

**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
AUGUST 19, 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

[1.] UNFINISHED BUSINESS

None

[2.] NEW BUSINESS

2-A. 1543 S. GRANDGRIDGE AVENUE – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-02)

The applicant, Richard Yan, is requesting design review approval for a 291 square foot addition to the first floor a new 877 square foot second floor addition and exterior remodel at 1543 South Grandridge 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-14-02), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

2-B. 588 ATLAS AVENUE – COMMERCIAL REMODEL WITH INCREASE OF FLOOR AREA (DRB-14-18)

The applicant, Douglas Franz Architects, is requesting design review approval for a 241 square foot addition to the lobby area at 588 Atlas Avenue in the O-P (Office Professional) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 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-14-18), 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:

To the next regularly scheduled meeting on September 2, 2014

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: August 19, 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: Addition to single-family dwelling greater than 2,000 square feet – A 291 square foot addition to the first floor, a new 877 square foot second floor addition and exterior remodel – 1543 S. Grandridge Avenue Design Review Board (DRB14-02).

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-14-02), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Richard Yan, is requesting design review approval for a 291 square foot addition to the first floor, a new 877 square foot second floor addition and exterior remodel. The property is located on the west side of South Grandridge Avenue. The subject property is 6,430 square feet in size, and is currently developed with a 1,355 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the 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 attached 2-car garages built in the 1950's.

Project Description

The applicant is proposing a 291 square foot addition to the rear (west) elevation of the first floor, a new 877 square foot second floor addition and exterior remodel. The total living area will be 2,523 square feet. Based on the lot area of 6,430 square feet, the maximum living area that can be built is 2,572 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed second floor addition will be 22 feet 6 inches. According to the floor plan, first floor plan includes a living room, dining room, kitchen with a nook area, family/game room, bathroom, bedroom with a bathroom, 2-car garage 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 (north and south) yard areas, and 25 feet from the front (east) and rear (west) property lines.

The existing house was built in 1953 and has a mid-century tract architectural style. The first and second floor additions of the dwelling will have a combination of a stucco finish and fiber-cement lap board siding with corner trims (Traditional Brow by James Hardie). The stucco finish will be painted in a light green color (Behr: Oatmeal X-81) and the fiber cement lap board siding will have a natural brown wood manufactured color. The first and second floor addition will have a hip roof system, with the roof fascia and the decorative wood window trims painted off-white (Behr: Eggshell X-73) to compliment the primary color of the dwelling. The front porch and rear patio columns will incorporate a pre-cast concrete finish painted in a mist color (Behr: X-40 Dove Gray Light Dash) with brick (Darboy Stone: Beldon St. Anne J/S) at the base and wood trim molding. The chimney will also incorporate a stucco finish with brick at the base to match the dwelling. The roof will have forest green and black color asphalt composition shingle material (Malarkey/Weather WD, Class C) to compliment the primary color of the dwelling. The applicant is proposing to use dual pane white vinyl frame windows with true divided lights (Andersen: 200 Series Tilt-wash). The rear (north) elevation of the new second floor addition will have a balcony with a decorative metal railing system painted in an eggshell color to compliment the primary colors of the dwelling. Furthermore the main entry door will be comprised of a brown fiberglass material (BGW Fiberglass Works: FM300C) with a decorative glazing and the garage door will be a sectional metal panels painted white to compliment the architectural style of the dwelling.

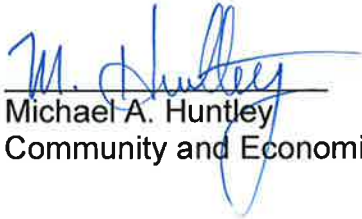
CONCLUSION:

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 August 5, 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 291 square foot addition to the first floor, a new 877 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: August 19, 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: Commercial remodel with increase of floor area – a 241 square foot addition to the lobby area – 588 Atlas Avenue Design Review Board (DRB14-18).

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-14-18), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Douglas Franz Architects, is requesting design review approval for a 241 square foot addition to the lobby area. The property is located on the west side of Atlas Avenue. The subject property is 98,360 square feet in size, and is currently developed with an 85,300 square foot two-story commercial building and surface parking areas. The property is zoned O-P (Office Professional) and is designated C (Commercial) in the General Plan.

Site Analysis

To the north and east are commercial/industrial properties, to the west are single-family residential properties and to the south is a parking lot area for the subject property. The subject and adjacent properties are relatively flat. The design and character of the surrounding commercial buildings consist of modern architectural styles, consisting of single-story and three-story buildings with their surface parking lot areas built in the 1970's.

Project Description

The applicant is proposing a tenant improvement to the lobby area that includes the removal and renovation of the store front elevation to the existing lobby area, and a new 241 square foot addition to the front (east) elevation of the lobby area.

The O-P zone allows for a maximum building height of 35 feet. The existing building height is 24 feet and the proposed lobby addition will be 28 feet 6 inches. According to the lobby area floor plan, the first floor plan includes a partially opened floor to ceiling lobby area with an elevator and a staircase to the second floor walkway. The second floor addition will consist of a walkway landing that includes decorative guard rail steel posts, cable railing and wood cap and brushed aluminum handrails.

The commercial building was built in 1972 and has a modern architectural style. According to the elevation plans, the exterior elevations of the renovated lobby addition area will consist of a modern architectural style. The proposed exterior elevations will have a glass storefront, consisting of 22 foot high windows with clear anodized aluminum mullions. The lobby area parapet walls are comprised of aluminum clad panels with a cornice pop-out design that wraps around the parapet of the lobby area to enhance the architectural style of the building. The aluminum clad panels vertical joint lines will align with the storefront glass window mullions to achieve a symmetrical design. The main entrance doors located along the front (south east) elevation of the lobby area will be comprised of glass storefront with clear anodized aluminum mullions to match the exterior elevation of the lobby area. Furthermore, above the main entry doors an aluminum clad steel framed canopy (clear anodized – silver finish) will be installed to further enhance the architectural style and provide relief to the vertical massing of the of the lobby area.

CONCLUSION:

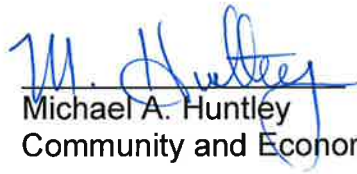
Staff reviewed the application and believes the proposed lobby renovation and addition to the building are appropriately designed for the site and compatible with the surrounding commercial properties, with the recommended conditions.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, in-fill development projects. The project is consistent with the General Plan. The subject property is zoned O-P (Office Professional) and designated C (Commercial) in the General Plan. According to the C land use category, the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. Goal 9.0 in the General Plan Land Use Element is to maintain Saturn Park as suitable location for diverse industrial and professional office activity, while ensuring that permitted uses do not pose substantial risk to surrounding residential neighborhoods. One of the policies (Policy 9.1) Establish and maintain zoning regulations applicable to

the Saturn Park area that addresses the use, storage, manufacture, and transfer of hazardous materials. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

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 August 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 a new 241 square foot addition to the lobby area 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 mechanical equipment must be maintained in a clean and proper condition to prevent a collection of litter and filth and to avoid the emission of un-necessary noise, dust or fumes.
10. Any mechanical equipment to be located on the roof or at grade must provide adequate screening from public right-of-way and adjacent properties through the use of parapets or a solid, non-combustible, screening material. Such Screening may either be painted to match the exterior color of the building or treated as an architectural feature.
11. All Landscaped areas must be properly maintained at all times.

- 12.A landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.