

**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
MAY 17, 2016
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 – Chair Eric Brossy De Dios

ROLL CALL – Vice-Chair Celeste Morris Nguyen, Member Joseph C. Reichenberger, Elizabeth Yang, and John Man

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – May 3, 2016

[1.] CONSENT

1-A. 521-633 NORTH ATLANTIC BOULEVARD – MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT (DRB-16-18)

The applicant, Ethan Capital, LLC, is requesting design review approval to modify the roof style of a previously approved 6 story, 288 room hotel at 521-633 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

It is recommended that the Design Review Board consider taking the following actions:

- (1) Approving the requested Modification for Design Review Board (DRB-16-18); and
- (2) Taking such additional, related, action that may be desirable.

[2.] UNFINISHED BUSINESS – None

[3.] NEW BUSINESS

3-A. TIME EXTENSION (EX-16-03) TO ALLOW FOR A NEW SINGLE-FAMILY RESIDENTIAL DWELLING – 1078 DE LA FUENTE STREET (APN 5253-007-024) (DRB-15-07)

The property owner, Kyle Wong, is requesting approval for a one-year time extension for Design Review Board (DRB-15-07) application to allow a new 2-story single-family residential dwelling with an attached 3-car garage at 1078 De La Fuente Street (APN 5253-007-024) in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-16-03) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. TIME EXTENSION (EX-16-04) TO ALLOW FOR A NEW SINGLE-FAMILY RESIDENTIAL DWELLING – 541 CECIL STREET (DRB-14-11)

The applicant, Tony Chen, on behalf of the property owner, is requesting approval for a one-year time extension for Design Review Board (DRB-14-11) application to allow a new 2-story single-family residential dwelling with an attached 2-car garage at 541 Cecil Street in the R-2 (Medium Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-16-04) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**3-C. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE –
250 WEST MARKLAND DRIVE (DRB-16-15)**

The applicant, Ron Ballesteros, on behalf of the property owner, is requesting design review approval for the construction of a new 2,997 square foot 2-story single-family residential dwelling with an attached 2-car garage at 250 West Markland Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-15) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[4.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[5.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on June 7, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: May 17, 2016

AGENDA ITEM NO: 1-A

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Consent – Modification to New Construction Greater than 10,000 Square Feet – Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-16-18)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Approving the requested Modification for Design Review Board (DRB-16-18);
and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ethan Capital LLC, is requesting design review approval to modify the roof style of a previously approved hotel project. On March 17, 2015, the Design Review Board approved the design of a new 210,390 square feet, 6-story 288-room hotel with 365 parking spaces at 521-633 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 Planning Commission approved Precise Plan (PP-14-02) for the construction of the hotel development and Conditional Use Permit (CUP-14-09) to allow general on-sale of alcohol in conjunction with the operation of the new hotel on January 25, 2015. Currently, foundation and grading plans have been submitted for building plan check. As the project architects and engineers continue to work on the construction drawings, a couple of design features and elements are being refined that differ from the previously approved design, specifically the roof style and center focal feature. Staff believes that although these elements have been modified, the overall project design remains consistent with the objectives of the General Plan, North Atlantic Specific Plan, and Planned Development Overlay Zone.

Property Description

The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. 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.

Project Description

The applicant is proposing to modify the previously approved roof design and center focal feature. The approved roof style was a standing seam combination hipped mansard roof, powder-coated dark grey (Bistro Bronze). The proposed roof style will be a flat roof with parapets finished with a white trim. The proposed redesign was spurred on by two factors, first, current State regulations regarding window washer safety and second, the operator's desire to create a center focal feature with a glass curtain wall.

The prior building architectural style was classical. The architectural style with the proposed modifications will be more contemporary. Aside from the roof redesign and focal feature, the remainder of the building will remain relatively the same. The building mass will still be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design will feature 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. 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.

