

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 21, 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 – June 7, 2016

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS – None

[3.] NEW BUSINESS

3-A. TWO NEW WALL SIGNS – 728 EAST GARVEY AVENUE (DRB-16-16)

The applicant, Lavender Fung of Sings Express, on behalf of the property owner, is requesting approval for two new wall signs at 728 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-17) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1537 LUNAR DRIVE (DRB-16-21)

The property owner, Aaron Low, is requesting design review approval for a 75 square foot first floor addition, a new 673 square foot second floor addition, and exterior remodel at 1537 Lunar Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-21) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

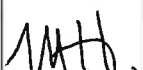
[4.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[5.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on July 5, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: June 21, 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: Two New Wall Signs – 728 East Garvey Avenue #A Design Review Board (DRB-16-17).

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-16-17) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Lavender Fung of Signs Express, on behalf of the business owner, is requesting design review approval for two new wall signs at 728 East Garvey Avenue #A. The subject property is located on the southeast corner of Garvey Avenue and Orange Avenue. The subject property is zoned C-S, P-D (Commercial Services, Planned Development Overlay) and designated MU 2 (Mixed-Use II) in the General Plan.

Site Analysis

The subject property is developed with a single-story multi-tenant commercial retail building and related parking area within the rear area of the lot. The subject commercial space (unit A) is currently being remodeled (tenant improvement) and will be occupied by a meat market.

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

Project Description

The applicant is requesting approval for a new primary and secondary wall sign for the meat market business. The new primary wall sign for the meat market will be installed on the north facing elevation of the business frontage. The secondary wall sign will be installed on the west side elevation of the business secondary frontage. The new primary and secondary wall signs will be internally-illuminated (front and back lit) individual channel letters. The primary wall sign will consist of a single row of text with Chinese characters to identify the business name followed by modern English letters "WING ON MARKET." The secondary wall sign also identifies the business name and will consist of two rows of text with Chinese characters on the first row and modern English letters on the second row. The wall signs Chinese characters will be comprised of a 3/16 inch red (#2793) acrylic faces and the modern English letters will be comprised of 3/16 inch white (#7328) acrylic faces. The flange and 5 inch returns will be .090 inch aluminum that is powder coated in black.

The primary wall sign Chinese characters will be 1 foot 6 inches high by 6 feet 8 inches wide and the modern English letters will be 1 foot 1 inch high by 9 feet 1 inch wide, for a total sign area of 19 square feet. The business has a frontage of 32 feet 9 inches, which allows a maximum sign area of 32 square feet. The proposed wall sign will be placed at a maximum height of 15 feet measured from the ground floor to the top of the sign.

The secondary wall sign Chinese characters will be 1 foot 6 inches high by 8 feet 3 inches wide and the modern English letters will be 1 foot 1 inch high by 9 feet 8 inches wide, for a total sign area of 22 square feet. The business has a secondary frontage of 46 feet, which allows a maximum sign area of 23 square feet. The proposed wall sign will be placed at a maximum height of 15 feet measured from the ground floor to the top of the sign.

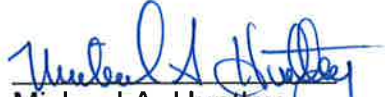
CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall signs are appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions. The proposed wall signs are channel letters that are internally illuminated with varying design features and finishes pulled from other signs in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,


Michael A. Huntley

Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Sign plans & Site Plan

Exhibit C: 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 10, 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 new primary and secondary wall sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas must be properly maintained at all times.



Design Review Board Staff Report

DATE: June 21, 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: Addition to single-family residential dwelling greater than 2,000 square feet – 1537 Lunar Drive (DRB-16-21)

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-16-21) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The property owner, Aaron Low, is requesting design review approval for a 75 square foot first floor addition, a new 673 square foot second floor addition, and exterior remodel. The property is located on the west side of Lunar Drive between Crest Vista Drive and Brightwood Street. The subject property is approximately 7,680 square feet in size, and is currently developed with a 1,500 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract, and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the late 1950's.

