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**
**JUNE 3, 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 Roy Furuto, Member Allen Wong, Billy Yeung and Wally Tsui

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES** – March 4, 2014

## [1.] UNFINISHED BUSINESS

### 1-A. 517 SOUTH RAMONA AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-12)

The applicant, Carrie Sun, is requesting design review approval for a new 2-story single-family dwelling with an attached 2-car garage at 517 South Ramona Avenue in the R-3 (High-Density 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-14-12), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

### 1-B. 515 SOUTH RAMONA AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-13)

The applicant, Carrie Sun, is requesting design review approval for a new 2-story single-family dwelling with an attached 2-car garage at 515 South Ramona Avenue in the R-3 (High-Density 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-14-13), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## [2.] NEW BUSINESS

### 2-A. 808 WEST GARVEY AVENUE – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MIXED-USE (HOTEL/APARTMENT) DEVELOPMENT (DRB-14-06)

The applicant, M&A Gabee, is requesting design review approval for the construction of a new mixed-use development at 808 West Garvey Avenue in the R-S, P-D (Regional Specialty, Planned Development) Zone.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

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-14-06), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

2-B. 221 SOUTH NICHOLSON AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE (DRB-13-33)

The applicant, Terence Kwok, is requesting design review approval for a new 2-story single-family dwelling with an attached 3-car garage at 221 South Nicholson Avenue 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).

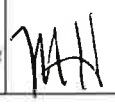
It is recommended that the Design Review Board consider taking the following actions:
(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-13-33), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

**[3.] BOARD COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN**

APPROVED BY:

| | |
|---|---|
| MICHAEL A. HUNTLEY |  |

# Design Review Board Staff Report

**DATE:** June 3, 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:** New 2-story single-family residential dwelling with an attached 2-car garage – 517 South Ramona Avenue Design Review Board (DRB14-12).

## 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-14-12), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

The applicant, Carrie Sun, is requesting design review approval for the construction of a new 3,640 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Ramona Avenue. The subject site has a frontage of 50 feet and a depth of 115 feet, with a total lot area of 5,750 square feet in size, and is currently developed with a 1,980 square foot one-story single-family residence with a detached 2-car garage located on the adjacent property. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

### Background

This application was brought before the Design Review Board at the meeting of May 20, 2014 and was continued due to lack of quorum.

### Site Analysis

To the north, south, east and west are residential properties. The subject and adjacent properties are relatively flat towards the rear half of the lot and have a hillside towards

the front half of the properties. The design and character of the surrounding residential dwellings consist of both the mid-century and Spanish Mediterranean architectural styles, consisting of single-story and two-story residential buildings with attached garages built from the 1950's to present day.

Project Description

The applicant is proposing to demolish the existing one-story single-family residence and detached 2-car garage, and construct a 3,640 square foot 2-story single-family residential dwelling with an attached 2-car subterranean garage. The total living area will be 2,722 square feet. Based on the lot area of 5,750 square feet, the maximum living area that can be built is 50 % or 2,875 square feet.

The R-3 zone allows for single-family dwelling units and allows a maximum building height of 30 feet. The proposed project will be 2-stories, 26 feet 9 inches in height. According to the plans, the basement plan will include a 2-car garage with a storage area and stair access to the first floor. The first floor will have a living room, dining room, a study area, a bedroom with bathroom, powder room, family room, kitchen, and front porch. The new second floor will have a sitting area, bedroom with a balcony, bathroom, and a master bedroom with a master bathroom and walk-in closet. The proposed 2-story residential dwelling meets the required 25 foot front (east) and rear (west) yard setback areas, 5-foot side (north and south) setback area for the first floor, and 10-foot side setback area for the second floor. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage as tuck-under parking. Access to the 2-car garage will be provided by an 18 foot wide driveway that will take direct access from Ramona Avenue.

