

**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
OCTOBER 21, 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 – June 3, 2014

[1.] UNFINISHED BUSINESS

None

[2.] NEW BUSINESS

2-A. 617 HARDING AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-24)

The applicant, Allen Xie, is requesting design review approval for the construction of a new 3,236 square foot 2-story single-family residential dwelling with an attached 2-car garage at 617 Harding 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-14-24), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

2-B. 1214 AVENIDA CESAR CHAVEZ – EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE, NEW WALL SIGNS AND LANDSCAPING (DRB-13-34)

The applicant, Gabriela Marks, is requesting design review approval for an exterior remodel with no increase in square footage, new wall signs and landscaping at 1214 Avenida Cesar Chavez in the S-C (Shopping Center) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15301, Class 1 (Existing Facilities) minor alteration of existing facilities and § 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-13-34), 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 November 4, 2014

APPROVED BY:

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



Design Review Board Staff Report

DATE: October 21, 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 2-story single-family residential dwelling with an attached 2-car garage – 617 Harding Avenue Design Review Board (DRB-14-24).

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-14-24), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Allen Xie, is requesting design review approval for the construction of a new 3,236 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Harding Avenue. The subject site has a frontage of 40 feet and a depth of 140 feet, with a total lot area of 5,600 square feet in size, and is currently developed with a 661 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 single-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of both the mid-century 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 applicant is proposing to demolish the existing one-story single-family residence and detached 1-car garage, and construct a 3,236 square foot 2-story single-family residential dwelling with an attached 2-car garage. The total living area will be 2,753 square feet. Based on the lot area of 5,600 square feet, the maximum living area that can be built is 50% or 2,800 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories, 24 feet 6 inches in height. According to the floor plans, the first floor will have a living room, dining room, a family room, a bedroom with bathroom, kitchen, bathroom, 2-car garage, covered patio and front porch. The new second floor will have a den area, 2 bedrooms, a 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 (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 18-foot wide driveway that will take direct access from Harding Avenue.

Architecture

The existing house was built in 1924 and has a mid-century architectural style. The proposed architectural style is a contemporary architectural style. The first and second floor of the dwelling will have stucco walls painted a gray color (Cal Dorado Stucco: Lago, G-27), a hip roof system at varying heights, decorative stucco treated under eave molding, door and window trims painted cream color (Cal Dorado Stucco: Cream W-11) to compliment the primary color of the dwelling and stone veneer. The stone veneer (Riverside Stone Veneer Inc.: 118 Desert Grey) will be used as an accent on the front (south) and wraps around portions of the west and east, as conditioned, sides and rear (north) elevations. The roof will have gray color light weight roof tiles (EagleLite Lightweight Roof Tile: Stone Mountain Blend) to compliment the primary color of the residence and the stone veneer. The applicant is proposing to use dual pane vinyl frame windows and sliding doors (Milgard: White Frame). The main entry door will be a comprised of wood with glazing and decorative iron (Therma Tru Doors: CCR30027). The aluminum garage door will be a sectional door painted an almond color to compliment the dwelling.

As part of the new construction of the 2-story residential dwelling, the front yard area will include new landscaping and decorative stucco treated block walls along the east and west side property lines within the front yard area. Furthermore, the applicant is proposing to use decorative light fixtures on the front and rear elevations of the dwelling.

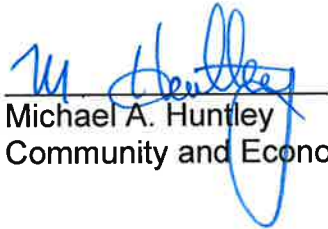
CONCLUSION:

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.

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 September 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 3,236 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 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.

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.
14. The stone veneer used in the front (south) elevation must wrap around a minimum of 18 inches to the east elevation.



Design Review Board Staff Report

DATE: October 21, 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: Exterior remodel with no increase in square footage, new wall signs and landscaping – 1214 Avenida Cesar Chavez (DRB-13-34)

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-13-34), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Gabriela Marks, is requesting design review approval for an exterior remodel with no increase in square footage, new wall signs and landscaping at 1214 Avenida Cesar Chavez. The subject property is located on the southwest corner of Avenida Cesar Chavez and Collegian Avenue. The property is zoned S-C (Shopping Center) and designated C (Commercial) in the General Plan.

Site Analysis

The property is currently developed with a one-story retail eating establishment (Taco Bell). The lot is 21,780 square feet in size. The property is accessible from Avenida Cesar Chavez and Collegian Avenue. The property is surrounded by commercially zoned lots to the south and east, and residentially zoned lots to the north and west.

Project Description

Exterior Remodel

The proposed exterior remodel will have a modern architectural style. The proposed building exterior walls will have a rectangular shape with decorative horizontal and

vertical articulations. The building towers height will be 19 feet 8 inches at the highest point. The proposed building elevations will consist of a combination of light brown and dark brown walls decorated with a horizontal violet band, decorative parapet cornices painted brown and horizontal aluminum slats with LED lighting above the store front windows. The exterior wall colors to be used are "Camelback" (Sherwin Williams – SW6122) which will be the primary color, and "Rookwood Clay" (SW2823) which will be used as accents along lower and upper sections of the walls. The parapet cornices and trims will be painted "Umber" (SW6146), and the parapet background band along with the aluminum slats will be painted "Clemetas" (SW6031). As part of the remodel the towers on all four elevations will have a re-designed modern architectural style. The towers will be comprised of rectangular columns with stucco siding and horizontal "v" groove joints evenly spaced along the length of the towers. The north, east and west elevations will have new store front glass entrances with the frames painted "Status Bronze" (SW7034). The west side (drive thru) elevation will have a metal canopy with recessed lighting over the drive thru window painted "Status Bronze" (SW7034). The front (north), side (east) and rear (south) elevations will incorporate a decorative square aluminum shimmer panel painted in a violet color (Stout Signs: Aluminum Panel: Embossed Aluminum Foam Panel-Violet C) above the entrances to compliment the proposed swinging bell logo design. The applicant is proposing to install new decorative wall mounted cylinder light fixtures with a bronze finish (Accuserv: Type T3 #05247-051, Bronze) on the center of the tower legs of the front (north) rear (south) and east side (walk up) elevations for accent lighting. As part of the remodel the applicant is proposing to install a new height clearance bar at the drive thru entrance and a metal canopy above the drive thru speaker box painted in a Bronze color to match the building storefront framing.

