

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
APRIL 7, 2015
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 Billy Yeung

ROLL CALL – Vice-Chair Allen Wong, Member Krystal Hamner, Roy Furuto and Wally Tsui

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – August 5, 2014 and August 19, 2014

[1.] UNFINISHED BUSINESS

1-A. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2-CAR GARAGE – 361 MOONEY DRIVE (DRB-13-35)

The Applicant, Joe Khaine, is requesting design review approval for the construction of a new 1,500 square foot 2-story single-family residential dwelling with an attached 2-car garage at 361 Mooney Drive in the R-2 (Medium-Multiple Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 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) Approving the requested Design Review Board (DRB-13-35), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

1-B. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 1379 SUNNY SLOPE PLACE (DRB-15-04)

The applicant, Hai Han, is requesting design review for the interior remodel of the first floor, a new 1,268 square foot second floor addition and exterior remodel at 1379 Sunny Slope Place in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 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) Approving the requested Design Review Board (DRB-15-04), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

1-C. 521-633 NORTH ATLANTIC BOULEVARD – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT (DRB-15-07)

The applicant, Ethan Capital, LLC, is requesting a Precise Plan to construct a new 6 stories, 288 rooms hotel and Conditional Use Permit (CU-14-06) to allow on-sale beer and wine in conjunction with retail eating establishment at 521-633 North Atlantic Boulevard.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there

will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

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-14-06), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

[2.] NEW BUSINESS

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on April 21, 2015

APPROVED BY:

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



Design Review Board Staff Report

DATE: April 7, 2015

AGENDA ITEM NO: 1-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 – 361 Mooney Drive (DRB-13-35).

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-13-35), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Joe Khaine, on behalf of the property owner, is requesting design review approval for the construction of a new 1,500 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Mooney Drive. The property is zoned R-2 (Medium-Multiple Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Background

This application was brought before the Design Review Board at the meeting of March 17, 2015 and was continued due to lack of quorum.

Site Analysis

To the north, south, east and west are Medium-Multiple Residential zoned properties with a combination of single-family and multiple-family dwelling units. The subject and adjacent properties are on a hillside or relatively flat. The design and character of the surrounding residential dwellings consist of both the mid-century tract 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 construct a 1,500 square foot 2-story single-family residential dwelling with an attached 451 square foot 2-car garage in the rear half of the lot, and remodel the existing single-family dwelling unit and garage area. The subject site has a frontage of 50 feet and a depth of 200 feet, with a total lot area of 10,000 square feet in size. Per the R-2 development standards, a maximum building density of 1 unit per 4,356 square feet applies to the subject property. A maximum of 2 residential dwelling units can be built on the lot. The lot is currently developed with a 1,047 square foot one-story, single-family residential dwelling with a detached 2-car garage and work shop area. The property will remain as one lot.

The R-2 zone allows for a maximum building height of 30 feet. The proposed dwelling unit will be 2-stories (22 feet 3 inches in height). The proposed dwelling unit will meet the required setback front (south) and rear (north) setback areas of 25 feet, the east and west side first floor setback of 5 feet and second floor setback of 10 feet. A clearance of 5 feet is required between a habitable structure and a non-habitable structure. The proposed dwelling unit building will provide a 13 foot building separation from the proposed single-family dwelling and the existing 2-car garage. According to the floor plans, the first floor will have a living room, kitchen, dining room, a bedroom, bathroom, a front porch and 2-car garage. The second floor will have a loft area, 1 bedroom, a bathroom, and a master bedroom with a master bathroom and balcony with a decorative wrought-iron railing painted white (Dunn Edwards: DEW380) to match the fascia boards and trims.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, multiple family units with three or less bedrooms require 2 enclosed garage spaces plus 1 guest space per 2 dwelling units. The parking required for the site is based on the number of bedrooms. Overall 4 enclosed parking spaces and one guest parking space are required. According to the site plan, each unit will have their own 2-car garage plus one uncovered guest parking space will be provided for the two units. The existing driveway has a width that ranges from 9 feet 8 inches up to 25 feet. Based on the lot width the existing 2-car garage has a back-up space of 25 feet and the proposed 2-car garage and open guest parking space will have a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet. The unenclosed guest parking is required to have a minimum width of 9 feet, and a minimum depth of 18 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 808 square feet of common open space in the center of the lot and back yard area. Each unit will be provided with private open spaces that range from 264 square feet up to 624 square feet.

Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with existing architectural style of the surrounding residential dwellings. The first and second floors of the dwelling will have stucco walls painted a beige color (La Habra Stucco: 48 Meadowbrook, 73 Base 100), a hip roof system at varying heights. The roof will have brown color light weight roof tiles (Ponderosa No. 5502: Bel Air, Arcadia: Brown with black streaks) with wood fascias and door trims painted in a white color (Dunn Edwards: DEW380). The applicant is proposing to use dual pane vinyl frame sliding windows with a grid pattern design (Green World Windows: Venetian Series Windows) to match the window grid design of the existing single-family dwelling unit. The front covered porch will be supported by round pre-coated foam columns (Pre-Coated Foam: Columns PFC002) painted white (Dunn Edwards: DEW380). The decorative main entry door will be mahogany in color comprised of wood with a window (Solid Mahogany Type Pre finished Antique Patina Beveled Glass $\frac{3}{4}$ Oval). The garage door will be a sectional decorative aluminum door with a smooth finish painted in an almond color (Unique Garage Door: Flush Steelback, 24 gauge smooth finish: Almond) to compliment the architectural style of the dwelling. The perimeter block walls, as conditioned, will be comprised of a tan color combination slump stone block wall with split-face columns every 25 feet (Orco Block and Hardscape: Tan MW Spit Face & La Paz Slump) to provide relief to the length of the walls. Furthermore the applicant is proposing to use decorative wall light fixtures that have a vintage rust color finish (Exteriors by Craftmade: Lighting cast aluminum compact, Z470CF-45) on the first floor of all the dwelling and, as conditioned, on the existing dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling the applicant is proposing to improve the exterior of the existing single-family residential dwelling to include design elements and features to match the new residential dwelling contemporary architectural style. The existing house was built in 1924 and has a non descript architectural style. The exterior walls will be painted in a beige color (La Habra Stucco: 48 Meadowbrook, 73 Base 100) to match the new single-family residential dwelling unit. The applicant is proposing to re-roof the existing residential dwelling with asphalt shingle roofing in a brown color (Timberline, American Harvest: Cedar Falls) and the wood fascia boards will be painted white (Dunn Edwards: DEW380) to match the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling and exterior remodel of the existing single-family residential dwelling, the property will include new landscaping and decorative flagstone pavers (MS International Santa Barbara Gold Meshed Natural Stone Slate Flagstone) for the walkway system that leads to the front door of the new single-family residential dwelling unit and common open space area. The proposed landscaping will consist of a mixture of plants and groundcovers. The proposed shrub and groundcover will include 5-gallon minimum size, as conditioned, Wax Leaf Privet, Pittosporum Golf ball and Marathon II SOD throughout the property.

Per MPMC § 21.08.080 (W), the applicant, as conditioned, will plant two 24-inch box-size specimen trees per unit.

