

**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
DECEMBER 2, 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 15, 2014

[1.] UNFINISHED BUSINESS

[2.] NEW BUSINESS

2-A. NEW WALL SIGN – 328 SOUTH ATLANTIC BOULEVARD (DRB-14-28)

The Applicant, Christina Yu, on behalf of the business owner, is requesting design review approval for a new wall sign at 328 South Atlantic Boulevard in the S-C (Shopping Center) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15311, Class 11(a) (Accessory Structures) for the installation of on-premise signs.

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-14-28), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

2-B. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 510 BRIGHTWOOD STREET (DRB-14-19)

The Applicant, Ronald Ballesteros, on behalf of the property owners, is requesting design review approval for a 2,082 square foot addition to the first floor and exterior remodel at 510 Brightwood Street in the R-1 (Single-Family Residential) Zone.

The Project is categorically exempt from the requirements of CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures).

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-14-19), 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 December 16, 2014

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: December 2, 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 Wall Sign – 328 South Atlantic Boulevard Design Review Board (DRB-14-28).

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-14-28), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Christina Yu, on behalf of the business owner, is requesting design review approval for a new wall sign at 328 South Atlantic Boulevard. The subject property is located on the East side of Atlantic Boulevard, between Newmark Avenue and Harding Avenue. The subject property is zoned S-C (Shopping Center) and designated C (Commercial) in the General Plan.

Site Analysis

The subject property is developed with a two-story multi-tenant commercial office building and related parking area within the front area of the lot. The subject commercial space (unit 107) is currently occupied by a coffee shop.

The surrounding properties to the north and south consist of one and two-story commercial buildings. To the east and west are multiple-family residential properties. The design and character of the surrounding wall signs consist of individual illuminated channel letter wall signs and internally illuminated cabinet signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

The applicant is requesting approval for a new primary wall sign for the coffee shop business. The new primary wall sign for the coffee shop will be installed on an aluminum raceway on the front (west) facing elevation. The new primary wall sign will be internally-illuminated (front and back "halo") individual channel letters with an aluminum backing. The primary wall sign will consist of a single row of text with Chinese characters to identify the business name followed by a logo and modern English letters "Coffee Zone." The wall sign will be comprised of 1/8 inch white acrylic faces with a brown (#41) and red (#7261) vinyl overlay, with 3/4 inch brown gold trim caps, 5 inch aluminum returns painted dark brown. The sculpted aluminum backing will be powdered coated in a metallic silver finish.

The primary wall sign logo and text will be 1 foot 6 inches high by 14 feet 7 inches wide, for a total sign area of 21 square feet. The business has a frontage of 47 feet 6 inches, which allows a maximum sign area of 47 square feet. The proposed wall sign will be placed at a maximum height of 11 feet measured from the ground floor to the top of the sign.

As part of the new wall sign for unit 107 the applicant is requesting the review and approval for the future placement location of a primary wall sign for the tenant space in unit 102 on the southern half area of the front (west) facing building elevation. The wall sign text and logo will be 1 foot 6 inches high by 18 feet wide maximum for a total sign area of 27 square feet. The lineal width of the southern half portion of the west elevation of the building is 46 feet 9 inches and is allowed a maximum sign area of 46 square feet. Also, the wall sign will be placed at a maximum height of 11 feet measured from the ground floor to the top of the sign.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions. The proposed design is a channel letter wall sign that is internally illuminated with varying design features and finishes pulled from other signs in the immediate area. At this time, signage for unit 102 is not a part of the proposed project; however, any signage proposed for unit 102 will be subject to location and size requirements stated in the conditions of approval, subject to the review and approval of the Planner.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 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: Sign plan
- Exhibit C: Site plan
- 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 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 is for a new wall sign 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 Landscaped areas must be properly maintained at all times.
10. A sign plan drawn to scale must be submitted to the Planning Division for any new signage on the building. New signs must meet the specified criteria to allow for design compatibility with existing signage. The signage text and logo must be 12 inches minimum to 18 inches maximum in height and limited to 18 linear feet for a total maximum sign area of 27 square feet. New wall signs must be placed at a maximum height of 11 feet measured from the ground floor to the top of the sign. Signs must be individual internally-illuminated (front and back "halo") channel letters with 1/8 inch acrylic faces, with 3/4 inch brown gold trim caps, 5 inch aluminum returns painted dark brown and have a sculpted aluminum backing powder coated in a metallic silver finish that is attached to a raceway, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: December 2, 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: Addition to single-family dwelling greater than 2,000 square feet – 510 Brightwood Street (DRB14-19).