Architecture

The existing house was built in 1954 and has a California ranch architectural style. The proposed architectural style is a modern interpretation of a Spanish Mediterranean architectural style. The first and second floor of the dwelling will have stucco walls painted an orange (Dunn Edwards: Burst of God DE5333) and white color (Dunn Edwards: Cool December DEW383), a hip roof system at varying heights with a front facing gable roof on the first and second floors, decorative stucco treated window trims painted brown (Dunn Edwards: Big Stone Beach DE6132) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Coronado Stone Products: Split Fieldstone-Carmel Mountain) will be used as an accent on the front (east) and side (south) elevations of the front porch and on the bottom portion of the side (south) elevation and wraps around portions of the rear (west) and north side elevations. The roof will have brown color light weight roof tiles (Eagle Roofing Conventional Tile: Capistrano-San Juan SMC 8404) to compliment the primary color of the residence and the stone veneer. The roof fascia and beams on the front facing gables, along with the exposed decorative wood roof rafters will be painted brown (Dunn Edwards: Big Stone Beach DE6132) to match the trims. The windows will be slightly recessed to provide

relief to the elevations. The applicant is proposing to use dual pane vinyl frame windows and sliding doors (Milgard: White Frame). The second floor windows of the front (east) elevation will have decorative wrought iron cross bars painted black (Dunn Edwards: Black DEA187). The rear (north west) corner of the second floor will have a balcony with a decorative wood railing system painted brown and a wood trellis cover that has ornamental beams to match the roof rafters painted brown (Dunn Edwards: Big Stone Beach DE6132). A second wood railing system is proposed on the second floor of the rear (west) elevation and will be painted brown to match the balcony wood railing. The main entry doors will be solid core wood and the aluminum garage door will be painted dark brown to compliment the architectural style of the dwelling.

As part of the new construction of the 2-story residential dwelling, the front yard area will include a new concrete stairway area that leads to the front door, decorative concrete split face block walls, new landscaping and a deck area with a wood railing system painted brown (Dunn Edwards: Big Stone Beach DE6132). Furthermore the applicant is proposing to use decorative light fixtures painted in a bronze finish (Minka Lighting: 71192-A357-PL Finished Iron Oxide) on the front and rear elevations 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 adjacent property to the north that is currently under construction is an interpretation of a Spanish Colonial and Monterey Colonial Revival and the proposed residence architectural style is a modern interpretation of a Spanish 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.

## 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 28, 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 3,640 square foot 2-story single-family residential dwelling with an attached 2-car garage 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. A landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants.

12. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.

13. The concrete block walls located within the front yard area, and along the side and rear property lines must be a decorative split face material with a decorative cap, subject to the review and approval of the Planner.

# Design Review Board Staff Report

**DATE:** June 3, 2014

**AGENDA ITEM NO:** 1-B

**TO:** Design Review Board

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

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 2-car garage – 515 South Ramona Avenue Design Review Board (DRB14-13).

## 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-14-13), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

The applicant, Carrie Sun, is requesting design review approval for the construction of a new 3,640 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Ramona Avenue. The subject site has a frontage of 50 feet and a depth of 115 feet, with a total lot area of 5,750 square feet in size, and is currently developed with a 2-car garage. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

### Background

This application was brought before the Design Review Board at the meeting of May 20, 2014 and was continued due to lack of quorum.

### Site Analysis

To the north, south, east and west are residential properties. The subject and adjacent properties are relatively flat towards the rear half of the lot and have a hillside towards the front half of the properties. The design and character of the surrounding residential

dwellings consist of both the mid-century and Spanish Mediterranean architectural styles, consisting of single-story and two-story residential buildings with attached garages built from the 1950's to present day.

Project Description

The applicant is proposing to demolish the existing 2-car garage structure, and construct a 3,640 square foot 2-story single-family residential dwelling with an attached 2-car subterranean garage. The total living area will be 2,722 square feet. Based on the lot area of 5,750 square feet, the maximum living area that can be built is 50 % or 2,875 square feet.

The R-3 zone allows for single-family dwelling units and allows a maximum building height of 30 feet. The proposed project will be 2-stories, 26 feet 9 inches in height. According to the plans, the basement plan will include a 2-car garage with a storage area and stair access to the first floor. The first floor will have a living room, dining room, a study area, a bedroom with bathroom, powder room, family room, kitchen, and front porch. The new second floor will have a sitting area, bedroom with a balcony, bathroom, and a master bedroom with a master bathroom and walk-in closet. The proposed 2-story residential dwelling meets the required 25 foot front (east) and rear (west) yard setback areas, 5-foot side (north and south) setback area for the first floor, and 10-foot side setback area for the second floor. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage as tuck-under parking. Access to the 2-car garage will be provided by an 18 foot wide driveway that will take direct access from Ramona Avenue.