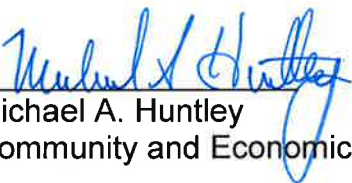
CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling at the rear of the property along with the exterior improvements of the existing 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. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood in that the designer, 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 February 25, 2015, 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 1,500 square foot 2-story single-family residential dwelling with an attached 451 square foot 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. The HVAC condenser unit and the tankless water heater must be screened from public view with landscaping at the time of final inspection.
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 proposed type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size. The landscape plan must show a minimum of two 24-inch box size trees per dwelling unit. 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 proposed block walls along the rear (north), side (east and west) property lines of the property must be a decorative slump stone block wall with split face block columns with decorative caps, subject to the review and approval of the Planner. At the time of plan check the site plan must show a detail elevation of the proposed perimeter block walls. The maximum height of the block walls within the front yard area is 4 feet and the 6 feet maximum along the side and rear property lines behind the front yard area.
14. The applicant/property owner must install a decorative light fixture (Exteriors by Craftmade: Lighting cast aluminum compact, Z470CF-45) next to the main entrance of the front (south) elevation of the existing single-family residential dwelling, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: April 7, 2015

AGENDA ITEM NO: 1-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 – 1379 Sunnyslope Place (DRB-15-04).

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-15-04), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Hai Han, on behalf of the property owners, Bill and Mary Lau, is requesting design review approval for the interior remodel of the first floor, a new 1,268 square foot second floor addition and exterior remodel. The property is located at the end of the cul-de-sac of Sunnyslope Place. The subject property is approximately 9,540 square feet in size, and is currently developed with a 1,710 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.

Background

This application was brought before the Design Review Board at the meeting of March 17, 2015 and was continued due to lack of quorum.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and 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 2-car garages built in the 1950's.

Project Description

The applicant is proposing to retain the exterior walls of the existing dwelling, remodel the interior spaces of the first floor, construct a new 1,268 square foot second floor addition and exterior remodel. The total living area will be 2,978 square feet. Based on the lot area of 9,540 square feet, the maximum living area that can be built is 3,816 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 26 feet. According to the floor plan, the first floor plan will include a living room, family room, kitchen, dining room, bedroom with a bathroom, powder room, a new front porch and rear covered patio, and the existing two-car garage. The new second floor addition area will consist of a den, 2 bedrooms with their bathrooms, and a master bedroom with a bathroom and walk-in closet. The existing first floor and the proposed second floor addition area of the dwelling meet the required first floor setbacks of 5 feet and second floor setbacks of 10 feet for the interior side (north and south) yard areas, and 22 feet from the front (east) and 25 feet from the rear (west) property lines.

Architecture

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 contemporary architectural style which will be consistent with the surrounding residential dwellings. The first and second floor building walls of the dwelling will consist of a smooth stucco finish painted in an eggshell color (La Habra smooth finish: X-73 Eggshell Base 100). The first and second floor addition area will have a gable roof design that is consistent with the surrounding gable roof designs of the surrounding residential dwellings. The roof fascia will be painted brown (Dunn Edwards: SP 175 Barley) to compliment the primary color of the dwelling. The roof will have terracotta colored concrete tiles (Capistrano by Eagle Roofing, SHC 8709: El Morado Blend, Burgundy Blend). The applicant is proposing to use dual pane off-white vinyl frame windows (Milgard: Vinyl: Off-white) and decorative stucco treated window trim moldings painted in a light brown color (La Habra smooth finish: X-34 San Simeon Base 200) to compliment the primary color of the dwelling. The horizontal concrete foam core band will be painted light brown (La Habra smooth finish: X-34 San Simeon Base 200) to match the window trims. The rear (west) elevation of the second floor is designed to be cantilevered to provide relief to the elevation. The round window on the second floor along with the square recessed architectural features on the first floor of the front (east) elevation will have a decorative wrought-iron cross bars painted black. Staff recommends that the square recessed architectural feature with the wrought-iron cross bars be incorporated above the windows of the garage and bedroom located second floor of the front (east) elevation. The rear (west) elevation of the first floor will have a covered patio that is integrated as an architectural feature of the dwelling.

The front entry door will be a solid core wood material with a natural wood stain finish (T.M. Cobb: Classical Standard Collection 44). The garage door will be a sectional decorative aluminum steel panel door painted brown (Overhead Door: Traditional Steel Garage Door, Long Panel Design with embossed wood grain, Desert Tan) to compliment the architectural style of the dwelling. Furthermore, the block walls within the front yard area, as conditioned, will have a smooth stucco finish painted in an eggshell (La Habra smooth finish: X-73 Eggshell Base 100) color to match the dwelling.