CONCLUSION:

Staff believes that the proposed modification to the roof design and center focal feature is adequate for the project. The proposed colors and finishes remain high quality and compatible with the surrounding properties. Additionally, the proposed glass curtain wall provides visual interest. The proposed contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Color elevations



Design Review Board Staff Report

DATE: May 17, 2016

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: Time Extension (EX-16-03) New single-family residential dwelling –
1078 De La Fuente Street (APN 5253-007-024) (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 Time Extension (EX-16-03) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The property owner, Kyle Wong, is requesting approval for a one-year time extension for Design Review Board (DRB-15-07) application to allow for the construction of a new 3,974 square foot 2-story single-family residential dwelling with an attached 3-car garage at 1078 De La Fuente Street (APN 5253-007-024). The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

The request is necessary because the original approval expires on June 2, 2016, one-year from the effective date of approval. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated April 25, 2016, the applicant has submitted their geotechnical soils report, grading and drainage plans to the Public Works Engineering Division on March 17, 2016. Due to the complexity of the existing grade and unforeseen corrections to the grading and drainage plans, the property owner requires additional time to complete the corrections and obtain approval on the geotechnical soils report, grading and drainage plans prior to submitting construction drawings to the Building and Safety Division in order to obtain permits to commence the work.

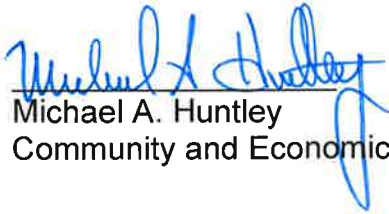
CONCLUSION:

Staff reviewed the time extension application and believes the scope of work warrants the requested one-year time extension.

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: Time extension letter, dated April 25, 2016
- Exhibit B: Design Review Board Staff Report, dated June 2, 2015
- Exhibit C: Conditions of Approval
- Exhibit D: Site, Floor, Elevation, Roof and Color Elevation Plans

EXHIBIT A

Time extension letter, dated April 25, 2016

April 25, 2016

RECEIVED

MAY 02 2016

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

City of Monterey Park Planning Department
Attention: Harald Luna
320 West Newmark Ave.
Monterey Park, CA 91754

RE: Request for additional time extension (APN 5253-007-024) De LA Fuente Street
(DRB-15-07)

Dear Mr. Luna:

We are writing to request a time extension for (APN 5253-007-024) De LA Fuente Street (DRB-15-07). The project civil engineer and geotechnical engineer have encountered some unforeseeable circumstances because of the complexity of the grade. The soil report and grading & drainage were recently submitted to the public work plan check on March 17, 2016. Currently it is still under review by the city staff.

The June 02, 2016 deadline is near and the project has not submitted for Building & Safety plan check pending approval from Public Work on the soil report and grading & drainage. For this reason, I wish to seek an extended deadline.

Thank you for your consideration.

Respectfully,

Kyle Wong

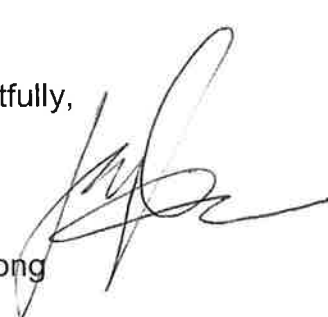
A handwritten signature in black ink, appearing to be 'Kyle Wong', written over a light blue circular stamp.

EXHIBIT B

Design Review Board Staff Report, dated June 2, 2015



Design Review Board Staff Report

DATE: June 2, 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 3-car garage – (APN# 5253-007-024) De La Fuente Street (DRB-15-07)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Reopening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Henry Ho, on behalf of the property owner, is requesting design review approval for the construction of a new 3,974 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of De La Fuente Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

ANALYSIS:

On April 21, 2015, the Design Review Board reviewed DRB-15-07 and continued the application to a date uncertain to allow the applicant more time to address several design items raised by the board. At the meeting, the Board expressed some concerns with the project design and requested that the applicant make several revisions to the project and submit revised site and elevation plans. The Design Review Board provided several recommendations to the applicant including:

- Providing a mixture of tree species that are relatively tall in conjunction with the rear (east) elevation building wall. Careful consideration must be given to drought tolerant types of tree species. Additional trees must be planted adjacent to all four elevations to provide relief and reduce the bulk design of the building. The trees must be planted so that they are scaled along the slope.