Architecture

The existing 2-car garage was built in 1954 and has a California ranch architectural style. The proposed architectural style is a modern interpretation of a Mediterranean architectural style. The first and second floor of the dwelling will have stucco walls painted beige (Dunn Edwards: Boutique Beige DE6178) and tan color (Dunn Edwards: Burmese Tan DE5332), a hip roof system at varying heights with a front facing gable roof on the front porch and on the rear elevation of the second floor, decorative stucco treated window trims painted white (Dunn Edwards: Cool December DEW383) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Coronado Stone Products: Virginia Ledge – Storm Brown) will be used as an accent on the front (east) and side (south) elevations of the front porch and on the bottom portion of the side (north) elevation and wraps around portions of the rear (west) elevation. The roof will have grey color light weight roof tiles (Eagle Roofing Conventional Tile: Bel Air: Slate Range 4697) to compliment the primary color of the residence and the stone veneer. The roof fascia and under eave crown molding will be painted white (Dunn Edwards: Cool December DEW383) to match the trims. The windows will be slightly recessed to provide relief to the elevations. The applicant is proposing to use dual pane vinyl frame windows and doors (Milgard: White Frame). The second floor round window

of the front (east) elevation will have decorative wrought iron cross bars painted black (Dunn Edwards: Black DEA187). The rear (north west) corner of the second floor will have a balcony with a decorative wood railing system and a wood trellis cover that has ornamental beams painted green (Dunn Edwards: Midnight Garden DE5657). A second wood railing system is proposed on the second floor of the rear (west) elevation and will be painted green to match the balcony wood railing. The main entry doors will be solid core wood and the aluminum garage door will be painted dark brown to compliment the architectural style of the dwelling.

As part of the new construction of the 2-story residential dwelling, the front yard area will include a new concrete stairway area that leads to the front door, decorative concrete split face block walls, new landscaping and a deck area with a wood railing system painted green (Dunn Edwards: Midnight Garden DE5657). Furthermore the applicant is proposing to use decorative light fixtures painted in a bronze finish (Thomas Lighting: SL922363) on the front and rear elevations 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 adjacent property to the north that is currently under construction is an interpretation of a Spanish Colonial and Monterey Colonial Revival and the proposed residence 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.

## 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,

M. Huntley

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 28, 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 3,640 square foot 2-story single-family residential dwelling with an attached 2-car garage 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. A landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants.

12. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.

13. The concrete block walls located within the front yard area, and along the side and rear property lines must be a decorative split face material with a decorative cap, subject to the review and approval of the Planner.

# Design Review Board Staff Report

**DATE:** June 3, 2014

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

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

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Greater than 10,000 Square Feet – Mixed-Use (Hotel/Apartment) Development – 808 West Garvey Avenue (DRB-14-06)

## 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-14-06), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

The Applicant, M&A Gabee, is requesting design review approval for the construction of a new mixed-use development at 808 West Garvey Avenue. The subject property is located on the southwest corner of Garvey Avenue and Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I. The project site is comprised of seven separate parcels totaling 85,531 square feet (1.96 acres). Four of the seven properties are currently vacant and three are developed with vacant, dilapidated, residential dwellings. North of the property are West Garvey Avenue and a three-story commercial building; R-S (Regional Specialty) zoned lots; and R-1 (Single-Family Residential) zoned lots located in the City of Alhambra. South are R-2 zoned lots; west are R-3 (High Density Residential) zoned lots; and east are South Atlantic Boulevard and a Valero Service Station.

### Background

On January 21, 2014, the Design Review Board reviewed the conceptual design plans and a presentation by the applicant for the mixed-use development and provided several recommendations to the applicant including:

- Consider placing outdoor furniture that is architecturally compatible with the design of the project at the bus stop located on Atlantic Boulevard.
- Review the tour bus loading area on Garvey Avenue for line of sight clearance.
- Provide appropriate screening for all exterior and roof mechanical equipment proposed including electrical transformers and backflow prevention devices.
- Consider reviewing the placement of the subterranean ventilation equipment as it may create a noise impact on surrounding properties.
- Review the location of the loading dock and trash enclosure areas to be screened from public view.
- Provide a hardscape and softscape plan. Consider using a textured sidewalk for the project.
- Review the type and quantity of signs that will be proposed.

