# 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**
**NOVEMBER 18, 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** – July 1, 2014

## [1.] UNFINISHED BUSINESS

### 1-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 795 WEST GARVEY AVENUE (DRB-13-11)

The Applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,250 square feet commercial building at 795 West Garvey Avenue in the R-S, P-D (Regional Specialty, Planned Development) 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-13-11), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

### 1-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 80-UNIT RESIDENTIAL DEVELOPMENT – 2015 POTRERO GRANDE DRIVE (DRB-14-22)

The Applicant, Olson Urban Housing, LLC, is requesting design review approval for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive in the 2015 Potrero Grande Specific Plan area.

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines. The project was evaluated for having the potential for causing a significant effect on the environment. Following an Initial Study and environmental assessment of possible adverse impacts, the project was determined not to have significant effects on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended as no environmental impacts are foreseen if the mitigation measures listed in the attached resolution are implemented.

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) Approve the requested Design Review Board (DRB-14-22), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## [2.] NEW BUSINESS

### 2-A. 1430 PEBBLEDON STREET – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-25)

The applicant, Naomi Kawakami, is requesting design review approval for a 751 square foot addition to the first floor, a new 295 square foot second floor addition and exterior remodel at 1430 Pebbledon Street 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-14-25), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

2-B. 521-633 NORTH ATLANTIC BOULEVARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT

The applicant, Ethan Capital LLC, has requested to present the conceptual design plans for a proposed hotel project at 521-633 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone. Due to the size, scale and location of the proposed project, the applicant will be presenting their project to the Design Review Board to receive preliminary comments.

It is recommended that the Design Review Board consider taking the following actions:
(1) Providing comments on the preliminary hotel design. No action is necessary at this time.

**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on December 2, 2014

APPROVED BY:

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

# Design Review Board Staff Report

**DATE:** November 18, 2014

**AGENDA ITEM NO:** 1-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 Square Feet – 795 West Garvey Avenue (DRB-13-11)

## 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-13-11), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

This item was continued from the meeting of November 4, 2014 due to a lack of quorum.

## BACKGROUND:

The applicant, Patrick Chiu, on behalf of the property owners, is requesting design review approval for a new one-story, 5,250 square feet commercial building at 795 West Garvey Avenue. The subject property is located at the northeast corner of West Garvey Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and designated Mixed-Use I (MU-I) in the General Plan. The lot is 17,870 square feet in size and surrounded by commercially zoned lots to the north, east, south, and west.

The proposed project was brought before the Design Review Board on August 20, 2013. At the meeting, the Board expressed concerns about several items and requested the applicant make revisions to the project design. The most significant change to the project was to reposition the building from the northern portion of the lot to the southern portion in order to provide building frontage at West Garvey Avenue, per the North Atlantic Specific Plan. Other comments provided by the Board included identifying the height of the roof parapet walls to show that the roof mounted mechanical equipments

will be fully screened and providing elevation details for the trash enclosure. Since the meeting, the applicant has made the requested changes to the project. Additionally, the building elevations have been revised so that at least 75 percent of the building frontages will be comprised of clear fenestration (store windows and doors), per Monterey Park Municipal Code (MPMC) § 21.14.090(C), (5), (e).

Architecture

The proposed architectural style is modern. The building will be rectangular-shaped with horizontal decorative elements and vertical articulations. The building height will be 26 feet at the highest point. The building elevations will consist of light beige (Dunn Edwards – DE836 Swiss Coffee) smooth stucco walls with metal reveals, accented with horizontal light grey (DE – 1072 L1 Natural Gray) metal panels and two vertical maroon (DE – 918U1 Clove Pink) articulations on the west and east elevations. All four elevations will have 12 feet high glass windows with grid lines, and a black metal awning over the windows, which will feature the storefront and entrances.

Landscaping

*West Garvey Avenue*

Along West Garvey Avenue, the building will be setback 4 feet from the south property line to provide a 15 feet wide pedestrian realm on West Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. Within the 4 feet setback area will be a planter that will be planted with a combination of shrubs and groundcover, including Green Columnar Juniper, Foxtail Fern, Daylily, Blue Lily of the Nile, and French Lavender.