- Consider incorporating storage space areas in each floor level.
- Submitting revised building elevations that accurately reflect a defined architectural style that incorporates a balanced design throughout the dwelling. The design features must be consistent on all four elevations of the dwelling. Careful consideration must be given to the exterior elevation walls design by providing additional articulation and design features that will alleviate the massing of the dwelling. This can be accomplished by off-setting continuous plain walls, providing architectural projections, and the usage of alternate wall siding materials and colors in combination with the stucco.
- Reducing the building height for the main floor foyer element to balance the height proportions of the foyer with the other elements on the front elevation of the dwelling.
- Providing a decorative block wall along the rear property line. The maximum height of the wall along the rear property line must not exceed 6 feet in height.
- Consider setting the garage approximately a minimum of 18 feet back from the front property line to allow adequate space for a vehicle to park on the driveway without encroaching into the public rights-of-way.

Modifications

Since the meeting, the applicant and property owner have met with staff to discuss the recommended changes, the building elevations have been revised, and the applicant has made the recommended changes. Subsequently, staff has reviewed several iterations of the proposed new single-family dwelling to produce a design that is appropriate for the site and is consistent with the regulations of the Zoning Code.

Site Plan

One of the major concerns was the setback of the proposed 3-car garage to the front property line and not having adequate space for vehicle parking on the driveway without encroaching into the public right-of way. The proposed 3-car garage was originally setback 10 feet from the front property line. The Board recommended that the proposed 3-car garage be setback a minimum of 18 feet from the front property line. Although lots on a hillside with an average natural grade exceeding 20% are allowed to provide a 5 foot minimum setback and lots with an average natural grade exceeding 15% are allowed to provide a 10 foot minimum setback from the front property line, the proposed single-family dwelling and the attached 3-car garage has been revised to be setback 18 feet from the front (north) property line. In evaluating the revised building location of the proposed 3-car garage, the driveway will allow for additional open parking areas in front of the garage for up to three additional open parking spaces.

Another comment provided by the Board included providing a decorative block wall along the rear property line to match the adjacent properties. The applicant has since

provided a 6 foot high decorative concrete slump block wall with cap and a pedestrian gate painted white along the rear property line adjacent to the alley.

Elevations

The building elevations have been revised to accurately reflect a defined architectural style that incorporates a balanced design throughout the dwelling. The applicant has redesigned the proposed elevations to include more articulation along the front (west), north and south side elevations. The proposed front (west) elevation of the 3-car garage will provide an offset between the 2-car garage door and the 1-car garage door to provide a break along the front elevation building wall and roof lines. A decorative wood lintel painted in a brown color (Dunn Edwards "Weathered Brown" DEC756LRV8) has been incorporated above the garage doors. The main floor foyer element has been reduced in height to balance the height proportions of the foyer roof lines with the roof lines of the front elevation of the dwelling. The window located on the front elevation of the foyer has been modified to include an arched window to match the arches on the rear (east) elevation. The north and south side elevations have been revised to include wall projections, architectural design features, and certain portions of the building wall have been off-set to alleviate the massing of the dwelling. The proposed rain gutters and downspouts will be painted in an off-white color (22 GA. galvanized metal: primed and painted Dunn Edwards "Swiss Coffee" DEW341 LRV83) to match the roof fascia. Additionally, two 12 foot by 12 foot vertical landscape lattice screens have been incorporated into the design adjacent to the rear elevation of the lower deck area.