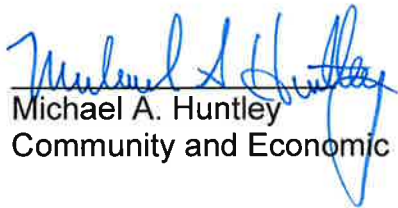
CONCLUSION:

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 a contemporary architectural style with design elements and features, which fits within 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).

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 February 20, 2015, 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 the interior remodel of the first floor, a new 1,268 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 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 elevation plans must 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 driveway and within the front yard area must be stucco treated and painted an eggshell color (La Habra smooth finish: X-73 Eggshell Base 100) 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.
14. At the time of plan check the revised front (east) elevation must show how the recessed architectural feature with wrought-iron cross bars will be incorporated into the design above the garage and bedroom windows, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: April 7, 2015

AGENDA ITEM NO: 1-C

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 – Hotel Development – Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-15-07)

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-15-07), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ethan Capital LLC, is requesting design review approval to construct a new 6-story, 288-room hotel at 521-633 North Atlantic Boulevard.

The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Mixed-Use I (MU-I). The project site is comprised of four parcels totaling 93,218 square feet (2.14 acres) in size. The lot at the corner of the Hellman Avenue and Atlantic Boulevard is currently vacant, south of the vacant lot is a one-story auto repair building, followed by a vacant one-story commercial building that was previously occupied by a bank, and a one-story car wash.

North of the subject property are West Hellman Avenue, the Interstate 10 Freeway, and the City of Alhambra, south is a two-story, multi-tenant commercial building (Shun Fat Supermarket), east are North Atlantic Boulevard and the Atlantic Times Square development, and west are R-2 (Medium Density Residential) zoned lots.

Background

This project was presented to the Design Review Board for preliminary comments on November 4, 2014. On January 25, 2015, the Planning Commission reviewed and approved Precise Plan (PP-14-02) to construct a new 6-story, 288-room hotel and Conditional Use Permit (CUP-14-09) to allow general on-sale of alcohol in conjunction with the operation of the new hotel.

This application was brought before the Design Review Board at the meeting of March 17, 2015 and was continued due to lack of quorum.

Project Description

The proposed project will be a 6 story, 210,390 square foot hotel. The proposed floor area ratio will be 2.25, which is allowed by the Planned Development Overlay Zone per Monterey Park Municipal Code (MPMC) § 21.14.110. The ground floor of the project includes a one level of lobby area with a lounge and 6,200 square feet retail space, and five levels of hotel rooms above two levels of subterranean parking. The project includes 288 hotel rooms and 365 parking spaces.

Architecture

The proposed architectural style is Modern. The building mass will be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design features the use of La Habra smooth stucco painted in a combination of Benjamin Moore earth tone colors, including Monterey White, Monroe Bisque, Stampede, and Super White, precast concrete in Olive, a metal canopy panel system powder-coated Bone White. The spandrels will be powder-coated a grayish blue.

Consistent with the P-D Overlay Zone requirements, at least 75 percent of the first floor building frontage along Atlantic Boulevard will be comprised of clear fenestration (store windows and doors). The frontage along Atlantic Boulevard is approximately 630 feet. The north, south, and east elevations will be predominately glass. The storefront mullions will be Renaissance Silver and the glass will be insulated clear glass. The combination hipped mansard roof will be standing seam, powder-coated dark grey (Bistro Bronze).

