

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

SPECIAL MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
August 2, 2016
7:15 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 Gay Q. Yuen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – July 19, 2016

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS – None

[3.] NEW BUSINESS

3-A. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1140 SOUTH LINCOLN AVENUE (DRB-16-22)

The applicant, Xu Jin Zeng, is requesting design review approval for an addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 1140 South Lincoln Avenue 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-16-22) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW MASTER SIGN PLAN – 133 WEST GARVEY AVENUE (DRB-16-23)

The applicant, Jorge Diaz of LA Sign Shop, on behalf of the property owner is requesting design review approval for a new master sign plan at 133 West Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development Overlay) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) since the scope is limited to a master sign plan for new signage for an existing commercial building.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-23) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-C. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 206 NORTH MOORE AVENUE

The applicant, David Chun, has requested to present the conceptual design plans for a proposed 5-unit residential condominium development project at 206 North Moore Avenue in the R-3 (High-Density Residential) Zone.

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

(1) Providing comments on the preliminary 5-unit residential condominium development design. No action is necessary at this time.

[4.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[5.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on August 16, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: August 2, 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: Addition to single-family residential dwelling greater than 2,000 square feet – 1140 South Lincoln Avenue (DRB-16-22)

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-16-22) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ms. Xu Jing Zheng, 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 on the east side of South Lincoln Avenue, between Langley Way and East El Repetto Drive. The lot is 11,860 square feet in size, and is currently developed with a 1,408 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 1,526 square feet one-story addition to the existing one-story dwelling. The total living area will be 3,010 square feet. Based on the lot area of

11,860 square feet, the maximum living area that can be built is 4,151 square feet. The building height of the dwelling will be 16 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 living room, dining room, kitchen, three bedrooms, and two bathrooms. The addition includes extending the existing living room and adding a new family room, bedroom with on-suite bathroom, laundry room, and half bath.

Architecture

The existing house was built in 1954 and has a mid-century architectural style with a hipped roof style. The applicant is proposing to maintain the existing architectural style. The roof will have black roof shingles (Oakridge Onyx Black Laminate Shingles). The roof fascia boards and window trims will be wood painted white (Behr – Ultra Pure White UL260-14). The exterior building walls will be painted light grey (Behr – Classical Silver PPU18-11). The windows will be white vinyl frame, dual pane, single sliders (Value Windows). The exterior light fixture will be a craftsman style in a bronze finish.

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.

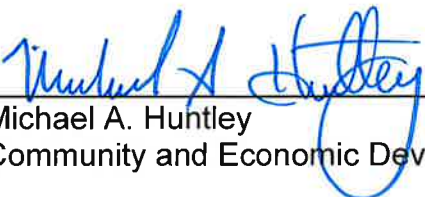
CONCLUSION:

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:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped June 1, 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 windows and doors specifications, including dimensions, materials, style, trim material, and colors, must be included in the plan submitted for construction plan check.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: August 2, 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: Master Sign Plan – 133 West Garvey Avenue (DRB-16-23).

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-16-23) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Jorge Diaz of LA Sign Shop, on behalf of the property owner, is requesting design review approval for a new master sign plan at 133 West Garvey Avenue. The subject property is located on the north side of West Garvey Avenue between North Baltimore Avenue and North Garfield Avenue. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development Overlay) and designated MU I (Mixed-Use I) in the General Plan. The proposed master sign plan for the commercial building is designed to encourage signs, which are integrated with and harmonious in size, design, style, material and appearance to the commercial building. The applicants request meets the zoning requirements and rights afforded to other businesses from the surrounding area.

Site Analysis

The subject property is 6,616 square feet in size and is developed with an approximately 3,385 square foot single-story multi-tenant (3) commercial retail building and related parking area within the rear area of the lot. The site is bordered by commercial properties to the north, east, west and south consisting of one and two-story commercial buildings. The design and character of the surrounding wall signs consist of individual illuminated/non-illuminated channel letter wall signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Master Sign Plan

According to MPMC §21.24.580, a Master Sign Plan is required for any new or existing commercial project with three or more units involving exterior remodels. The Master Sign Plan must address the size, location, number, and design of all proposed signs, but need not show the actual sign copy. The applicant is requesting approval for a new Master Sign Plan for the multi-tenant (3) commercial building that addresses the types of signage permitted on the building. Specific criteria for the primary wall signs and window signage have been provided within the master sign plan (Attachment 2).