On May 13, 2014, the Planning Commission reviewed and approved Precise Plan (PP-13-01) to allow for the construction of a mixed-use building containing a 148 room hotel and 98 apartment units.

Project Description

The proposed building will be 7 stories (75 feet high) and 192,385 square feet in area. The project will have two-levels of restaurant and commercial uses, five levels of hotel rooms and apartment units, and one level of subterranean parking and three levels of above grade parking. The project includes 148 hotel rooms, 98 residential apartment units and 444 parking spaces.

Architecture

The proposed architectural style is Modern. The building design features the use of smooth stucco painted white (Sherman Williams – SW 7517 – China Doll) and an accent tan stucco color (SW 2046 – Anonymous), stone veneer (Coronado Strip Stone – Cape Code Gray), wood slats (Brazilian Cherry), and frameless clear glass (Viracon – VRE – 146 Clear HS). The window mullions will be a champagne color (Centria – 9958 XL Champagne Gold) and the windows will be accented with fabric awnings in a dark brown color. The windows will also have reflective spandrels (V903 – Subdued Grary #4) and green walls will be utilized throughout the project on some of the blank walls.

Landscaping

The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. West Garvey Avenue will be planted with Washingtonia Robusta (a palm tree) and repaved with natural color concrete. South Atlantic Boulevard will be planted with Cinnamomom Camphora (a canopy tree) repaved with precast concrete pavers. Mabel Avenue will be planted with Cinnamomom Camphora. The project also includes a new bus shelter and street furniture that will be consistent in design with the building. The project is mainly comprised of raised planters and

enhanced paving. Several species of trees, shrubs, ground cover and vines will be planted throughout the project. The different types of trees include Archontophoenix (King Palm), Washingtonia Robusta (Mexican Fan Palm), Cinnamomom Camphora (Camphora Tree), and Eriobotrya Deflexa (Pink Crape Myrtle). The different shrubs and vines include Asplenium Bulbiferum (Mother Fern), Bergenia Cordifolia (Heartleaf Bergenia), Cariss Marcocarpa (Prostrate Natal Plum), Distictis Buccinatoria (Blood-Red Trumpet Vine), Ligustrum Japonicum (Wax Leaf Privet), Kiriope Gigantea (Giant Lily Turf), Rhaphiolepis Indica (White Flowering India Hawthorne, and Trachelosphermum Jasminoides (Star Jasmine). Decorative furniture will also be placed throughout the open space areas including precast concrete planter pots, wood benches, fire pits, and lighting fixtures.

Signage

Currently, signage is not a part of the proposed project. However, a Master Sign Program will be required and will be brought before the Design Review Board for review and approval when the first sign application is made at the subject property.

**CONCLUSION:**

Staff believes that the proposed Modern architectural style is appropriate for the subject property. The property is located in the P-D (Planned Development) Overlay Zone which allows for flexibility in design where superior quality attainment can be enhanced by such flexibility. The General Plan uses mixed-use development as a critical component of its goals to establish the City's downtown and other designated commercial corridors as vibrant mixed-use districts that provide opportunities for new commercial and residential development in a pedestrian oriented environment.

It is the intent of the Planned Development Overlay Zone to create opportunities to revitalize older commercial corridors by leveraging the housing market, provide new housing that is less automobile oriented and within walking distance of existing businesses, pedestrian friendly neighborhoods and enhanced community character, compatibility with transit access along local corridors, and varied and articulated building footprints and wall facades, including height variations and roof lines, consistent with the architectural style, quality materials, with appropriate use of colors, textures and materials which enhance the total effect. Staff believes that the proposed project accomplishes the goals and intent of the P-D Overlay Zone.

