

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754

TUESDAY
MAY 6, 2014
7:00 PM

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

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 are available for public inspection in the City Clerk's Office 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://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Krystal Hamner

ROLL CALL – Vice-Chair Furuto, Member Wong and Yeung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES

[1.] UNFINISHED BUSINESS

1-A. 1805 S. DONCREST STREET – A 814 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 631 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-13-24)

The applicant, Andy Yu, is requesting design review approval for an 814 square foot addition to the first floor, a new 631 square foot second floor addition and exterior remodel at 1805 Doncrest Street in the R-1 (Single-Family Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-13-24), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. 1540 RIDGECREST WAY – A 350 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 541 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-14-07)

The applicant, Scott Ujita, is requesting design review approval for a 350 square foot addition to the first floor, a new 415 square foot second floor addition and exterior remodel at 1540 Ridge Crest Way in the R-1 (Single-Family Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-07), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

[3.] BOARD COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

4-A. 1470 MONTEREY PASS ROAD – NEW WALL SIGN AND EXTERIOR COMMERCIAL REMODEL WITH NO INCREASE OF FLOOR AREA - PAINT

The applicant, Zarik Petrossian, has requested to present the conceptual design plans for a new wall sign and exterior paint at 1470 Monterey Pass Road. The applicant will be presenting their project to the DRB to receive preliminary comments.

It is recommended that the Design Review Board provide comments on the conceptual design plans for the wall sign and exterior commercial remodel – paint. No action necessary at this time.

ADJOURN

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: May 6, 2014

AGENDA ITEM NO: 1-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: A 814 square foot addition to the first floor, a new 631 square foot second floor addition and exterior remodel – 1805 S. Doncrest Street Design Review Board (DRB13-24).

RECOMMENDATION:

It is recommended that the Design review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-13-24), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Andy Yu, is requesting design review approval for an 814 square foot addition to the first floor, a new 631 square foot second floor addition and exterior remodel. The property is located on the west side of Doncrest Street. The subject property is 6,000 square feet in size, and is currently developed with a 933 square foot one-story single-family residence with a detached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Background

On November 19, 2013, the Design Review Board continued DRB-13-24 to allow the applicant more time to address several design items raised by the board and provide additional information, including submitting a revised roof plan and elevation plans. The Design Review Board provided several recommendations to the applicant including:

- Revising the roof plan to take into consideration the existing pitch of the roof to minimize roof drainage deficiencies.
- Revising the building elevations to accurately reflect a balanced design that accurately reflects the floor plans lay out.
- Revising the site plan that accurately reflects the location of the property lines and building placement.
- Show how the HVAC condenser unit will 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.

Modifications

Since the meeting, the property owner retained a new designer, modified the scope of work and has provided a revised site, elevation, and roof plans. The photos and materials samples on the presentation board have also been updated. Subsequently, staff has reviewed several iterations of the proposed addition to produce a design that is appropriate for the site and is consistent with the regulations of the Zoning Code.

Project Description

The applicant is proposing an 814 square foot addition to the rear (west) elevation of the first floor, a new 631 square foot second floor addition and exterior remodel. The total living area will be 2,389 square feet. Based on the lot area of 6,000 square feet, the maximum living area that can be built is 2,400 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 22 feet 9 inches. According to the floor plan; first floor plan includes a living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, laundry room, family room and a stairway to the second floor. The new second floor addition will consist of a bedroom with a full bathroom, and a master bedroom with a master bathroom, and walk-in closet. The proposed addition meets the required setbacks of 5 feet for the first floor and 10 feet for the second floor interior side (north and south) yard areas, and 25 feet from the front (east) and rear (west) property lines.

The existing house was built in 1950 and has a mid-century tract architectural style. The addition areas will be consistent with the existing architectural style of the dwelling. The first and second floor additions of the dwelling will have a combination of cement lap board siding and a stucco finish (La Habra stucco) to match the existing walls of the dwelling. The cement lap board siding and the stucco finish will be painted in a peach color (Miami Peach) The second floor addition will have a hip roof system, with the roof fascia painted in a brown color (Dunn Edwards: Velvet Color: DE6293) consistent with the hip roof system of the dwelling. The roof will have brown asphalt shingles (Owen Corning: Desert Tan) to compliment the primary color of the dwelling. The decorative wood window shutters, as conditioned, will be painted brown (Dunn Edwards: Velvet

Color: DE6293) to match the main dwelling. The applicant is proposing to use dual pane vinyl windows (Milgard Windows and Doors: White Frame) throughout the entire dwelling. The rear (west) elevation of the first floor addition will have white vinyl frame doors to compliment the primary colors of the dwelling. As part of the remodel to the first floor of the existing dwelling the applicant is proposing to add cement lap board siding to a portion of the north and south sides to match the existing siding on the front (east) elevation.

