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
JUNE 7, 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 17, 2016

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS – None

[3.] NEW BUSINESS

3-A. EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE AND NEW SIGNS – 221 NORTH ATLANTIC BOULEVARD – SUPERCO (DRB-16-19)

The applicant, Julie Hsu of Superco, is requesting approval to repaint an existing two-story commercial building and install new signage at 221 North Atlantic Boulevard in the R-S (Regional Specialty) 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-16-19) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

3-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED SECOND DWELLING UNIT – 129 GLADYS AVENUE (DRB-16-16)

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new 2,229 square foot 2-story single-family residential dwelling with an attached 512 square foot 2-car garage and an attached 540 square foot single-story second dwelling unit with an attached 247 square foot 1-car garage at 129 Gladys Avenue 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 Design Review Board (DRB-16-16) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

3-C. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1200 HILLSIDE STREET (DRB-16-20)

The applicant, Kyle Imoto, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1200 Hillside Street 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-16-20) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

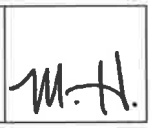
[4.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[5.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on June 21, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	

Design Review Board Staff Report

DATE: June 7, 2016

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Exterior remodel no increase in square footage and new signs – 221 North Atlantic Boulevard (DRB-16-19)

RECOMMENDATION:

It is recommended that the Design review Board consider:

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-19), subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Julie Hsu of Superco, is requesting design review approval for an exterior remodel with no increase in square footage and new signs at 221 North Atlantic Boulevard. The property is zoned R-S (Regional Specialty) and designated Commercial in the General Plan.

On May 5th, 2015, the subject building received Design Review Board approval to remodel the exterior of the building. At the time, the proposed remodel was a relatively substantial change to the building, including removing some of the architectural elements on the building and applying new finishes. Staff believed that it was a necessary update to the building that would help to revitalize the business.

The subject building sits on a site with two other commercial buildings owned by the same property owner. The three buildings were last updated in the 1990s. Over the years the buildings have been repainted for maintenance purposes, but the design of the building reflects its age. The existing business has occupied the building since 1993; the proposed modern design would help the business to stay competitive with the newer chain stores that sell similar products by appealing to a wider market base.

Due to financial constraints the previously proposed facade improvement did not occur and the Design Review Board's approval expired on May 5th, 2016. Currently, the business owner is proposing a project scope that will be more feasible to complete.

Although, the current proposed design will not be as significant of a change, the proposed colors and freestanding sign are more contemporary and will help to update the look of the building.

Property Description

The subject property is comprised of three parcels that are 114,998 square feet (2.64 acres), 47,044 square feet (1.08 acres), and 2,200 square feet in size. The subject property is currently developed with three detached commercial buildings that are 20,720 square feet, 43,841 square feet, and 14,532 square feet in size constructed in 1958, 1991, and 1991, respectively. There are three existing subterranean parking levels and at-grade parking. The parking is shared amongst the three buildings.

The subject building is the second building from the southwest corner of the North Atlantic Boulevard and West Emerson Avenue. The building is two-stories and has been occupied by Superco since 1993 according to business licensing records. The first floor is retail and the second floor is storage. In front of the building there are 9 existing diagonal parking spaces.

North of the property are Emerson Avenue and Shun Fat Supermarket, east is Ralphs, south is a three-story commercial building, and west are single-family dwelling units in the City of Alhambra.

Project Description

The proposed project is an exterior remodel of the existing building with no increase in square footage. The existing building currently has pink stucco. There are two green awnings and two cylindrical columns on both sides of the front entrance that support a triangular aluminum structure. There are four glass display windows on the front elevation emphasized by squared pop-outs. The two pop-outs on the outer portion of the building have a gable roof structure that mimics the triangular structure above the front entrance.

The proposed remodel includes new exterior paint comprised of white (commercial white 1025-1) and grays (PPG Paints Cool Slate 1002-3, Stargazer 1011-3, and Improbable 1011-5) accented with black (Black Magic 1001-7). In addition to the exterior paint, foam pop-ups will be installed to provide relief to the exterior wall. Additionally, black canvas awnings will be installed above the entrance and the glass mullions will be repainted black.

Signage

The applicant is also proposing a text change to the signs on the far ends of the building, specifically the words, "AUDIO" and "VIDEO" will be removed and "MATTRESS" and "FURNITURE" will be installed in its place. Although, the new signs will include more letters, the sign area will not change.