*North Atlantic Boulevard*

At North Atlantic Boulevard, the building will be setback 17 feet 10 inches from the west property line. A 1,044 square feet plaza will be provided within the setback area. Within the plaza, a combination of trees, shrubs and groundcover will be planted, including two 36-inch box size Forest Pansy Redbud trees, two 24-inch box size Southern Magnolia trees, one 24-inch box size Laurus Saratoga tree, Meidilan Rose shrubs, Pink Lady Indian Hawthorn, French Lavender, Blue Lily of the Nile, Daylily, Magenta Rockrose, and Variegated Carmel Creeper. At the center of the plaza will be a paved area where bench seating will be provided. The landscape plan shows a portion of the hardscape will be pea gravel. A condition of approval has been included to require a decorative paved surface instead of the pea gravel, subject to the review and approval of the Planner.

The parking spaces provided at the western portion of the lot will be setback 13 feet 6 inches from the west property line and North Atlantic Boulevard. Within the setback area will be the same plant palette and a 4-foot wide walkway. A condition of approval has been included to provide a bus shelter instead of a 4-foot wide walkway and landscape to be planted around the bus shelter, subject to the review and approval of the Planner.

*Throughout Parking Area*

The same plant palette will be planted around the perimeter of the property. A condition of approval has been included to require all the raised planter curbs to have rounded corners instead of sharp angular corners. Wax Leaf Privet will be planted east and south of the trash enclosure to screen and soften the appearance of the enclosure.

**CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**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: Design Review Board Staff Report, dated August 20, 2013
Exhibit C: Site, floor, and elevation plans
Exhibit D: Color elevations
Exhibit E: 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 9, 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) § 21.36.120.

2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.

3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.

4. The property must be kept free of trash and debris at all times.

5. 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.

6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.

7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.

8. 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.

9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.

10. 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.

11. Clearly portray the location, coverage and specifications of the permanent automatic irrigation system on an irrigation plan to be submitted at time of plan check.

12. At the center of the plaza, a decorative paved surface must be provided instead of pea gravel, subject to the review and approval of the Planner.

13. In the landscape are at North Atlantic Boulevard, provide a bus shelter instead of a 4-foot wide walkway and landscape around the bus shelter, subject to the review and approval of the Planner.

# Design Review Board Staff Report

**DATE:** November 18, 2014

**AGENDA ITEM NO:** 1-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Greater than 10,000 Square Feet – 80-Unit Residential Development – 2015 Potrero Grande Drive (DRB-14-22)

## 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-14-22), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

This item was continued from the meeting of November 4, 2014 due to a lack of quorum.

## BACKGROUND:

The Applicant, Olson Urban Housing, LLC, is requesting design review approval for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive. The subject property is located on the north side of Potrero Grande Drive, one lot east of the northeast corner of Potrero Grande Drive and Saturn Street. The property is zoned 2015 Potrero Grande Specific Plan and the General Plan designation is R-2 (Medium Density Residential).

On January 23, 2014, the Planning Commission adopted Resolution No. 01-14 recommending approval of General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) to the City Council. The General Plan Amendment was to change the land use designation from Commercial to Medium Density Residential. The Specific Plan was to allow for several distinct development standards, including density, setbacks, parking, and open space. On February 19, 2014, the City Council adopted Ordinance No. 2104 adopting General Plan Amendment (GPA-13-02) and 2015 Potrero Grande

Drive Specific Plan (SP-13-02). On June 3, 2014, voters voting in the City's general election approved the Potrero Grande Drive Initiative and on July 16, 2014, ratified Ordinance No. 2108 approving the General Plan Amendment and Zone Change.

Property Description

The lot is 398,574 square feet (9.15 acres) in area. The property is currently occupied by the plant nursery since 1977. The lot is accessible from Potrero Grande Drive, a principal arterial with a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way. This street section typically provides for a four-lane divided roadway. North of the property are R-1 (Single-Family Residential) zoned lots and Southern California Edison right-of-way, south are Potrero Grande Drive, Southern California Edison property and Resurrection Cemetery in the City of Montebello, west are an O-P (Office Professional) zoned lot, Southern California Edison right-of-way, and a 50-foot wide water easement, and east are C-S (Commercial Services) zoned lots and a public storage facility.

Project Description

The proposed project includes 40 detached single family dwellings and 40 motor court units. Five plan types are proposed. Plan 1 will be 1,594 square feet, 2-stories, and 3 bedroom units. Plan 2 will be 1,692 square feet, 2-stories, and 3 bedroom units. Plan 3 will be 1,789 square feet, 2-stories, and 4 bedroom units. Plan 4 will be 1,727 square feet, 2-stories, and 3 bedroom units. Plan 5 will be 1,985 square feet, 2-stories, and 4 bedroom units. Plan 6 will be 2,161 square feet, 2-stories, and 4 bedrooms units.