In evaluating the second floor building elevations, it is staff's assessment that the combination of cement lap board siding and stucco finish helps balance the architectural design of the dwelling, the 4:12 roof pitch for the second floor to match the main dwelling roof pitch are architecturally consistent with the overall design and materials used in the dwelling. Furthermore, staff has consulted with the City's Plan Checker regarding the proposed first floor roof design that shows how the roof will function with the existing pitch of the roof to minimize roof drainage deficiencies identified by the Board.

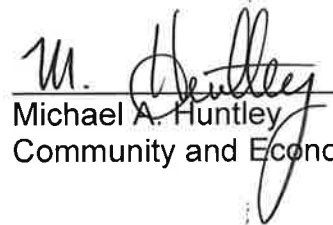
CONCLUSION:

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 mid-century 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.

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).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped April 21, 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 814 square foot addition to the first floor, a new 631 square foot second floor addition and exterior remodel and 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 decorative window shutters on the front (east) elevation must be painted brown (Dunn Edwards: Velvet Color: DE6293) to match the fascia color.



Design Review Board Staff Report

DATE: May 6, 2014

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: A 350 square foot addition to the first floor, a new 415 square foot second floor addition and exterior remodel – 1540 Ridgecrest Way
Design Review Board (DRB14-07).

RECOMMENDATION:

It is recommended that the Design review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-07), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Scott Ujita, is requesting design review approval for a 350 square foot addition to the first floor, a new 415 square foot second floor addition and exterior remodel. The property is located on the west side of Ridgecrest Way. The subject property is 18,430 square feet in size, and is currently developed with a 1,487 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the south, east and west are single-family residential properties and to the north are commercial 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 both the mid-century and ranch house architectural styles, consisting of single-story and two-story residential buildings with attached garages built in the 1950's.

Project Description

The applicant is proposing a 350 square foot addition to the first floor that consists of a 53 square foot addition to the front (south) elevation and a 297 square foot addition to the north and west elevations, a new 415 square foot second floor addition and exterior remodel. The total living area will be 2,252 square feet. Based on the lot area of 18,430 square feet, the maximum living area that can be built is 6,450 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 23 feet 5 inches. According to the floor plan, first floor plan includes a living room, dining room, kitchen, 3 bedrooms, 2 bathrooms, 2-car garage, laundry room and a stairway to the second floor. The new second floor addition will consist of a master bedroom with a master bathroom, walk-in closet, and a balcony. The proposed addition areas of the dwelling meets the required setbacks of 5 feet for the first floor and 10 feet for the second floor interior side (west) yard area, and 25 feet from the front (south) and rear (north) property lines.

The existing house was built in 1959 and has a mid-century tract architectural style. The addition areas will be consistent with the existing architectural style of the dwelling. The first and second floor additions of the dwelling will have a combination of fiber cement lap board siding and a smooth cement plaster finish to match the existing walls of the dwelling. The fiber cement lap board siding will be painted in a gray color (Dunn Edwards: Hickory Cliff: DE6369) and the smooth cement plaster finish walls will be painted in a light brown color (Dunn Edwards: Thick Fog: DE6058) and a white color (Dunn Edwards: Cool December: DEW383). The second floor addition will have a gable roof system, with the roof fascia painted in a white color (Dunn Edwards: Cool December: DEW383) and the decorative under eave wood attic louvers painted in a light brown (Dunn Edwards: Thick Fog: DE6058) consistent with the cross Dutch gable roof system of the dwelling. The roof will have black asphalt shingles (Malarkey Roofing: Highlander-CS: Midnight Black) to compliment the primary color of the dwelling. The decorative wood window trims will be painted light brown (Dunn Edwards: Thick Fog: DE6058) to match the smooth cement plaster finish and the attic louvers. The applicant is proposing to use dual pane vinyl windows and doors (Marvin Windows and Doors: Desert Beige or Milgard Windows and Doors: Ivory) to match the existing windows. The rear (north) elevation of the new second floor addition will have a balcony with a decorative metal railing system painted in a gray color (Dunn Edwards: Hickory Cliff: DE63669) to compliment the primary colors of the dwelling. As part of the remodel to the first floor the applicant is proposing to raise a portion of the ceiling of the living room area and provide a series of clear story windows on the rear (north) elevation. Furthermore the applicant is proposing a wood stained trellis patio attached to the rear (north) elevation of the dwelling.

CONCLUSION:

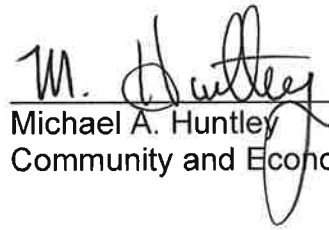
Staff reviewed the application and believes the proposed additions to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood with the recommended conditions. The proposed architectural style is a

mid-century 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.

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).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped April 14, 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 350 square foot addition to the first floor, a new 415 square foot second floor addition and exterior remodel and 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.
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10. All Landscaped areas must be properly maintained at all times.