

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
JULY 1, 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

None

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – March 18, 2014

[1.] UNFINISHED BUSINESS

None

[2.] NEW BUSINESS

2-A. 517 MONTEREY PASS ROAD – NEW WALL SIGN (DRB-14-14)

The applicant, Tony Chen, on behalf of the business owner, is requesting design review approval for a new wall sign at 517 Monterey Pass Road in the O-P (Office Professional) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

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

2-B. 520 WEST MARKLAND DRIVE – A 336 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 1,046 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-14-01)

The applicant, Bon Van, is requesting design review approval for a 336 square foot addition to the first floor, a new 1,046 square foot second floor addition and exterior remodel at 520 West Markland Drive 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-14-01), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

2-C. 827 MOONEY DRIVE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-15)

The applicant, Stanley Tsai, is requesting design review approval for a the construction of a new 2,749 square foot 2-story single-family residential dwelling with an attached 2-car garage at 827 Mooney Drive 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-14-15), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN

APPROVED BY:

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



Design Review Board Staff Report

DATE: July 1, 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: New Wall Sign – 517 Monterey Pass Road Design Review Board (DRB-14-14).

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

EXECUTIVE SUMMARY:

The applicant, Tony Chen, on behalf of the business owner, is requesting design review approval for a new wall sign at 517 Monterey Pass Road. The subject property is located on the West side of Monterey Pass Road. The subject property is zoned O-P (Office Professional) and designated E/T (Employment Technology) in the General Plan.

Site Analysis

The subject property is developed with two single-story, industrial buildings and parking area within the front and to the rear of the lot. The subject building is occupied by a wholesale use (Sun & Stars Lighting, Inc.).

The surrounding properties to the north, south and east consist of single-story industrial/commercial buildings. The properties to the west consist of residential hillside properties. The design and character of the surrounding wall signs consist of individual 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.

Project Description

The applicant is requesting approval for a new wall sign for the wholesale business. The new wall sign will be installed on the front (east facing) business elevation and will consist of a two rows of text that read "Sun & Stars Lighting, Inc." to identify the business name. The new wall sign will be comprised of individual non-illuminated channel letters. The sign will be comprised of 1 inch foam with 1/8 inch ivory (#2146) acrylic faces and 1 inch black trim cap returns.

The first line of text for the sign copy will be 18 inches tall and the second line of text will be 12 inches tall, and have a sign copy width of 10 feet, for a total sign area of 25 square feet. The business has a frontage of 100 feet, which allows a maximum sign area of 100 square feet. Also, the proposed wall sign will be placed at a maximum height of 14 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 is requesting approval for a new building address number. The address number will consist of individual non-illuminated numbers. The address numbers will be comprised of 1 inch foam with 1/8 inch white (#7328) acrylic faces and 1 inch black trim cap returns.

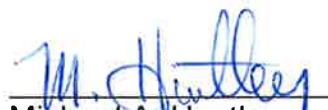
CONCLUSION:

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.

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.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Sign plan
- Exhibit C: Site plan
- 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 June 25, 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 wall sign 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. All Landscaped areas must be properly maintained at all times.



Design Review Board Staff Report

DATE: July 1, 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: A 336 square foot addition to the first floor, a new 1,046 square foot second floor addition and exterior remodel – 520 West Markland Drive Design Review Board (DRB14-01).

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-14-01), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Bon Van, is requesting design review approval for a 336 square foot addition to the first floor, a new 1,046 square foot second floor addition and exterior remodel. The property is located on the south side of West Markland Drive. The subject property is 5,355 square feet in size, and is currently developed with a 1,064 square foot one-story single-family residence with a detached 2-car garage with an attached 380 square foot storage room. 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 1950's.

Project Description

The applicant is proposing a 336 square foot addition to the rear (south) elevation of the first floor and a reduction of the front porch to 66 square feet along the front (north) elevation, a new 1,046 square foot second floor addition and exterior remodel. The total living area will be 2,350 square feet. Based on the lot area of 5,355 square feet, the maximum living area that can be built is 2,677 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 25 feet. According to the floor plan, first floor plan includes a living room, dining room, kitchen, bedroom with a bathroom, a powder 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, 2 bedrooms and a bathroom. 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 (east and west) yard areas, and 25 feet from the front (north) and rear (south) property lines. The proposed addition areas of the dwelling meet the minimum building separation requirement of 5 feet between a habitable structure and non-habitable structure.