Landscaping

Furthermore, the Board recommended that additional trees be planted along the rear (east) elevation to help reduce the massing of the building. In addition to the proposed 15 gallon fruit trees in the rear yard area the applicant has provided two 24 inch box Western Redbud trees and one 24 inch box Strawberry tree adjacent to the rear elevation to alleviate the massing and scale of the rear elevation building wall. The revised landscaping plan will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a combination of 15-gallon up to 24-inch box size Golden Trumpet, Crape Myrtle, and various fruit trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Kangaroo Paw, Pimrose Jasmine, and Red Apple.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species and a water efficient drip-irrigation system within the landscaped areas.

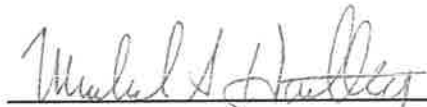
CONCLUSION:

Staff believes the proposed revisions to the building elevations are more appropriately designed for the site and compatible with the surrounding residential properties, with the recommended conditions. The applicant has incorporated the Design Review Board's previous comments. Additional articulation, architectural details and landscaping have been incorporated into the design to alleviate the massing of the building elevations. The proposed dwelling along with the 3-car garage will be setback further than the permitted front setback area to allow for additional open parking on the driveway. The proposed architectural style is a contemporary interpretation of a Mediterranean architectural style that incorporates exterior building finishes and colors, 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: Design Review Board Staff Report, dated April 21, 2015
- Exhibit C: Site, Floor, and Elevation Plans
- Exhibit D: Landscape Plans
- Exhibit E: Color Elevations
- Exhibit F: Existing Site Photographs

EXHIBIT C

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 27, 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 3,940 square foot 2-story single-family residential dwelling with an attached 675 square foot 3-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 water heater must be screened from public view with landscaping at the time of final inspection.
10. The plan check plans must show roof drainage, such as gutters and downspouts to be painted to match the exterior building colors, subject to the review and approval of the Planner.
11. All Landscaped areas must be properly maintained at all times.
12. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the

use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size and trees must be a minimum 24 inch box size. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

13. The revised landscape plan must show a drought tolerant tree species be planted that will be relatively tall and have a large canopy to reduce water consumption to further provide relief to the massing of the rear (east) elevation building wall, subject to the review and approval of the Planner.
14. At the time of plan check submittal, a note shall be placed on the floor and elevation plans that state underneath first floor crawl space and the under floor areas below the lower deck area cannot be used for human habitation.
15. The front main entry door and garage doors must be painted in an accent brown color to compliment the architectural style of the dwelling, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: May 17, 2016

AGENDA ITEM NO: 3-B

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: Time Extension (EX-16-04) New single-family residential dwelling – 541 Cecil Street (DRB-14-11)

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 Time Extension (EX-16-04) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Tony Chen, on behalf of the property owner, is requesting approval for a one-year time extension for Design Review Board (DRB-14-11) application to allow for the construction of a new 2,499 square foot 2-story single-family residential dwelling with an attached 437 square foot 2-car garage at 541 Cecil Street. The property is zoned R-2 (Medium-Multiple Residential) and is designated MDR (Medium Density Residential) in the General Plan.

The request is necessary because the original approval expired on May 5, 2016, one-year from the effective date of approval. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated May 4, 2016, the applicant has submitted construction drawings to the Building and Safety Division and due to the unforeseen corrections to the construction drawings, the property owner requires additional time to complete the corrections and to obtain permits to commence the work.

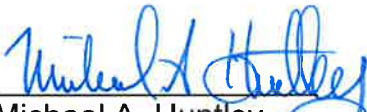
CONCLUSION:

Staff reviewed the time extension application and believes the scope of work warrants the requested one-year time extension.