The project site is 2.14 acres and is adequate in size for the proposed project. The project will have a quality design, architecture, and site amenities. To help ensure its compatibility with surrounding land use, the building will be articulated and setback so it will not overwhelm adjacent properties and the public right-of-way. Specifically, the building will be setback 47 feet from the west property line. Additionally, a 6 foot tall decorative block wall will be constructed along the west property line and 15 foot tall trees will be planted along the west property line. Furthermore, decorative metal window sunshades have been designed into the west building elevation to limit the sight-lines of the hotel rooms onto the adjacent residential properties to the west.

Landscaping

The project will provide a 19 foot to 34 foot wide pedestrian realm along North Atlantic Boulevard, 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. A 3 foot wide dedication will be provided on Atlantic Boulevard in front of the project site to allow for the creation of a new third southbound lane and construction of new sidewalks, curbs, and gutters. Additionally, an outdoor patio area will be provided to serve as public gathering place.

The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. The ground level landscape plan shows the location of all plants and enhanced accent paving that will be provided on the property.

The primary focal feature of the project will be the porte-cochere. Date Palms and Queen Palms will be planted in the parkway and along the front elevation of the building. String lights will be strung across the Palm trees over the driveway at the southern portion of the lot. On both sides of the front entrance will be a water feature and Chinese Flame Trees will be provided in a raised integral color concrete seat-wall planter. Also, around the front entrance area will be tall decorative pottery and enhanced accent paving in a diamond pattern. The developer will work with the Public Works Department on the planting design in the parkway and center street median. Green screen metal trellises will be installed along the center portion of the rear elevation.

The secondary focal feature will be the outdoor terrace area at the corner of the property and along the northern portion of Atlantic Boulevard. At the corner will be a decorative fountain water feature, a combination of Date Palms and Queen Palms, and outdoor seating.

The third public gathering area will be the second level pool deck. A raised planter and a green screen metal trellis will be constructed along the western edge of the deck. The planter will be planted with Palm trees. Decorative pottery with accent planting will be provided throughout the deck area. The flooring on the deck will be color scored concrete paving. The amenities provided on the second level deck will be a pool and spa, a decorative water feature, outdoor seating, wood benches with trellis canopies, a fire pit, outdoor bar, shaded cabanas, and outdoor media and T.V. lounge.

Signage

Currently, signage is not a part of the proposed project. However, any new wall sign or monument sign will be brought before the Design Review Board for review and approval.

CONCLUSION:

Staff believes that the proposed Modern architectural style is appropriate for the subject property. The property is located in the P-D (Planned Development) Overlay Zone which allows for flexibility in design where superior quality attainment can be enhanced by such flexibility. The proposed project will be a hospitality development with a retail use. The project as proposed is consistent with the General Plan's vision for the North Atlantic area anticipating development at the height and floor area ratio proposed for the project.

Also, according to the General Plan Land Use Element, the intersection of Hellman Avenue and Atlantic Boulevard is identified as one of the gateways into Monterey Park. The City has the opportunity to improve its overall image by capitalizing on the quality of its best parts, improving its public rights-of-way, and enhancing development standards for new construction and redevelopment. Staff believes that the proposed project accomplishes the goals and intent of the P-D Overlay Zone.

The proposed colors and finishes are high quality and compatible with the surrounding properties. Additionally, the use of drought tolerant California native plants helps to enhance the building design. The ground floor design encourages pedestrian interaction. The storefront will have visual interest and the front entrance will be highlighted by water features, plants and enhanced accent paving. In summary, the proposed hotel and quality contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

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 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 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. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment. The backflow device must be placed within the ground floor outdoor dining area behind the building west elevation wall. 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.
11. The sidewalk materials and parkway landscaping within the City's public right-of-ways are subject to the approval of the Public Works Department. A revised site plan must be submitted to the Public Works Department depicting the sidewalk materials

and parkway landscaping, subject to the review and approval of the Public Works Department.

12. At the time of plan check submittal the property owner/applicant must submit a plan that shows how the water fountain features will use a water softener or grey water treatment system to prevent hard water stains, subject to the review and approval of the Planner. The water treatment system must be installed at the time of final inspection.