The Specific Plan allows for a reduced rear yard setback of 15 feet for five units located at the northwest corner of the property. Each dwelling unit will include a two-car garage and two guest parking spaces to be located on the driveway in front of the garage. According to MPMC § 21.22.050, the parking requirement is a two-car garage plus one guest parking space per unit. The Specific Plan allows the guest parking to be provided on the driveway and along the curbside instead of providing separate stripped guest parking spaces designated for guest parking. The project includes a 36 feet wide private driveway (internal streets), which will allow for the curb side parking. Each unit will have between 390 to 500 square feet of private open space.

Architecture

The proposed architectural style is an interpretation of Spanish Colonial and Monterey Colonial Rival. The building design features the use of S-shaped roof tiles (Eagle Roofing – Capistrano – Puesta Del Sol – SCH 8711) and exposed wood rafter tails painted dark brown. The windows will be recessed to provide relief to the elevations. The exterior finish will be stucco painted white (La Habra – Crystal White). The entry doors will be painted a dark grey blue (Dunn Edwards – Wharf View – LRV 16). The hardware on the doors (Kwiset – Austin Venetian Brown) and the light fixtures will have a black exterior finish (Titan Lighting – matte black). The garage doors will be steel with wood grains in a chocolate color. The wood double swing driveway gate and walkway

gate will be stained cedar (Pacific Gate Works – Western Red Cedar – Weathered Oak Stains).

Two elevations styles are proposed for each plan type with the exception of Plan 2 which will feature three elevations to provide an attractive and varied street scene for the motor court homes fronting the interior private street. Enhanced elevations are also provided for the rears of the units that back onto Potrero Grande Drive as well as the community entry. In addition, enhanced elevations are included on any units facing common open space areas within the community.

To further encourage individual unit identity, 20 color schemes are proposed to be applied throughout the community. These color schemes complement the proposed Spanish architecture and include accent colors for the foam trims, shutters, decorative iron, fascia and front entry doors, as well as the garage doors. In addition, these color schemes include Tierra y Fuego decorative tiles on certain elevations to frame the unit entries or second floor windows to provide additional enhancements that complement the community design.

Landscaping

The entryway will have decorative paving and will be tree lined. There will be two separate electric gates for ingress and egress and a 3-tier fountain feature. The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. Several species of trees, shrubs, ground cover and vines will be planted throughout the project. The different types of trees include Podocarpus Macrophyllus (Yew Pine), Prunnus Caroliniana (Carolina Laurel Cherry), Prunnus C. Atropurpurea (Purple Leaf Plum), Brachychiton Populneus (Bottle Tree), Tristania Conferta (Brisbane Box), Schinus Molle (California Pepper), Platanus Racemosa (California Sycamore), Acacia Pendula (Weeping Acacia), Magnolia Denudata (Yulan Magnolia), and Magnolia Grandeflora (Southern Magnolia). The different shrubs and vines include Macfadyena Unguis-Cati (Cat's Claw Vine) and 36 shrub species, as shown in the plan legend. Decorative furniture will be placed throughout the common open space areas including benches, picnic tables, trellises, and dog stations.

The proposed plant palette is intended to create an inviting outdoor living environment that is compatible with the community's architectural style. The frontage along Potrero Grande will establish a rhythm with the use of both evergreen Pine and flowering Magnolia trees that will provide an attractive street scene while also leading to the community entry which will feature large specimen trees to create a sense of place for both residents and visitors alike. The interior landscaping will build upon the frontage with a warmer selection of flowering plants including additional Magnolia varietals with a white flower base and a range of colors including mauve and pink flowering trees. The flowering plants will also be balanced with the Purple Plum tree to further complement the intended landscape color scheme. The shrubs utilized within the front yards and common open spaces will also include Creeping Juniper, Rosemary, Lavender, Heather, and White Carpet Roses and larger common will be planted with trees to provide protected outdoor spaces to encourage community gatherings.

## CONCLUSION:

Staff believes that the proposed architectural style is appropriate for the subject property and is consistent with the style of architecture seen throughout the city. The proposed colors and finishes compliment the architectural design. Additionally, the use of drought tolerant California native plants helps to enhance the building design. The dwelling units will be setback 25 feet from the front property line and a block wall will be constructed in front of units. The block wall will be setback 5 feet from the front property line and the landscape area in front of the block wall will be planted with a combination of trees, shrubs, and vines.