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: Time extension letter, dated May 4, 2016
- Exhibit B: Design Review Board Staff Report, dated May 5, 2015
- Exhibit C: Conditions of Approval
- Exhibit D: Site, Floor, Elevation, Roof and Elevation Plans

EXHIBIT A

Time extension letter, dated May 4, 2016

RECEIVED

MAY 04 2016

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

May 04, 2016

To: City of Monterey Park

Planning Department

From: Dragon Builders

1519 E. Chapman Ave., #196

Fullerton, CA 92831

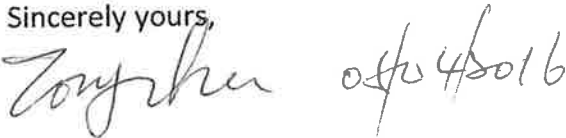
Regarding: DRB-14-11

541 Cecil Street

Approved May 5, 2015

Extension from 05/05/2015 Design Review Board approved plan another year. Because Dragon Builder's hired geologist has a different point of view with City's geologist about caissons in front of the house. Also, on April 29, the Building Department still requires corrections of structure of the house, which caused the delay. The undersigned is hereby requesting for a time extension. Please kindly grant the request.

Sincerely yours,



Tony Chen

Manager

Dragon Builders

EXHIBIT B

Design Review Board Staff Report, dated May 5, 2015



Design Review Board Staff Report

DATE: May 5, 2015

AGENDA ITEM NO: 2-B

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 – 541 Cecil Street (DRB-14-11).

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-14-11), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Al Maciel, on behalf of the property owner, is requesting design review approval for the construction of a new 2,499 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Cecil Street between East Graves Avenue and Lamont Drive. The property is zoned R-2 (Medium-Multiple Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are Medium-Density Residential zoned properties with single-family residential dwelling units. 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 in the 1950's. The subject property is currently developed with an 875 square foot one-story single-family residential dwelling with detached 360 square foot 2-car detached garage built in 1949.

Project Description

The applicant is proposing to demolish the existing one-story single-family residential dwelling with the detached 2-car garage and construct a 2,499 square foot 2-story single-family residential dwelling with an attached 437 square foot 2-car garage. The subject site has a total lot area of 8,060 square feet in size. The total living area will be 2,499 square feet. Based on the lot area of 8,060 square feet, the maximum living area that can be built is 40% or 3,224 square feet.

The R-2 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (25 feet) in height. The proposed 2-story residential dwelling meets the required 25 foot front (east) and 25 foot rear (west) yard setback areas, 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a living room, kitchen, dining room, powder room, family room, bedroom with a bathroom, a front porch, laundry room, and an attached 2-car garage. The second floor will have a loft area that is partially open to the first floor, and 3 bedrooms with 3 bathrooms. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 17-foot wide driveway that will take direct access from Cecil Street. There are also additional open parked areas in front of the garage on the driveway for two additional open parking spaces.

Architecture

The proposed architectural style is a contemporary architectural style with Spanish and Mediterranean architectural elements which will be consistent with existing architectural style of the surrounding residential dwellings. The proposed building elevations consist of a combination of stucco walls painted an off-white color (Merlex Stucco P-6), the front porch walls painted in a brown color (Behr: Soft Chamois PPU4-4) and decorative stone veneer with a stone cap (Coronado: Ledger Stone Base, Shilo Limestone: Savanna). The stone veneer will be used as accent on the bottom portion of the front elevation of the garage and wraps around to the side elevations and on the bottom portions of the front porch columns. The first and second floor of the dwelling will have a hip roof system at varying heights with a front facing gable roof on the front porch. The roof will have terracotta color light weight roof tiles (Eagle Roofing: Capistrano) with decorative stucco covered under eaves painted in a dark brown color (Behr: Antique Earth, PPU5-3). The applicant is proposing to use decorative stucco treated corbels underneath the second floor wall projection on the front elevation that are painted in a dark brown color (Behr: Antique Earth, PPU5-3). The proposed windows will have grid lines and vinyl frames (Value Windows). The window, door and trim moldings will be stucco treated and painted in a dark brown color (Behr: Antique Earth, PPU5-3). The decorative main entry door will be comprised of fiberglass material with a rectangular window (Clopay: Smooth Fiberglass collection) that is painted in an almond color (Behr: Sand Motif