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-14-19), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ronald Ballesteros, on behalf of the property owners, is requesting design review approval for a 2,082 square foot addition to the first floor and exterior remodel. The property is located on the south side of Brightwood Street between Loma Verde Avenue and Bradshaw Avenue. The subject property is 8,110 square feet in size, and is currently developed with a 974 square foot one-story single-family residence. 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 tract and contemporary architectural styles, consisting of single and two-story dwellings with attached and detached 2-car garages built in the 1950's.

Background

On August 18, 2010, the previous property owners obtained building permits by the

Building and Safety Division for a 486 square foot addition to the rear of the existing dwelling, an attached 553 square foot patio and for the construction of a new attached 493 square foot 2-car garage. Since then, the construction of the project was never completed, the building permits have expired and the property has changed ownership.

Project Description

The applicant is proposing a 1,580 square foot addition to the rear (south) elevation of the first floor, a new 475 square foot attached two-car garage and exterior remodel. The total living area will be 2,581 square feet. Based on the lot area of 8,110 square feet, the maximum living area that can be built is 3,244 square feet. The majority of the addition is floor area that had previously been approved by the City but was never completed. The current owner has made minor changes to the floor plan.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the proposed first floor addition will be 20 feet 3 inches. According to the floor plan, the existing area of the first floor plan includes a living room, kitchen, den, 2 bedrooms, and 1 bathroom. The new addition floor area will consist of a family room, 2 bedrooms with bathrooms and an attached 2-car garage. The proposed addition area of the dwelling meets the required setbacks of 5 feet for the interior side (east and west) yard areas, and 25 feet from the front (north) and rear (south) property lines.

Architecture

The existing house was built in 1950 and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior to include design elements and features of a contemporary architectural style. The building walls of the dwelling will have a stucco finish painted in a light beige color (20/30 Finish: P-9891 Wrightwood) and decorative stone veneer with a stone cap (Coronado Stone LedgeStone: Idaho Drystack-Aspen). The existing and addition area will have a hip roof design. The roof fascia will be painted dark brown (Dunn Edwards Paints: Dark brown) to compliment the primary color of the dwelling and stone veneer. The stone veneer will be used as an accent on the bottom portions of the dwelling and on the entire front (north) elevation of the garage. The roof will have brown colored asphalt shingles (GAF Timberline Asphalt shingles Roof: Woodland Shingle Series: Canterbury Black) to compliment the primary color of the dwelling. The applicant is proposing to use dual pane dark brown aluminum frame windows. The two focal windows on the front elevation will have wood shutters painted dark brown (ShutterCraft: Type FLS-Fixed Louver Standard Duty). The garage door will be a sectional decorative aluminum door with a brown wood grain paint finish (Clopay: Canyon Ridge Collection Ultra Grain Series Design 12 in Dark finish with REC 13 window design) to compliment the architectural style of the dwelling.

Subsequently, staff has reviewed several iterations of the exterior design to produce a design that is appropriate for the site and is consistent with the residential regulations of the Zoning Code. Furthermore, the applicant has provided an alternate design for the front elevation that shows an extended roof eave projection with two supporting decorative columns for the Design Review Board consideration.

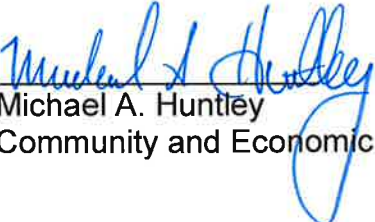
CONCLUSION:

Staff reviewed the application and believes the proposed addition 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 a contemporary architectural style, which fits within 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).

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 November 18, 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 1,580 square foot addition to the rear (south) elevation of the first floor, a new 475 square foot attached two-car garage 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 for the front yard area 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. 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 along the east side, west side and front (north) property lines within the front yard area must be stucco treated and painted to match the dwelling, subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block wall on the west side property line and obtain all necessary approvals to perform stucco treatment and painting on wall prior to commencing any work.