In addition to the text change, the existing monument sign will be removed and replaced with a new freestanding sign. According to Monterey Park Municipal Code (MPMC) § 21.24.650, the maximum height allowed for a freestanding sign on a lot that is less than

600 feet wide is 20 feet tall and the maximum allowed sign area is 120 square feet. The proposed freestanding sign will be 15 feet tall 5 feet 2 inches wide and 20 inches deep. The total sign area will be 77 square feet. The proposed height and sign area will be less than the maximum allowed. The freestanding sign will be L.E.D. internally illuminated, double face and positioned perpendicular to Atlantic Boulevard to face north and southbound traffic. The sign will be aluminum powder coated white, grey, and red with push through white acrylic text. The freestanding sign will sit on a 4-inch high concrete slab painted grey to match the freestanding sign. Staff believes that the proposed height and sign area are proportional to the lot frontage and appropriately design for the property.

Landscaping

In front of the building is a 2 feet wide planter that will be replanted with Horsetail and the planter adjacent to the sidewalk will be replanted with a combination of Cordyline Electric Pink, Iris Flower, and Echeveria plants. All the proposed plants are drought-tolerant.

Bollards

There is an existing pedestrian walkway from the public sidewalk to the front entrance. There have been several instances where vehicles have mistaken the walkway for a driveway and have driven up onto the sidewalk. In order to prevent these incidents from occurring again, as part of the proposed improvements, bollards will be installed perpendicular to the walkway. The bollards will be aluminum powder coated black with a flat top and illuminated. The bollards will stand 42 inches tall and measure 7 inches in diameter.

CONCLUSION:

Staff reviewed the application and believes the proposed project is appropriately designed for the site and compatible with the surrounding commercial properties. Some of the projects recently reviewed by the Design Review Board along North Atlantic Boulevard have been more modern in design with clean lines, timeless color choices, and articulation. The proposed color palette and new freestanding sign are contemporary, which will not only help to modernize the look of the building but it will also help to revitalize the business.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 (Existing Facilities).

Respectfully submitted,

Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval
Exhibit B: Color Elevations, Sign Plan, Plants and Bollard Details
Exhibit C: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped May 18, 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 Monterey Park Municipal Code (MPMC) § 21.36.120.

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

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

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

5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.

6. This design approval for an exterior remodel with no increase square footage is not an approval of building permits, which must be applied for separately with the Building Division.

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

8. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.

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

10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.

Design Review Board Staff Report

DATE: June 7, 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: New 2-story single-family residential dwelling and an attached second dwelling unit – 129 Gladys Avenue (DRB-16-16).

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

EXECUTIVE SUMMARY:

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new primary single-family residential dwelling with an attached 2-car garage and an attached second dwelling unit with an attached 1-car garage at 129 Gladys Avenue. The property is located on the west side of Gladys Avenue between Garvey Avenue and Emerson Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

According to Government Code § 65852.1 and Monterey Park Municipal Code (MPMC) § 21.08.040(J), a city may issue a permit for the construction of a Second Dwelling Unit, which is attached to or detached from a primary residence on a parcel zoned for a single-family residence, and the floor area of the detached dwelling unit does not exceed 1,200 square feet.

According to Government Code § 65852.150, the Legislature finds and declares that Second Dwelling Units are a valuable form of housing in California. Second Dwelling Units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second dwelling units benefit from added

income, and an increased sense of security. It is the intent of the Legislature that any second-unit ordinances adopted by local agencies have the effect of providing for the creation of second units and that provisions in these ordinances relating to matters including unit size, parking, fees and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create second units in zones in which they are authorized by local ordinance.

Site Analysis

The subject property has a lot area totaling 6,926 square feet in area, and is currently developed with a 744 square-foot single-story single-family residential dwelling with a detached one-car garage. The surrounding properties are medium-density residential zoned properties with a mixture of single and multiple-family residential dwelling units. The design and character of the surrounding residential dwellings consist of the mid-century tract, Spanish and contemporary architectural styles, consisting of single and two-story residential buildings with attached and detached garages built in the mid 1920's to present day. The subject and adjacent properties are on relatively flat land.

Project Description

The applicant is proposing to construct a new primary 2,229 square foot 2-story single-family residential dwelling with an attached 512 square foot 2-car garage and an attached 540 square foot single-story second dwelling unit with an attached 247 square foot 1-car garage. The subject site has a total lot area of 6,926 square feet. The total living area will be 2,769 square feet. Based on the lot area of 6,926 square feet, the maximum living area that can be built is 40% or 2,770 square feet. The proposed attached 540 square-foot second-unit is less than the 1,200 square-foot maximum allowed by the Government Code and the Zoning Code.