The proposed colors and finishes are high quality and compatible with the surrounding properties. Additionally, the use of drought tolerant California native plants helps to enhance the building design. The ground floor design encourages pedestrian interaction. The storefronts will have visual interest and the entries will be highlighted by tall ceiling heights, distinctive doorways, decorative lighting, and entry canopies. In summary, the proposed hotel and quality contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

**Environmental Assessment**

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

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 March 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 for the design of a new mixed-use development 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. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner.

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

11. A Master Sign Program will be required and will be brought before the Design Review Board for review and approval when the first sign application is made at the subject property.

# Design Review Board Staff Report

**DATE:** June 3, 2014

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

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

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** New 2-story single-family residential dwelling with an attached 3-car garage – 221 South Nicholson Avenue Design Review Board (DRB13-33).

## 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-13-33), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

The applicant, Terence Kwok, is requesting design review approval for the construction of a new 3,290 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the west side of Nicholson Avenue. The subject site has a frontage of 50 feet and a depth of 135 feet, with a total lot area of 6,750 square feet in size, and is currently developed with a 1,119 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.

### Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century architectural styles, consisting of single-story and two-story residential buildings with detached garages built in the 1940's.

Project Description

The applicant is proposing to demolish the existing one-story single-family residence and detached 2-car garage, and construct a 3,290 square foot 2-story single-family residential dwelling with an attached 3-car garage. The total living area will be 2,609 square feet. Based on the lot area of 6,750 square feet, the maximum living area that can be built is 40% or 2,700 square feet.

The R-1 zone allows for single-family dwelling units and allows a maximum building height of 30 feet. The proposed project will be 2-stories, 25 feet 8 inches in height. According to the plans, the first floor will have a living room, dining room, a bedroom with bathroom, powder room, family room, kitchen, rear patio and front porch, and a 3-car garage. The new second floor will have a den area, 2 bedrooms with bathrooms, and a master bedroom with a master bathroom, walk-in closet and balcony. The proposed 2-story residential dwelling meets the required 25 foot front (east) and rear (west) yard setback areas, 5-foot side (north and south) setback area for the first floor, and 10-foot side setback area for the second floor. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 3-car garage. Access to the 3-car garage will be provided by a 10 foot wide driveway followed by a 25 foot turn-in driveway that will take direct access from Nicholson Avenue.

Architecture

The existing house was built in 1940 and has a mid-century tract architectural style. The proposed architectural style is a modern architectural style. The first and second floor of the dwelling will have stucco walls painted a tan color (La Habra Stucco: Sandstone #86), a hip roof system at varying heights, decorative stucco treated window trims painted brown (La Habra Stucco: Santa Fe #24) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Riverside Stone Veneer Inc. Blonde European Cut Castle #245) will be used as an accent on the front (east) elevation and wraps around to the side (south and north) elevations. The front porch columns will incorporate a stucco finish with stone veneer and stucco treated molding. The roof will have a red color light weight roof tiles (Eagle Concrete Roof Tiles: Capistrano-Tuscan Blend SCC 8806) to compliment the primary color of the residence and the stone veneer. The roof fascia will be painted brown (La Habra Stucco: Santa Fe #24) to match the trim and moldings. The applicant is proposing to use dual pane vinyl frame windows and sliding doors (Milgard: White Frame). The north side elevation of the second floor will have a balcony with a decorative metal railing system painted brown. The main entry doors will be solid core wood stained cedar and the aluminum garage door will be an off-white color to compliment the architectural style of the dwelling.

As part of the new construction of the 2-story residential dwelling, the front yard area will include a new 4 foot high decorative combination split-face concrete block and wrought-iron fence adjacent to the front property line, decorative split-face concrete block walls with caps along the north and side property lines, and colored stamped concrete along

portions of the driveway. Furthermore, the applicant is proposing new landscaping within the front and rear yard areas.

## CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 3-car garage are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed residence architectural style is a modern architectural style, the proposed colors and finishes are subtle, unimposing, and are compatible with the surrounding properties and 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 May 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 3,290 square foot 2-story single-family residential dwelling with an attached 3-car garage 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 units 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 landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants.

12. The plan check plans shall show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner.

13. The concrete block walls located within the 25 foot front yard area must be a decorative split face material with a decorative cap, subject to the review and approval of the Planner.