Project Description

The applicant is proposing to remodel the existing floor plan, add 75 square feet to the front elevation of the dwelling, add a new 673 square foot second floor addition, and remodel the exterior of the dwelling. The total living area will be 2,248 square feet. Based on the lot area of 7,680 square feet, the maximum living area that can be built is 3,072 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the new second floor will be 24 feet 8 inches and the proposed entry porch height will be 10 feet 9 inches. According to the floor plan, the reconfigured area will include a new living room, and game room. The existing first floor areas will remain and include a family room, kitchen, two bedrooms, a bathroom, and a two-car garage. The new second floor area will include a loft area with access to a balcony, a master bedroom with a closet and bathroom. The existing and the proposed floor addition areas of the dwelling meet the required first floor setbacks of 5 feet from the interior side (north and south), the existing first floor 15 foot and new second floor 25 foot from the front (east), and 25 feet from the rear (west) property lines.

Architecture

The existing house was built in 1957 and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior architectural style of the dwelling to a contemporary architectural style which will be consistent with the surrounding residential dwellings. The building walls of the single-family dwelling will consist of a combination grey color stucco with a medium lace texture finish (Merlex Stucco, Medium Lace Texture Finish, P-1661 Titanium) and decorative stone veneer (Genuine Stone. Natural Stone Ledger Panels, Stepped Cut-Sierra Blue). The stone veneer will be used as an accent architectural treatment on the front elevation that will wrap around a minimum of 3-foot 6-inches to the south and 4 feet to the north side elevations of the dwelling.

The new first and second floor roof of the dwelling will have a gable roof design at varying heights that is consistent with the gable roof design of the surrounding residential dwellings. The fascia boards will be painted light grey (Dunn Edwards, DE6239-Latte Froth). The roof will have charcoal colored asphalt shingles (GAF Timberline Ultra HD, Charcoal). Although no rain gutter or downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide anodized aluminum rain gutters and downspouts that will be painted to match the fascias and stucco walls.

The applicant is proposing to use dual pane white vinyl frame windows and doors throughout the entire dwelling (Jeld-Wen Vinyl Windows, White). The door and window trims will be painted light grey (Dunn Edwards, DE6239-Latte Froth). The main entry door and side light windows will be comprised of a white color steel with a smooth finish and decorative glass panels (Masonite Door White with Sidelites, Providence 381). The existing sectional decorative metal garage door will be painted white (Dunn Edwards DEW380 White). The front elevation will feature a decorative front porch with a gable

roof design supported by stucco treated walls with stone veneer. The front elevation of the second floor will feature a partially covered balcony with a front facing gable roof and a custom decorative wrought iron railing painted black. Decorative wall light fixtures will be incorporated into the design of the dwelling that will have a contemporary vintage lantern design (Heath Zenith Black Lantern, Model HZ-4192-BK) to compliment the architectural design of the dwelling.

Landscaping

As part of the new addition areas of the single-family residential dwelling, the property will include new landscaping and a water efficient drip irrigation system. The landscaping will consist of a mixture of existing trees and plants, new plants and groundcovers. The proposed plants and groundcovers will include 10-gallon minimum size Jade Plants, 5-gallon minimum size Aloe Species, Sempervivum Hens and Chicks, and 1-gallon size blue chalk fingers, and wood mulch. Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that additional drought tolerant plant species be used within the front yard area. Staff believes that the proposed contemporary architectural style with the proposed landscaped areas is in keeping with the residential character of the area. The existing block walls located within the front yard area will have, as conditioned, a stucco finish painted grey to match the dwelling. Furthermore, the applicant is proposing to install two new 4-foot high white vinyl pedestrian gates adjacent to the north and south side property lines.

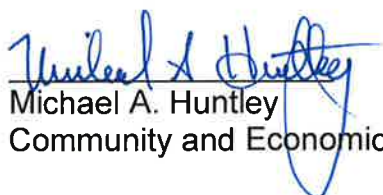
CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a ranch 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 § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

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 June 6, 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 75 square foot first floor addition, a new 673 square foot second floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. 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. A revised landscaping plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must 5-gallons, subject to the review and approval of the Planner.
12. The irrigation system must be installed and operating prior to final inspection.

13. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted light grey (Dunn Edwards, DE6239 Latte Froth) to match the fascia boards and the downspouts must be painted grey to match the dwelling walls, subject to the review and approval of the Planner.
14. The existing concrete block walls located adjacent to the north and south side property lines within the front yard area must be stucco treated and painted a grey color to compliment the dwelling, subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block walls and obtain all necessary approvals to perform stucco treatment and painting on walls prior to commencing any work.