The existing house was built in 1947 and has a mid-century tract architectural style. The first and second floor additions of the dwelling will have a stucco finish to match the existing walls of the dwelling and will be painted in an off-white color (12 Chablis (74) Base 100). The first and second floor addition will have a hip roof system, with the roof fascia painted in a white color (Behr: White Fur: W-F-610), decorative stucco treated window and door trims painted white (Behr: White Fur: W-F-610) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Spark Stone Veneer: Harbor Mist) will be used as an accent on the front (north) elevation and wraps around to the side (east and west) elevations. The front porch columns will incorporate a stucco finish with stone veneer at the base and stucco treated molding. The roof will have terracotta color light weight roof tiles (Eagle Roofing: 3125 Capistrano, color blend terracotta) to compliment the primary color of the dwelling. The applicant is proposing to use dual pane white vinyl windows. The rear (north) elevation of the new second floor addition will have a balcony with a decorative metal railing system painted in a white color to compliment the primary colors of the dwelling. As part of the remodel the applicant is proposing 2 bay style windows on either side of the front porch to the first floor of the front elevation. Furthermore the main entry doors will be solid core wood stained cedar with a decorative ornamental glass to compliment the architectural style of the dwelling.

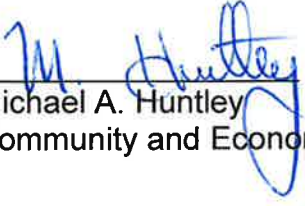
CONCLUSION:

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

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 June 25, 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 336 square foot addition to the first floor, a new 1,046 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.



Design Review Board Staff Report

DATE: July 1, 2014

AGENDA ITEM NO: 2-C

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 – 827 Mooney Drive Design Review Board (DRB14-15).

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-14-15), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Stanley Tsai, is requesting design review approval for the construction of a new 2,749 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north-west corner of Mooney Drive and South Pomelo Avenue. The subject site has a frontage of 55 feet and a depth of 100 feet, with a total lot area of 5,500 square feet in size, and is currently developed with a 1,245 square foot one-story single-family residence with a detached 1-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 residential properties. The subject and adjacent properties are relatively flat towards the front half of the lot 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 modern architectural styles, consisting of single-story and two-story residential buildings with attached garages built from the 1930's to present day.

Project Description

The applicant is proposing to demolish the existing one-story single-family residence and detached 1-car garage, and construct a new 2,749 square foot 2-story single-family residential dwelling with an attached 2-car garage. The total living area will be 2,749 square feet. Based on the lot area of 5,500 square feet, the maximum living area that can be built is 50% or 2,750 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories, and vary in height from 26 feet 6 inches up to 30 feet. According to the plans, the first floor will have a living room, dining room, family room, kitchen, a bedroom, bathroom, balcony and front porch, and attached 2-car garage. The new second floor will have a den, 3 bedrooms, 3 bathrooms, and a balcony. The proposed 2-story residential dwelling meets the required 25 foot front (south) and rear (north) yard setback areas, 5-foot side (east and west) 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. Access to the 2-car garage will be provided by an 20 foot wide driveway that will take direct access from Mooney Drive.

Architecture

The existing house was built in 1944 and in 2010 the dwelling and garage was remodeled. The exterior remodel included changing the exterior siding from wood to stucco and the installation of new vinyl windows and doors. The existing house has a modern architectural style and the proposed architectural style is a modern architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floor of the dwelling will have stucco walls painted in a French Vanilla (La Habra Exterior Stucco Color: X-55 French Vanilla, Base 100) color, a hip roof system at varying heights, decorative stucco treated window trim molding painted white to compliment the primary color of the dwelling, and stone veneer. The stone veneer (El Dorado Stone Products: Castillo Limestone) will be used as an accent on the front (south) elevation and wraps around to a portion of the east and west side elevations. The roof will have a terracotta color light weight roof tiles (Eagle Roofing Conventional Tile: 2555 Alhambra, 2615 Weathered Terracotta Range & 2698 Kona red Range) to compliment the primary color of the residence and the stone veneer. The front elevation second floor bedroom window will be slightly recessed to provide relief to the elevation. The applicant is proposing to use dual pane vinyl frame windows and sliding doors (Milgard: White Frame). The front (south-east) corner of the second floor will have a covered balcony with a decorative railing system. A second and third balcony with wrought iron railing system is proposed on the first and second floors of the rear (north) elevation and will be painted white. The main entry doors will be of a solid core wood material and the aluminum garage door will be painted white to compliment the architectural style of the dwelling. Furthermore, as part of the new construction of the 2-story residential dwelling, the front, side and rear yard area will include new landscaping.

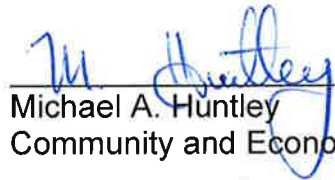
CONCLUSION:

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 modern 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 June 25, 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 2,749 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 existing concrete block walls located within the front yard area, and along the street side property lines must have a decorative stucco finish that is color treated to match the dwelling, subject to the review and approval of the Planner.

13. The walkway leading from the front door of the dwelling to the sidewalk must not be greater than 4 feet wide, subject to the review and approval of the Planner.