Wall Signs

The new primary wall sign will be installed on the front (north) elevation and will consist of a swinging bell (Taco Bell) logo and a single row of text that reads "Taco Bell" on the canopy above the entrance. The new logo will be internally and halo illuminated with LED lighting. The logo face will have a combination of pink (Pantone Process Magenta U), violet (Violet #M Vinyl 3630-9126) and yellow (Yellow PMS 108U) polycarbonate face and a clear polycarbonate backing for the halo-illumination. The logo will have 5 inch thick aluminum returns with a violet finish. The logo will have a 2 inch space between the building wall and the back of sign for the halo-illumination. The new sign text will be comprised of individual internally illuminated with LED routed out letters with 3/16 inch polycarbonate white faces. The logo will be 54 inches tall and 58 inches wide for a total sign surface area of 14 square feet. The sign text will be approximately 7 inches tall by 7 feet wide for a total sign area of 4 square feet. The business frontage is 39 feet 7 inches wide which allows a maximum sign area of 39 square feet.

The secondary wall signs and logos will be installed on the side (west and east) and rear (south) elevations. The side elevation signage will consist of a swinging bell (Taco Bell) logo and a single row of text that reads "TACO BELL" and the rear elevation signage will consist of a swinging bell (Taco Bell) logo to identify the business. The new

sign text will be comprised of individual internally illuminated with LED channel letters. The sign will consist of white polycarbonate faces, 1 inch white trim caps with 5 inch white aluminum returns. The sign text will be 12 inches tall and 12 feet 2 inches wide for a total sign area of 12 square feet. The sign and logo add up to a total sign area of 26 square feet. The business side (west and east) elevations are 55 feet 9 inches wide which allows a maximum secondary sign area of 27 square feet and the rear (south) elevation is 39 feet 7 inches wide which allows a maximum sign area of 19 square feet. The proposed wall signs are less than the maximum allowable sign area permitted and comply with the sign regulations.

Landscaping

According to the landscape plan, the applicant is proposing to enhance the existing landscaping, within the lease area, located along two boundaries of the lot adjacent to Collegian Way and Avenida Cesar Chavez, around the building and distributed in the surface parking area. The landscaped area within the leased area will be 2,877 square feet in size. According to MPMC § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area to be landscaped, so the minimum landscape area for this lot is 815 square feet. The proposed landscape area within 10 feet perimeter of the parking area will be 2,060 square feet in size, which takes up 71 percent of the total landscape area. According to MPMC § 21.22.270, more than 60 percent of the total landscape area should be located within 10 feet perimeter of the parking area. The landscaped planters along the lot boundaries have widths that vary from 3 feet up to 15 feet and will maintain the existing trees and hedges and planted with a combination of new 5-gallon and 10-gallon size plants and groundcovers. The proposed shrubs include Foxtail Agave, Bougainvillea, African Iris, Variegata Society Garlic, Yellow Day Lily, Heavenly Bamboo, Dwarf Karo, New Zealand Flax and Bird of Paradise. Groundcovers, including Yellow Trailing Gazania, Blue Blizzard Ivy Geranium and Blue Iceplant are used to complete the planting schemes. Clearly portrayed location, coverage and specifications of the permanent automatic irrigation system must be included in the plan according to MPMC § 21.22.270.

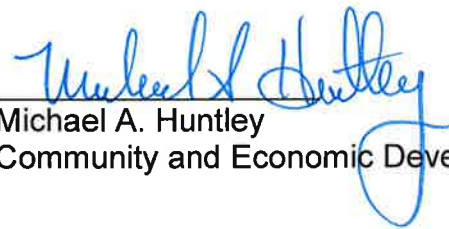
CONCLUSION:

Staff reviewed the application and believes the proposed exterior remodel, signs and landscaping 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 § 15301, Class 1 (Existing Facilities) minor alteration of existing facilities and § 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: Site, floor, elevation, sign and landscape 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 the colored elevations and samples date-stamped October 15, 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 Monterey Park Municipal Code (MPMC) Section 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property shall remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, shall authorize the City to remove or mask said graffiti at the cost of the applicant/property owner.
4. The property shall be kept free of trash and debris at all times.
5. The applicant/property owner shall 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.
6. This design approval for the exterior remodel to an existing commercial building, new wall signs and landscaping is not an approval of building permits, which must be applied for separately with the Building Division.
7. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-painted at any sign of chipping or fading.
8. When the use is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
9. 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.
10. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
11. 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.
12. All landscaped areas must be properly maintained at all times.

13. A landscaping and irrigation plan for the landscaped areas affected by the proposed landscaping must be submitted as part of the plan check submission. The irrigation plan must clearly portray the location, coverage and specifications of the permanent automatic irrigation system. 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.
14. Provide individual raised channel address numbers that are contrasting in color on the front (north) elevation wall of the building. The address numbers must be a minimum of 12 inches in height and designed to match the modern architectural design of the building, subject to the review and approval of the Planner.