Master Sign Plan Criteria

Wall Signs:

The new master sign plan allows only one primary wall sign per tenant space above the store front on the south elevation. The primary wall signs will be comprised of internally illuminated channel letters comprised of 3/16-inch acrylic faces with vinyl overlay, 5-inch maximum aluminum black returns, and 1-inch acrylic trim caps in black or to match the sign face colors. Primary wall signs will be permitted to have a maximum sign area of one square foot per lineal foot of the business frontage. The maximum width of the wall sign must not exceed 75% of the business frontage. The maximum sign areas and materials are consistent with the maximum sign area and materials allowed by the Monterey Park Municipal Code (MPMC) sign regulations. The master sign plan will allow for a single row of text and logo for each tenant sign with a height of 12-inches minimum up to 18-inches maximum. A secondary row of text may be approved as individual internally illuminated channel letters. If a secondary row of text is needed the total height of the sign text must not exceed 18-inches with the primary row of sign text at a minimum of 12-inches and the secondary row of sign text at a minimum of 6-inches.

The acrylic sign faces and vinyl overlay are open to corporate colors. Staff is recommending that in addition to corporate colors the sign face colors be limited to one or two colors to keep consistency within the signs of the commercial building with the exception of established corporate colors. The master sign plan criteria identifies that wall signs cannot be higher than 15 feet above the sidewalk measured from the ground floor to the top of the signs and will be centered vertically and horizontally along the building fascia to which it is affixed. The sign specifications including the size, location, number, and design for each unit are further illustrated in the master sign plan.

Window signs:

The master sign plan allows for window signage for the tenant spaces. The maximum window sign area for each tenant space is limited to 20% of the total glass frontage area. In addition to the window signage tenant space suite numbers will be allowed to be located above the tenant main entrance door. The suite numbers will be comprised of a white vinyl material.

Banners:

Banners will be permitted as temporary signage only and allowed per the City of Monterey Park Municipal Code (MPMC) §21.24 Sign Regulations, and are subject to Planning Division review approval.

According to MPMC §21.24.600, to approve a master sign plan, the Design Review Board must make the following findings:

- (A) The master sign plan complies with the purpose of the signage chapter, including the sign design guidelines;

The proposed master sign plan complies with the purpose of the signage chapter because it encourages the effective use of the signs as a means of communication in the City. The master sign plan also encourages signs that are integrated with and harmonious in size, design, style, material, and appearance to the buildings and sites, which they occupy and surround. Lastly, the master sign plan will enable the fair and consistent enforcement of these sign restrictions.

- (B) Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development;

The proposed master sign plan criteria and signs will enhance the overall development and are in harmony with other signs included the master sign plan and surrounding developments.

- (C) The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants;

The proposed master sign plan contains provisions to accommodate further revisions that may be required because of changes in use or tenants.

- (D) The master sign plan complies with the standards of the signage chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the master sign plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

The proposed master sign plan complies with the standards of the Monterey Park Municipal Code (MPMC) §21.24 Sign Regulations chapter because the sign plan follows the criteria set in the signage chapter.

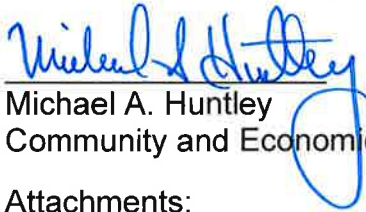
CONCLUSION:

Staff reviewed the application and believes the proposed master sign plan is appropriately designed for the site, compatible with the signs from the surrounding commercial properties, with the recommended conditions.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) since the project scope is limited to a master sign plan for new signage for an existing commercial building.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Master Sign Plan
- Attachment 3: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the master sign plans date-stamped June 7, 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 §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 master sign plan 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 the final master sign plan and sign 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. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.
11. When the business use is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
12. A sign plan drawn to scale must be submitted to the Planning Division for any new signage on the building. New signs must meet the specified criteria of the Master Sign Plan to allow for design compatibility with existing signage, subject to the

review and approval of the Planner. All wall signs must be centered horizontally and vertically along the sign band area.

13. Signs may not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials.
14. Provide individual raised non-illuminated address numbers that are contrasting in color on the lower half of the southeast elevation area above the business storefront windows of the building. The address numbers must be a minimum of 10 inches in height and designed to match the wall signs and the architectural design of the building, subject to the review and approval of the City of Monterey Park Fire Prevention Division and Planning Division.
15. No signage must be allowed on the east and north elevations of the building.