## ENVIRONMENTAL ASSESSMENT:

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines. The project was evaluated for having the potential for causing a significant effect on the environment. Following an Initial Study and environmental assessment of possible adverse impacts, the project was determined not to have significant effects on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended as no environmental impacts are foreseen if the mitigation measures listed in the attached resolution are implemented.

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: Color samples
- Exhibit E: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped October 30, 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 for the design of a new mixed-use development 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 located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner.

10. All Landscaped areas must be installed and properly maintained at all times.

# Design Review Board Staff Report

**DATE:** November 18, 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 – 1430 Pebbledon Street (DRB14-25).

## 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-14-25), subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

## EXECUTIVE SUMMARY:

The applicant, Naomi Kawakami, is requesting design review approval for a 751 square foot addition to the first floor, a new 295 square foot second floor addition and exterior remodel. The property is located on the east side of Pebbledon Street between Pebble Court and Brightwood Street. The subject property is 7,300 square feet in size, and is currently developed with a 1,532 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 on a hillside. The design and character of the surrounding residential dwellings consist of the mid-century architectural styles, consisting of single-story dwellings with attached 2-car garages built in the 1950's.

Project Description

The applicant is proposing a 751 square foot addition to the front (west) elevation of the first floor and a new 295 square foot second floor addition and exterior remodel. The total living area will be 2,490 square feet. Based on the lot area of 7,300 square feet, the maximum living area that can be built is 2,920 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 20 feet 8 inches. According to the floor plan, the first floor plan includes a foyer, living room, dining room, kitchen, 3 bedrooms with bathrooms, powder room, laundry room, 2-car garage and a stairway to the second floor loft area. The new second floor addition will consist of a loft area with a deck. 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 (west) and rear (east) property lines.

The existing house was built in 1957 and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to a modern architectural style. The first and second floors of the dwelling will have a stucco finish and decorative stone veneer (M S International: Thin Marbel Veneer, Royal Black color, Grooved Surface Finish). The stucco finish will be painted in a light grey color (Parex, USA, Inc. La Habra Collection, Silver Grey Color: Santa Barbara Finish). The first and second floor addition will have a new shed roof system design with a flat roof above the front porch. The roof fascia will be painted white (Behr: Marquee, Jet White) to compliment the primary color of the dwelling and stone veneer. The stone veneer will be used as an accent on the entire front (west) elevation and wraps around to portions of the side (north and south) elevations of the garage. The roof will have black colored asphalt shingles (CertainTeed Saint-Gobain Landmark Series, Moire Black) to compliment the primary color of the dwelling. The applicant is proposing to use dual pane white vinyl frame windows. The rear (east) elevation of the new second floor addition will have a deck to overlook the rear yard area. The main entry door will be comprised of stainless steel in a grey metallic color with opaque glazing and a decorative stainless steel handle (Ville Doors, "Madrid" Stainless Steel Entry Door, Grey Metallic Color). The garage door will be a sectional translucent door with opaque glazing (Cloplay Garage Doors: Avante Collection White Acrylic Panels, Clear anodized aluminum frame) to compliment the architectural style of the dwelling.

Furthermore, as part of the addition areas and exterior remodel, the applicant is proposing to remove all the existing chain link fencing and install a decorative combination wood composite and metal fencing.

**CONCLUSION:**

Staff reviewed the application and believes the proposed additions and exterior remodel 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 in that the

architect has pulled architectural elements from other houses in the immediate area.

**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 26, 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 751 square foot addition to the first floor, a new 295 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. 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.

12. At the time of plan check a revised floor plan drawn to scale must be submitted. The revised plan must show how the garage will have minimum interior dimensions of 20 feet by 20 feet to accommodate adequate vehicle parking and circulation into the garage area, subject to the review and approval of the Planer.

13. At the time of plan check the site plan must reflect the location of the proposed decorative combination wood composite and metal fencing. The maximum height for the fencing must not exceed 4 feet within the front yard area and 6 feet behind the front yard area. The wood composite material must be painted or treated to compliment the colors of the dwelling, subject to the review and approval of the Planner.

14. At the time of plan check the site plan project description table must reflect the total Floor Area Ratio (F.A.R.) and Lot Coverage calculations. The Scope of Work description must show the revised addition square footage areas for the first and second floors.