PPU4-13). The garage door will be a sectional decorative aluminum door that will feature square windows with grid lines on the top panel to match the dwelling windows (Clopay: Smooth Fiberglass collection) painted in an almond color (Behr: Sand Motif PPU4-13). The applicant is proposing to use decorative wall light fixtures on the first floor of the dwelling that will have a vintage design. Although the light fixture is decorative, staff is recommending that the applicant, as conditioned, incorporates a decorative contemporary light fixture design to compliment the architectural design of the dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling staff is recommending that the existing block walls along the front (east) and south side property lines within the front yard setback area, as conditioned, will be stucco treated and painted to match the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The proposed landscaping will consist of a mixture of plants groundcovers and trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Ajuga plant, Bermuda grass, Prairie Dropseed grass, Gold Guinea Vine, and Manzanita Hedge throughout the property. The proposed trees will include, as conditioned, 15-gallon minimum size Sunburst Honey Locust tree and Golden Eclipse Lilac tree. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that the turf areas within the front yard area be reduced and planted with more drought tolerant plant species.

CONCLUSION:

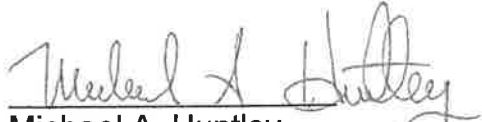
Staff reviewed the application and believes the proposed 2-story single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, 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).

Staff Report
Page 4

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT C

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped April 21, 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 2,499 square foot 2-story single-family residential dwelling with an attached 437 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.
10. All Landscaped areas must be properly maintained at all times.

11. A revised 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 and native specimens, and xeriscaping practices, subject to the review and approval of the Planner. The plans must show how the hedges and plants will be a minimum of 5-gallon size and minimum of 15-gallon size trees. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
13. The existing concrete block walls located along the front (east) and side (south) property lines within the front yard area must be stucco treated with a cap and painted to match the dwelling. The applicant/property owner must verify the ownership and location of the existing block wall on the south 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 applicant/property owner must submit a revised elevation sheet that shows an exterior modern light fixture design that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.
15. At the time of plan check submittal the property owner/applicant must submit a revised site plan that shows the driveway with a straight linear design from the drive approach to the garage door.



Design Review Board Staff Report

DATE: May 17, 2015

AGENDA ITEM NO: 3-C

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 – 250 West Markland Drive Design Review Board (DRB-16-15).

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-16-15), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ron Ballesteros, on behalf of the property owner, is requesting design review approval for the construction of a new 2,997 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the south side of West Markland Drive. The subject site has a frontage of 75 feet and a depth of 115 feet, with a total lot area of 8,625 square feet in size, and is currently vacant. 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 or relatively flat. The design and character of the surrounding residential dwellings consist of both the mid-century and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the 1950's to present day.

Project Description

The applicant is proposing to construct a 2,997 square foot 2-story single-family residential dwelling with an attached 678 square foot 2-car subterranean garage. The total living area will be 2,997 square feet. Based on the lot area of 8,625 square feet, the maximum living area that can be built is 40% or 3,450 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories (25 feet 7 inches in height). According to the floor plans, the 2-car garage will be completely subterranean with interior access to the first floor. The first floor will have a living room, kitchen with a wine room, dining room, a family room, a bedroom with bathroom, two powder rooms, office area, and a front porch. The second floor will have a laundry room, 2 bedrooms, a bathroom, and a master bedroom with a master bathroom, walk-in closet and balcony. The proposed 2-story residential dwelling meets the required 10 foot front (north) and 25 foot rear (south) yard setback areas, 5 foot side (east and west) setback area for the first floor, and 10 foot side setback area for the second floor. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car subterranean garage. Access to the 2-car garage will be provided by an 18-foot wide driveway that will take direct access from Markland Drive.

