

**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
SEPTEMBER 16, 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. 1061 S. LINCOLN AVENUE – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-23)

The applicant, Ji Li, is requesting design review approval for a 498 square foot addition to the first floor a new 677 square foot second floor addition and exterior remodel at 1061 South Lincoln 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-14-23), 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 October 7, 2014

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: September 16, 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 498 square foot addition to the first floor, a new 677 square foot second floor addition and exterior remodel – 1061 S. Lincoln Avenue Design Review Board (DRB14-23).

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-14-23), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ji Li, on behalf of the property owner, is requesting design review approval for a 498 square foot addition to the first floor, a new 677 square foot second floor addition and exterior remodel. The property is located on the west side of South Lincoln Avenue. The subject property is 15,241 square feet in size, and is currently developed with a 1,626 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 and east are single-family residential properties, and to the west are multi-family residential properties. The subject and adjacent properties are on a hillside. 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 498 square foot addition to the rear (west) elevation, north side and a portion of the front (east) elevation of the first floor, a new 677 square foot second floor addition and exterior remodel. The total living area will be 2,801 square feet. Based on the lot area of 15,241 square feet, the maximum living area that can be built is 5,334 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 5 inches. According to the floor plan, first floor plan includes a living room, dining room, kitchen, 3 bedrooms with their bathrooms, powder room, 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, and a loft area with access to the balcony. The proposed addition areas of the dwelling meets the required setbacks of 5 feet for the first floor and 10 feet for the second floor interior side (north and south) yard areas, and 25 feet from the front (east) and rear (west) property lines.

The existing house was built in 1952 and has a mid-century tract architectural style. The proposed architectural style is a modern interpretation of a Mediterranean architectural style. The first and second floor additions of the dwelling will have a combination of a stucco finish and decorative stone veneer (Pro-fit Ledgerstone: Southwest Blend Yellowish Brown). The stucco finish will be painted in a light brown color (Behr: Marquee Midtown MQ2-47). The first and second floor addition will have a hip roof system with a front facing gable roof on the front porch, with the roof fascia and the decorative stucco treated window trims and molding will be painted light brown (Philadelphia: AF130) to compliment the primary color of the dwelling and stone veneer. The stone veneer will be used as an accent on the front (east) and side (north and south) elevations of the dwelling. The roof will have a dark brown and maroon color light weight roof tiles (Model SCC 8825 Corona Del mar Blend) to compliment the primary color of the dwelling. The applicant is proposing to use dual pane white vinyl frame windows. The rear (north) elevation of the new second floor addition will have a balcony with a decorative metal railing system painted in black to compliment the primary colors of the dwelling. The second floor bathroom window of the front (east) elevation will have decorative wrought iron railing system painted black. Furthermore, the main entry door will be comprised of a brown double doors comprised of a fiberglass material with decorative glazing and the garage door will be a sectional metal panels painted white to compliment the architectural style of the dwelling.

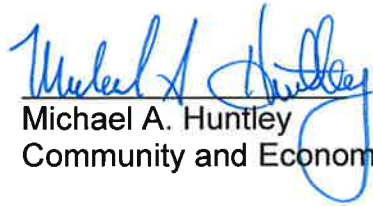
CONCLUSION:

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 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 498 square foot addition to the first floor, a new 677 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. At the time of plan check a revised site plan must show the location of the HVAC condenser unit. 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. At the time of plan check a revised 1st floor plan drawn to scale must be submitted. The revised plan must show the door way access to the bathroom from the new bedroom.