ATTACHMENT 2

Master Sign Plan

SIGNAGE CRITERIA:

133 A-C West Garvey Ave.
Monterey Park, CA
91754

RECEIVED

JUN 7 2016

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

All signs shall be reviewed by Landlord for the conformance with this sign program and for the overall design, materials, and color. Tenant is responsible for the correctness of installation, and conformance of the work with the approvals by both the Landlord and City of Monterey Park. City permit is required prior to installation of sign.

LA SIGN SHOP 830 Monterey Road Suite #22 South Pasadena, Ca 91030 License #991482 Tel. (626) 644.6259	Design Number: 13-002	Date: 4/06/2016	Site Location: 133 West Garvey Ave. Monterey Park CA.	Design Approval: LL/Property Owner Approval By: _____ Date: _____
Project Name: Signage Criteria	Page: 1	Of 6	Drawn By: Jorge Diaz	City of Monterey Park Approval By: _____ Date: _____
Client: KMLIN, LLC	By signing this approval you agree to the size, colors, location, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.			

SIGN CRITERIA T1 - BUILDING MOUNTED TENANT SIGN

NUMBER OF SIGNS One Sign per Tenant space

TYPE Individual Channel Letters with optional logo (non rectangular)

ILLUMINATION Internally LED illuminated

MATERIALS Face: Non translucent acrylic sign faces;

3M Vinyls on sign faces; 1"Aluminum trim caps; 5"Aluminum returns.

CONSTRUCTION Internally illuminated channel letters.

LETTER STYLES Corporate letterstyles, logotype and logo graphics may be used.

LOGO Logotype and logo graphics may be used. Not to exceed 25% of sign area.

COLOR Open to corporate colors or building colors. Subject to landlord approval.

SIZE AREA 1 square foot of sign area per linear foot of business frontage.

MAX WIDTH Not to exceed 75% of lease frontage.

INSTALLATION Mounted to building facade via appropriate studs, screws, and/or clips.

WINDOW SIGNAGE Window signs are permitted on glass windows and are not to exceed 20% of exposed glass area. Suite numbers on glass above entrance door with white vinyl.

WALL SIGNS Limited to one or two rows.

PROJECTION Signs should not project more than 12" Max.

LETTER HEIGHT Allowable letter height: 12"-18" No letter may be taller than 18" in height and no less than 12" in height in a single line of letters is used. It tenant uses second line for identification, the total area must not exceed 18" in height.

PROHIBITED SIGNS Halo illuminated letters, and Cabinet signs per 21024.650 municipal code. and all signs prohibited per the Monterey Park Municipal Code section 21.24

Sign Criteria

LA SIGN SHOP

830 Monterey Road Suite #22
South Pasadena, Ca 91030

License #991482 Tel. (626) 644.6259

Design Number:
13-00x

Date:
4/06/2016

Project Name: Signage Criteria

Client: KMLIN, LLC

Site Location:
133 West Garvey Ave.
Monterey Park CA.

Page:
2 Of 6

Drawn By: Jorge Diaz
Revised:

Design Approval:

LL/Property Owner Approval By:

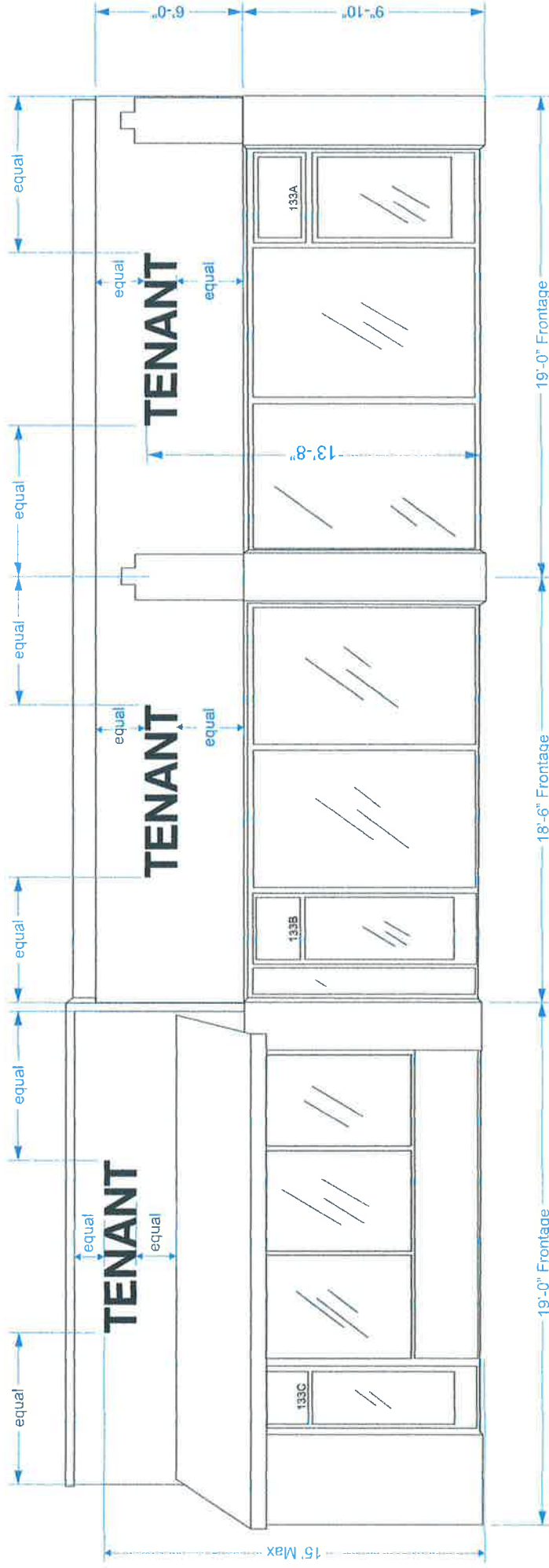
Date:

Client Approval By:

Date:

This is an original drawing created by LA Sign Shop. It is submitted for your personal use in connection with a project being planned for you by LA Sign Shop. It is not to be shown to anyone outside your organization, nor it is to be reproduced, photographed, copied, exhibited, or used in any fashion without the express written approval of LA Sign Shop. All of any part of this design (except registered TM) remain the property of LA Sign Shop.

By signing this approval you agree to the size, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.



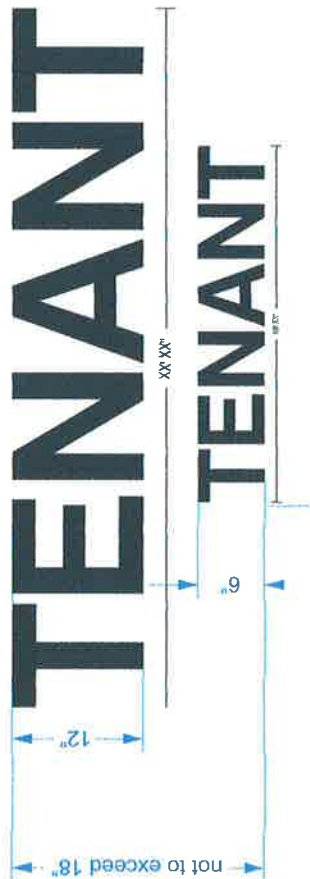
B Elevation Detail

LA SIGN SHOP 830 Monterey Road Suite #22 South Pasadena, Ca 91030 License #991482 Tel. (626) 644.6259		Design Number: 13-00x	Date: 4/06/2016	Site Location: 133 West Garvey Ave. Monterey Park CA. XXX-XX-XXXX	Design Approval: LL/Property Owner Approval By: _____ Date: _____ Client Approval By: _____ Date: _____
Project Name: Signage Criteria Client: KMLIN, LLC		Page: 3 of 6 Drawn By: Jorge Diaz Revised: _____			

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By signing this approval you agree to the site, colors, locations, and materials as specified. Approval of this design implies that it has been reviewed and that no further changes are required. At least one authorized signature and date is required.