Architecture

The proposed architectural style is a contemporary interpretation of Mediterranean Revival architectural style. The first and second floor of the dwelling will have smooth finish stucco walls painted an earth tone orange color (Merlex Stucco: Smooth Finish, P-873 Pumpkin Seed). The first, second and garage roof will have a hip roof system at varying heights of the dwelling. The roof will have a red-orange color mission tile roof (Boral Products: US Clay Tile Roof, 2 Piece Mission Tile Roof Newport Blend) to compliment the primary color of the residence. The roof drain and gutter system will be comprised of an aluminum material painted to match the dwelling. The roof fascias, door and window trims, and columns will be painted in a brown color (Dunn Edwards: Wild Mustang DE-6124) to compliment the primary color of the dwelling. The exposed roof eaves will be painted in a dark brown color (Dunn Edwards: Wild Mustang DEA-161).

The applicant is proposing to use a combination of rectangular and arched hung, sliding, and fixed dual pane dark bronze anodized aluminum clad windows and sliding doors (Jeld-Wen: Sitrine Aluminum Clad Windows: Dark Bronze). As part of the Mediterranean architectural design the front elevation of the second floor will feature a series of 3 arched clearstory windows to provide natural light into the foyer area. The first floor of the front elevation will feature a focal bay window area with a fixed window and two double-hung windows. The front elevation will feature a decorative covered porch with a hip roof design that will be supported by smooth stucco finish square columns painted brown (Dunn Edwards: Whole Wheat DE 6124). The decorative main entry door will be comprised of a double set off decorative dark bronze iron doors with

an ornamental iron design and glass (Hubbard Iron Doors: Model No.: NW#105). The garage door will be a sectional decorative aluminum door with a mahogany wood grain paint finish and antique glass with decorative iron scroll window inserts (Dynamic Garage Doors: Mediterranean Revival 03, Custom Architectural Garage Door) to compliment the architectural style of the dwelling.

The front (northeast) corner of the second floor will have a balcony with a custom decorative iron railing system on the north and east side elevations that will be painted in a dark bronze color. The applicant is proposing to use a custom decorative iron fencing system adjacent to the west and east side yard areas that will be painted in a dark bronze color to match the balcony railing. Decorative wall light fixtures (Sedona 7-inch Cast Wall Lantern Mediterranean Patina Style #2371MD-MP) will be incorporated into the front elevation of the garage and will have an antique bronze finish to compliment the architectural design of the dwelling.

Landscaping

Furthermore, as part of the new construction of the 2-story residential dwelling, the property will include new landscaping and decorative smooth stucco finish retaining and garden walls painted in a grey-brown color (Dunn Edwards: Bison Beige DEC750) with a concrete cap. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 24-inch box size Sweet Shade, and 15-gallon size Citrus Fruit, Japanese Maple, Podocarpus Macrophyllus Trees. The proposed shrubs and plants include 5-gallon size Privet Hedge, Iceberg Roses, Lavender, Azaleas, Blue Oat Grass and Red Fountain Grass. The groundcovers include Chipper Bark. Staff believes that the proposed contemporary interpretation of colonial architectural style with the landscaped areas is in keeping with the residential character of the area.

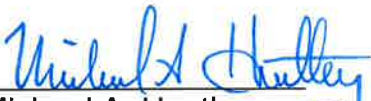
CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 2-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of Mediterranean Revival 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, elevation, landscape and irrigation 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 April 28, 2016, 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 2,997 square foot 2-story single-family residential dwelling with an attached 678 square foot 2-car subterranean 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. All Landscaped areas must be properly maintained at all times.
10. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must provide a landscape planter that is 6 feet wide minimum between the west side property line and the garage driveway within the front yard area. The landscape and irrigation plans 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 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.
11. 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.