The proposed primary single-family residential dwelling and the attached second dwelling unit will meet the required front (east) and rear (west) 25-foot setback the required 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor. The R-2 zone allows for primary single-family residential units to be 2-stories with a maximum building height of 30 feet. The primary 2-story single-family residential dwelling will be 2-stories (25 feet 9 inches) in height. Per MPMC § 21.08.040(J) a second dwelling unit is limited to one-story with an overall height of 15 feet. The second dwelling unit is incorporated into the design of the main dwelling and will be single-story (14-feet 4-inches) in height.

According to the primary single-family residential dwelling floor plans, the first floor will consist of a foyer, living and dining room, family room, kitchen, a bedroom with bathroom, a powder room, front porch, rear patio and an attached 2-car garage. The second floor will have a master bedroom with a bathroom, walk-in closet, enclosed patio and deck, two bedrooms with access to a deck, a bathroom, and laundry room. The attached second dwelling unit first floor plan will have a living and dining room, kitchen, one bedroom and bathroom, and an attached 1-car garage. According to MPMC § 21.22.050, a single-family residential dwelling with 4 bedrooms or less and under 3,000

square feet of living area require 2 enclosed garage parking spaces. According to MPMC § 21.08.040 (J), one off-street parking space in a garage is required for second dwelling units less than 600 square feet of gross floor area. Parking designated for the second dwelling unit must be provided in addition to the minimum parking required for the primary unit. Designated second dwelling unit parking must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway. Based on the number of bedrooms and total living area, the main 2-story single-family residential dwelling will provide an attached 2-car garage, and the second dwelling unit will provide an attached 1-car garage meeting the off-street parking requirements.

Access to the off-street parking requirement will be provided by a new minimum 16-foot wide concrete driveway that will take direct access from Gladys Avenue. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet. The proposed 2-car garage will provide an interior width of 18 feet and a depth of 20 feet. The 1-car garage will provide an interior width of 9 feet and a depth of 20 feet.

Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with the existing architectural style of the surrounding neighborhood. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The primary unit and attached second dwelling unit elevations will consist of a combination of light brown colored smooth stucco walls (Omega Products International, Color # 9203 Sagebrush), and stone veneer siding (Coronado Stone Veneer, Quick stack in Caramel Mountain). The stone veneer will be used as and accent on the bottom portion of the front garage elevations, the entire front porch, and wraps to the north and south side elevations.

The roof will have a hip roof design at varying heights. The roof will have brown color light weight concrete roof tiles (Eagle Roofing Products: Capistrano, Ramona No. 3578). The first and second floor roof eaves will have wood fascias that will be painted in a brown color (Dunn Edwards Paints. DE6062, Tea Bag). The under eaves will have a decorative precast concrete under-eave molding with a smooth finish painted light brown (Precast Concrete Trim and Sill Davis Bonded Color, Sandstone 5237). The rain gutters and downspouts, as conditioned, will consist of an anodized aluminum material in a dark brown color to match the wood fascias. Although no downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide rain gutters and downspouts that will be painted to match the fascias.

The applicant is proposing to use dual pane light brown vinyl frame windows with grids (Anderson, 100 series Vinyl, Color: Sandstone). The door and window trims will be comprised of a precast concrete with a smooth finish in a light brown color Precast Concrete Trim and Sill Davis Bonded Color, Sandstone 5237). The main entry doors will be comprised of a solid core wood material stained in a dark brown finish with glazing (Feather River Doors. Exterior Door Builder Version 4. Walnut Oak, Half lite – 8'. Preston – Zinc Glass design). The garage door will be a sectional decorative metal door painted in a brown color (Clopay Garage Doors. Classic Collection Door Design: Solid Elegant Long, Top Section: Plain Short, Color: Mocha Brown).

The entire width of the first floor rear elevation of the dwelling will feature an attached solid covered patio and trellis patio. The patio columns will be comprised of a combination of smooth stucco and stone veneer to match the dwelling. The wood trellis will be painted dark brown (Dunn Edwards Paints. DE6062, Tea Bag). Furthermore, decorative wall light fixtures will be incorporated into the design of the primary and second-unit that will have a contemporary vintage lantern design (The Great Outdoors Lighting, Model Kent Place, Color: Vintage Rust) to compliment the architectural design of the dwelling.

