

**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 15, 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 – April 1, 2014**

**[1.] UNFINISHED BUSINESS**

**None**

**[2.] NEW BUSINESS**

**2-A. 210 SOUTH MOORE AVENUE – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 4-UNIT CONDOMINIUM DEVELOPMENT (DRB-14-16)**

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of 4 condominium units at 210 South Moore Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development).

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-14-16), 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.<br>HUNTLEY |  |
|-----------------------|---------------------------------------------------------------------------------------|



# Design Review Board Staff Report

**DATE:** July 15, 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 Construction Greater Than 10,000 square feet – 4-Unit Condominium Development – 210 S. Moore Avenue Design Review Board (DRB14-16).

## **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-14-16), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Kamen Lai, is requesting design review approval for the construction of 4 condominium units at 210 S. Moore Avenue. The property is located seven lots north of the northeast corner of West Newmark Avenue and South Moore Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

### **Background**

On March 25, 2014, the Planning Commission adopted resolution No. 05-14 approving Tentative Map No. 072627 (PM-13-02) to subdivide air rights for a four unit residential condominium development.

### **Site Analysis**

To the north, south, east and west are R-3 zoned lots with multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of both the Craftsman Bungalow and Contemporary architectural styles, consisting of single-story and two-

story residential buildings with attached and detached garages built from the 1920's to present day.

### Project Description

The subject property has a frontage of 85 feet and a depth of 186 feet, with a total lot area of 15,817 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 5 units can be built on the lot, and 4 units are proposed. There is an existing single family dwelling on the subject site, which will be demolished, and replaced by the four detached condominium units. The property will remain as one lot.

All four units will have 5 bedrooms. The proposed units are between 1,922 square feet and 2,164 square feet in area. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, with 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 24 feet 9 inches. A clearance of at least 12 feet and up to 31 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with three or less bedrooms require 2 enclosed garage spaces plus 1 guest space per 2 dwelling units. The Zoning Code requires that units with four or more bedrooms, provide 2 enclosed garage spaces, plus 1 guest parking per 1 dwelling unit are required. Overall, 8 enclosed garage spaces and 4 guest parking spaces are required. Each unit will have two-car garages plus one guest parking space meeting the off-street parking requirement. The driveway has a width of 20 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 1,600 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,671 square feet of common open space in the back yard area, and each unit will be provided with private open spaces that range from 254 square feet up to 503 square feet.

### Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwelling will have stucco walls painted in a caramel (Merlex Stucco: P-192 Caramelo (B-Base 100) Santa Barbara Finish) color, a hip roof system at varying heights, decorative stucco treated window trim molding painted light brown (Dunn Edwards Paints, Inside Passage, DEC764) to compliment the primary color of the dwelling, and stone veneer. The stone veneer (Coronado Stone Products: Quick Stack-Carmel Mountain) will be used as an accent on the bottom portion of the elevations. The roof will have a brown color light weight roof tiles (Eagle Roofing Products: Capistrano No. SMC8402 Santa Cruz Blend) with wood fascias and rain

gutters painted dark brown (Dunn Edwards: Tea Bag DE6062). The decorative under eave molding and the horizontal concrete foam core band will be painted light brown (Dunn Edwards Paints, Inside Passage, DEC764). The applicant is proposing to use dual pane vinyl frame windows with decorative shutters painted dark brown. The second floor is designed to have one elevation side cantilevered to provide relief to the elevations. The second floor windows of the front (west) elevation of all 4 units will have a decorative wrought iron railing system painted an adobe (Dunn Edwards: Adobe DEC726) color. The main entry doors will be of a solid core wood material and the aluminum garage door will be painted dark brown (Clopay Garage Doors: Gallery Collection, Top Section Option: Arch 3, Color Chocolate) to compliment the architectural style of the dwelling. The wrought iron fence and walkway gates located within the front yard area will be painted an adobe (Dunn Edwards: Adobe DEC726) color.

As part of the new construction of the 4 condominium units, the front yard area will include a new concrete driveway with interlocking pavers within the front yard area and towards the rear of the driveway area, and a brown colored concrete walkway system that leads to the front doors of the units and to the common open space areas. The perimeter block walls, as conditioned, will have a smooth stucco finish painted caramel (Merlex Stucco: P-192 Caramelo (B-Base 100) Santa Barbara Finish) color to match the units. Furthermore the applicant is proposing to use decorative wall light fixtures that have a vintage rust color finish (The Great Outdoors Wall Light: 9141-291, Color Vintage Rust) on the first floor of all the dwellings.

#### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 6-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Crape Myrtles, and 15 gallon size Queen Palm. The proposed shrubs include 5 gallon size Japanese Privet, Photonia, Indian Hawthorn, and 1 gallon size Fortnite Lily, Japanese Boxwood, Daylily, White Iceberg Rose and Dwarf Rosemary. The proposed ground covers include Dwarf Tall Fescue within the front and rear setback areas, star Jasmine and Myoporum. Other landscaping features include a dark brown mulch within landscaped planter areas and a concrete table and bench set within the common open space area. Staff believes that the proposed contemporary architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

#### CONCLUSION:

Staff reviewed the application and believes the proposed 4 residential units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is contemporary 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**

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

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 4, 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 the design of four residential condominium dwelling units with their required garage parking 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 along the side (north and south), and rear 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 window frames and grids must be a dark brown color to match the fascia boards and window shutters, subject to the review and approval of the Planner.
14. The plan check plans shall show roof drainage, such as gutters and downspouts to match the exterior building color, subject to the review and approval of the Planner.