HERSHEY AVENUE – CONSTRUCTION A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE, AND ACCESSORY DETACHED STORAGE STRUCTURE (DRB-13-42)**

The applicant, James Hu, is requesting approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage, and accessory detached storage structure at 718 Hershey Avenue in the R-2 (Medium-Multiple-Family Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-42, subject to conditions contained herein.

ITEMS FROM THE BOARD:

2. A request from the Chair to discuss the submittal requirements for the Design Review Board Application and other related items.

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on March 4, 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: February 18, 2014

CASE NUMBER: DRB-13-42

SUBJECT: Construction of a new 2-story single-family residential dwelling with an attached 2-car garage, and accessory detached storage structure

LOCATION: 718 Hershey Avenue

APPLICANT: James Hu
2440 S. Barrington Avenue, #312
Los Angeles, CA 90064

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-42, 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, James Hu, on behalf of the property owner, is requesting design review approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage, and accessory detached storage structure. The property is located on the south side of Hershey Avenue, and is currently developed with an 882 square foot single-story single-family residence and a detached 2-car garage. The subject property is 6,496 square feet in area. The property is zoned R-2 (Medium-

Multiple-Family Residential) and designated MDR (Medium Density Residential) in the General Plan. To the north, south, east and west are single-family residential properties.

The applicant is proposing to demolish the existing single-story single-family residence and detached 2-car garage, and construct a 3,010 square foot 2-story single-family residential dwelling with an attached 2-car garage and a 120 square foot detached accessory storage structure. The total living area will be 2,930 square feet. Based on the lot area of 6,496 square feet, the maximum living area that can be built is 3,000 square feet.

The R-2 zone allows for single-family dwelling units and allows a maximum building height of 30 feet. The building height for the proposed second floor addition will be 26 feet 6 inches. According to the floor plan, the first floor includes a foyer, family room, kitchen, 2 bedrooms with bathrooms, powder room, 2-car garage, a front porch and rear covered patio. The new second floor will have an alcove area, bedroom, bathroom and a master bedroom with full bathroom, walking-in closet and a balcony. Access to the balcony will take place from the master bedroom. The dwelling unit 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) yard setbacks.

The existing house was built in 1926 and has a California cottage architectural style. The proposed residence architectural style is a modern interpretation of a Mediterranean architectural style. The first and second floor of the dwelling will have stucco walls painted in an eggshell color (La Habra stucco sand finish, X-73 Eggshell, Base 100), a hip roof system at varying heights with a front facing gable roof on the second floor, decorative stucco treated window trims and sills painted ivory white (La Habra Stucco: Smooth Sand Finish, X-50 Crystal White, Base 100) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Coronado Stone Products: Eastern Mountain LedgeStone) will be used as an accent on the bottom portion of the front (north) elevation and wraps around to the east, west side elevations and the rear (north) elevation. The roof will have red color light weight roof tiles (Eagle Roofing Tile Capistrano: SMC 8403. Santa Barbara Blend) to compliment the primary color of the residence and the stone veneer. The roof fascia will be painted ivory white to match the trims. The applicant is proposing to use dual pane windows and sliding doors (Jeld-Wen Vinyl frame) with white framing. The rear (south) elevation of the new second floor addition will have a balcony, that incorporates stucco covered partial walls on the side (east and west) elevations with an ornamental wrought-iron guard railing system painted brown (Dunn Edwards, Matte: DE6182 Beaumont Brown) along the south elevation, to overlook the backyard area. The main entry doors (Jeld-Wen, #826 Wood: Mahogany) will be solid wood with decorative windows painted mahogany color to compliment the architectural style of the dwelling. The garage door (Wayne Dalton: Ranch style, window panel: Williamsburg II) will be painted white to match the house. Furthermore, the detached accessory storage structure will have the same exterior features with stucco treated walls painted eggshell and red color light weight roof tiles to match dwelling. The accessory storage structure will meet the required setbacks of 5 feet from the rear (south) and east side property lines.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 2-car garage and accessory detached storage structure are appropriately designed for the site and compatible with the surrounding residential neighborhood with the recommended conditions. The proposed architectural style is a modern interpretation of a Mediterranean architectural style, 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 February 6, 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 2-story 3,010 square foot single-family dwelling with an attached 2-car garage and a 120 square foot detached accessory storage structure 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. A 6 foot 6 inch wide planter must be provided adjacent to the west side property line within the 25 foot front yard area and planted with adequate groundcover with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices, subject to the review and approval of the Planner. Landscaping and irrigation details for the landscaped areas are required at the time of plan check.
12. The 120 square foot accessory detached storage structure must be uninhabitable and must not be rented or sold separately.
13. The 4-foot high block walls located within the front yard area on the east and west sides must have stucco treatment and painted to match the dwelling, subject to the review and approval of the Planner.
14. The property owner must abandon the existing curb cut and drive approach, and construct a new sidewalk, curb and gutter per City Standards.



Michael Huntley,
Director of Community and Economic Development

Attachments:

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