Landscaping

As part of the new construction of the 2-story single-family residential dwelling and the attached second dwelling unit, the property will include new landscaping throughout the property. The proposed landscaping will consist of new trees, plants, and groundcovers. The proposed trees will include 24-inch box minimum size Strawberry trees, Forest Pansy Redbud, and Australian Willow. The proposed plants will include, as conditioned, 5-gallon minimum size Pink Joey Kangaroo Paw, Dwarf Bottlebrush, Red Yucca, Coast Rosemary, Mexican Bush Sage, Little Rev Flax Lily, Pink Muhly, and Purple Founatin Grass. The proposed groundcovers will include Mundi Westringia, Blue chalk Sticks, and Saint Augustine Turf. Although no irrigation is proposed, staff included a condition of approval to have the applicant at the time of plan check submit an irrigation plan that uses a water efficient irrigation system to minimize water run-off for the landscaped planter areas.

Furthermore, the applicant is proposing to install a new 4-foot high decorative tan color split-face concrete block wall adjacent to the north and south side property lines within the front yard area, a 4-foot high combination tan color split-face concrete block and wrought iron fence and gates adjacent to the front property line, and a 6-foot high concrete block wall behind the front yard area adjacent to the west (rear), north and south side property lines.

CONCLUSION:

Staff reviewed the application and believes the proposed project to construct a new primary 2,229 square foot 2-story single-family residential dwelling with an attached 2-car garage and an attached 540 square foot single-story second dwelling unit with an attached 247 square foot 1-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 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, Class 3 (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, roof and landscape plans
Exhibit C: Color elevations
Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped May 5, 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 2,229 square foot 2-story single-family residential dwelling with an attached 512 square foot 2-car garage and an attached 540 square foot single-story second-unit with an attached 247 square foot 1-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 cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.

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

11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient 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 the roof drainage, such as gutters and

downspouts in an anodized aluminum material painted dark brown to match the wood fascias, subject to the review and approval of the Planner.

13. At the time of plan check the applicant/property owner must submit an elevation plan detail for the proposed wrought-iron fencing. The wrought-iron fencing must be painted in a dark brown (Dunn Edwards Paints, DE6062 Tea Bag) color to match the wood fascias.

Design Review Board Staff Report

DATE: June 7, 2016

AGENDA ITEM NO: 3-C

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1200 Hillside Street (DRB-16-20)

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-16-20) application, subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kyle Imoto, on behalf of the property owner Graig Koga, is requesting design review approval for an addition to existing single-family dwelling that will result in a total square footage greater than 2,000 square feet. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located at the southeast corner of Hillside Street and Star Ridge Drive. The lot is 11,460 square feet in size, and is currently developed with a 1,422 square feet one-story single-family dwelling with a detached 2-car garage.

To the north, south, east and west are R-1 zoned properties developed with single-family residential properties. The design and character of the surrounding residential dwellings is a mid-century architectural style, consisting of single and two-story dwellings with detached 2-car garages built in the late 1950's.

Project Description

The proposed project includes 1,243 square feet two-story addition to the existing one-story dwelling. The total living area will be 2,665 square feet. Based on the lot area of

11,460 square feet, the maximum living area that can be built is 4,011 square feet. The building height of the dwelling will be 23 feet 3 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required first floor setbacks of 5 feet from the interior side (southwest), 10 feet from the street side (northeast), second floor setback of 10 feet from interior side (southwest), 15 feet from the street side (southwest), 25 feet from the front (northwest), and 25 feet from the rear (southeast) property lines.

The existing first floor includes a family room, dining room, kitchen, two bedrooms, two bathrooms, and a bedroom that will be converted to a den. The first floor addition includes extending an existing family room and bedroom. The second floor includes two new bedrooms and bathrooms.

Architecture

The existing house was built in 1958 and has a mid-century architectural style with a gable roof style. The applicant is proposing to maintain the existing architectural style. The roof will have dark grey roof shingles (Timberline). The roof fascia boards and window trims will be wood painted tan (Behr – ECC-17). The exterior building walls will be painted off-white (Behr – Dry Creek White – ECC-2). The windows will be white vinyl frame, dual pane, single sliders (Value Windows). The exterior light fixture will be a craftsman style (Klamath Falls) in a bronze finish. The second floor balcony will have glass railings with bronze anodized metal frames (C.R. Laurence).

Landscaping

No alternations are proposed to existing landscape and irrigation system. The current landscaping includes sod and shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

Environmental Assessment

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).

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 the plans date-stamped May 24, 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 first floor and second story addition and interior 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. All landscaped areas and existing irrigation system must be properly maintained at all times.

10. The plan check elevation plans must show roof drainage, such as gutters and downspouts painted to match the fascia boards, subject to the review and approval of the Planner.

11. The windows and doors specifications, including dimensions, materials, style, trim material, and colors, must be included in the plan submitted for construction plan check.