



CITY OF MONTEREY PARK

DESIGN REVIEW BOARD

AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
April 1, 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: November 5, 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. 629 EL MERCADO AVENUE – A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-13-32)

The applicant, Terence Chan, is requesting design review approval for a new 2-story single-family dwelling with an attached 2-car garage at 629 El Mercado Avenue in the R-1 (Single-Family Residential) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-13-32, subject to conditions contained herein.

2. 2413 SOUTH GARFIELD AVENUE (DRB-14-03)

The applicant, John Wu, on behalf of the property owner, is requesting approval for a new wall sign at 2413 South Garfield Avenue in the N-S (Neighborhood Shopping) Zone.

RECOMMENDATION: After holding the public meeting, approve DRB-14-03, subject to conditions contained herein.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on April 15, 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: April 1, 2014

CASE NUMBER: DRB-13-32

SUBJECT: Construction of a new 2-story single-family residential
dwelling with an attached 2-car garage

LOCATION: 629 El mercado Avenue

APPLICANT: Terence Chan
560 W. Main Street #C-278
Alhambra, CA 91801

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-13-32,
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, Terence Chan, 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. The property is located on the west side of El Mercado Avenue, between El Portal Place and West Graves Avenue, and is currently developed with a 1,999 square foot single-story single-family residence with a detached 2-car garage. The subject property is 7,500 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, and east are single-family residential properties and to the west are commercial 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 and two-story residential dwellings with detached garages built in the 1950's.

Project Description

The applicant is proposing to demolish the majority of the existing single-story single-family residence, the entire detached 2-car garage, and construct a 2,995 square foot 2-story single-family residential dwelling with an attached 2-car garage. The total living area will be 2,995 square feet. Based on the lot area of 7,500 square feet, 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. The building height for the proposed second floor addition will be 27 feet. According to the floor plan, the first floor includes a living room, family room, kitchen with a breakfast area, dining room, bedroom with a full bathroom, a half-bathroom, 2-car garage, and a front rear porch. The new second floor will have 2 bedrooms, 2 bathrooms, and master bedroom with a master bathroom walking-in closet and retreat area. The dwelling unit 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) yard setbacks.

The existing house was built in 1948 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 cream color (La Habra Stucco, X-28 Mirage (56) Base 200), a hip roof system at varying heights, decorative stucco treated window trims and sills painted brown (La Habra Stucco, X-278 Trabuco (42) Base 200) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Culture Stone Veneer, Tudor Old Country Fieldstone: CSV-368118) will be used as an accent on the bottom portion of the front (east) elevation and wraps around a portion of the south and north side elevations. The stone veneer will also be used on the bottom portion of the architectural columns located on the second floor of the front elevation. The roof will have a brown color light weight roof tiles (Eagle Roofing Products: Rancho Cordova Blend No: 3626 Capistrano, Green Gold, Purple blend) to compliment the primary color of the residence and the stone veneer. The roof fascia will be painted white (Dunn-Edwards Paints: DE White 380). The applicant is proposing to use dual pane white vinyl frame windows and sliding door.

The main entry doors (Transom #TR127) will be a steel material with decorative oval windows. The front doors and garage door will be painted in a white color to compliment the architectural style of the dwelling. Furthermore the applicant is proposing to use

decorative wall mounted light fixtures painted black to compliment the architectural style of the dwelling.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 2-car garage 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 24, 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 2,995 square foot single-family residential dwelling with an attached 2-car 540 square foot garage 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: Community and Economic Development Department

MEETING DATE: April 1, 2014

CASE NUMBER: DRB-14-03

SUBJECT: New Wall Sign

LOCATION: 2413 S. Garfield Avenue

APPLICANT: John Wu
1927 Santa Anita Avenue
South El Monte, CA 91733

PROJECT PLANNER: Harald Luna
Assistant Planner

RECOMMENDATION: After holding the public meeting, approve DRB-14-03, 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, John Wu, on behalf of the business owner, is requesting design review approval for a new wall sign at 2413 S. Garfield Avenue. The subject property is located on the Northwest corner of South Garfield Avenue and West Fernfield Drive. The subject property is zoned N-S (Neighborhood Shopping) and designated C (Commercial) in the General Plan. The property is surrounded by commercial properties to the north, south and east, and residential properties to the west. The property is developed with a single-story, commercial building and parking area to the rear of the lot. The subject property is occupied by a massage establishment (Water Flower Massage).

Site Analysis

The surrounding properties to the north, south and east consist of single-story commercial buildings. The design and character of the surrounding wall signs consist of individual internally illuminated and non-illuminated channel letters that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Wall Sign

The applicant is requesting approval for a new wall sign for the massage business. The new wall sign will be installed on the front (east facing) business elevation (option A) and will consist of a logo followed by two rows of text that read "WATER FLOWER MASSAGE" to identify the business name. The new logo and wall sign will be comprised of individual internally illuminated with LED channel letters. The logo will be comprised of a 1/8 inch white (#7508) acrylic face with a white vinyl overlay that contains a digital color print of the business logo and the Chinese translation characters. The logo will have a 3/4 inch white trim cap with 5 inch white returns. The first row of text of the proposed sign will consist of 1/8 inch blue (#2424) acrylic faces, 3/4 inch white trim cap with 5 inch white returns. The second row of text will consist of 1/8 inch red (#2793) acrylic faces, 3/4 inch white trim cap with 5 inch white returns.

The proposed logo will be 18 inches tall and wide. The first line of text for the sign copy will be 14 inches tall and the second line of text will be 12 inches tall, and have a sign copy width of 8 feet, for a total sign area of 19.58 square feet. The business has a frontage of 41 feet, which allows a maximum sign area of 30 square feet. Also, the proposed wall sign will be placed at a maximum height of 12 feet measured from the ground floor to the top of the sign.

Subsequently, staff has reviewed several iterations of the original wall sign design to produce a sign that is appropriate for the site and is consistent with the sign regulations of the Zoning Code. Furthermore, the applicant has provided an alternate location (option B) that shows the proposed sign centered horizontally with the front (east) building elevation for the Design Review Board consideration.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the signs from the surrounding commercial 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 March 26, 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 Monterey Park Municipal Code (MPMC) Section 21.72.120.

2. 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.
3. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for Building Permits.
4. Quality of all finished work shall be per planner's approval before approval from Planning on Building Permit final.
5. 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.
6. The property shall be kept free of trash and debris at all times.
7. 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.
8. This approval for a new wall sign is not an approval of building permits, which must be applied for separately with the Building Division.
9. 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.
10. When the business is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
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, Site Plan & Photographs, Alternate Sign Plan (option B)