Double row sample



C Tenant sign details

Single row sample



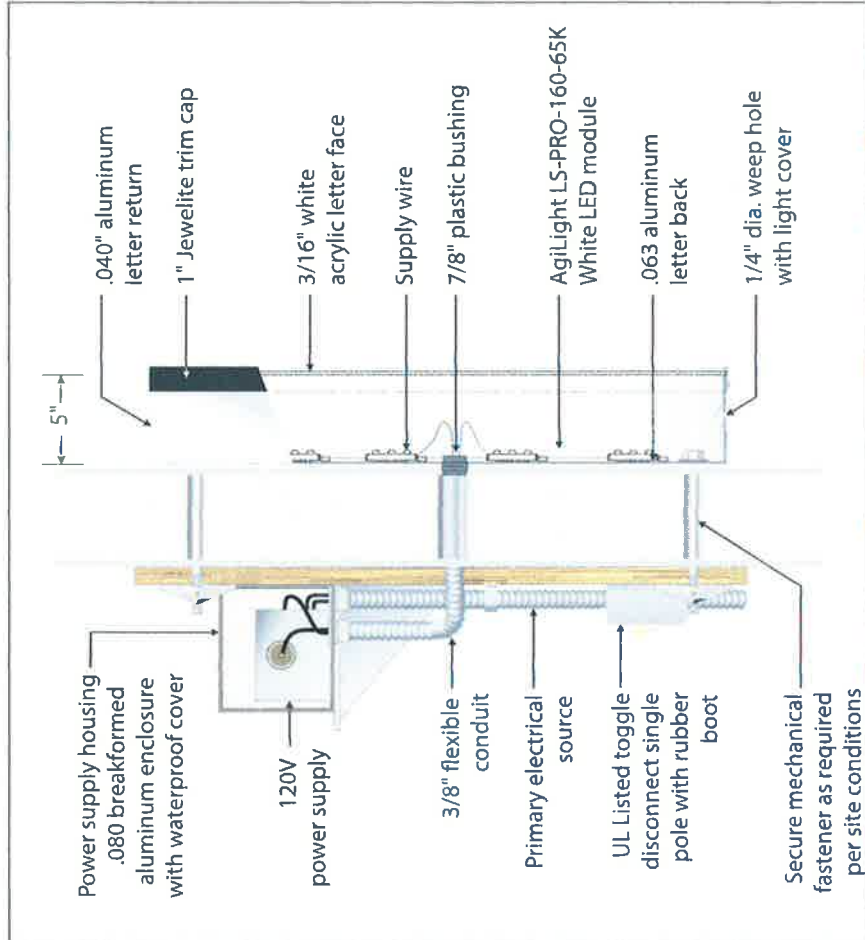
Internally illuminated Channel letter

LA SIGN SHOP 830 Monterey Road Suite #22 South Pasadena, Ca 91030 License #991482 Tel. (626) 644.6259	Design Number: 13-00x	Date: 4/06/2016	Site Location: 133 West Garvey Ave. Monterey Park CA, xxx-xxx-xxxx	Design Approval:	
	Project Name: Signage Criteria			LL/Property Owner Approval By:	Date:
	Client: KMLIN, LLC		Page: 4 of 6	Client Approval By:	Date:
			Drawn By: Jorge Diaz		

This is an original drawing created by LA Sign Shop. It is submitted for your personal use in connection with a project being planned for by LA Sign Shop. It is not to be shown to anyone outside your organization or used to reproduce or create any other sign without the written approval of LA Sign Shop. All of any part of this design (except registered TM) remain the property of LA Sign Shop.

By signing this approval you agree to the size, color, location, and material of the sign. You agree that the sign will be reviewed and that no further changes are required. At least one authorized signature and date is required.

SAMPLE CROSS SECTION DETAIL



Note: 1. Installation must comply with California Building Code
2. Cross section must match sign type.

D BUILDING MOUNTED TENANT SIGN - Sign Types

Letter Faces

3/16" Diffuser acrylic. Color: White, Red

Letter Returns

.040 " Aluminum. Color: Black or corporate colors.

Letter Trim Caps

1" Jewellite trim cap. Color: Black or corporate colors.

Vinyls

3M 3635-222 Dual Color Black (first surface)

3M 3630-136 Lime Green (first surface)

MATERIALS		IMPORTANT NOTE
M-1	.040" ALUM RETURNS	
M-2	.060" ALUM. BACKS	
M-3	3/16" ACRYLIC	
M-4	1" TRIM CAP	
M-5	L.E.D. POWER SUPPLY	
M-6	ELECTRICAL CUT-OFF SWITCH	
M-7	#10 TEK-SCREWS/HEX HEAD	UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ARTICLE 600.8 FBC ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.
V-1	3M VINYL ON FACE PERTENANT	
L-1	LED	

ELECTRICAL REQUIREMENTS

Approx. A load (amps)
(1) 120V 20A circuit req'd
UL labels required away from public view.



ALL SIGNS
U.L. LISTED

830 Monterey Road Suite #22
South Pasadena, Ca 91030
License #991482 Tel. (626) 644.6259

Design Number:
13-00x

Project Name:
Signage Criteria

Client:
KMLIN, LLC

Site Location:
133 West Garvey Ave.
Monterey Park CA.

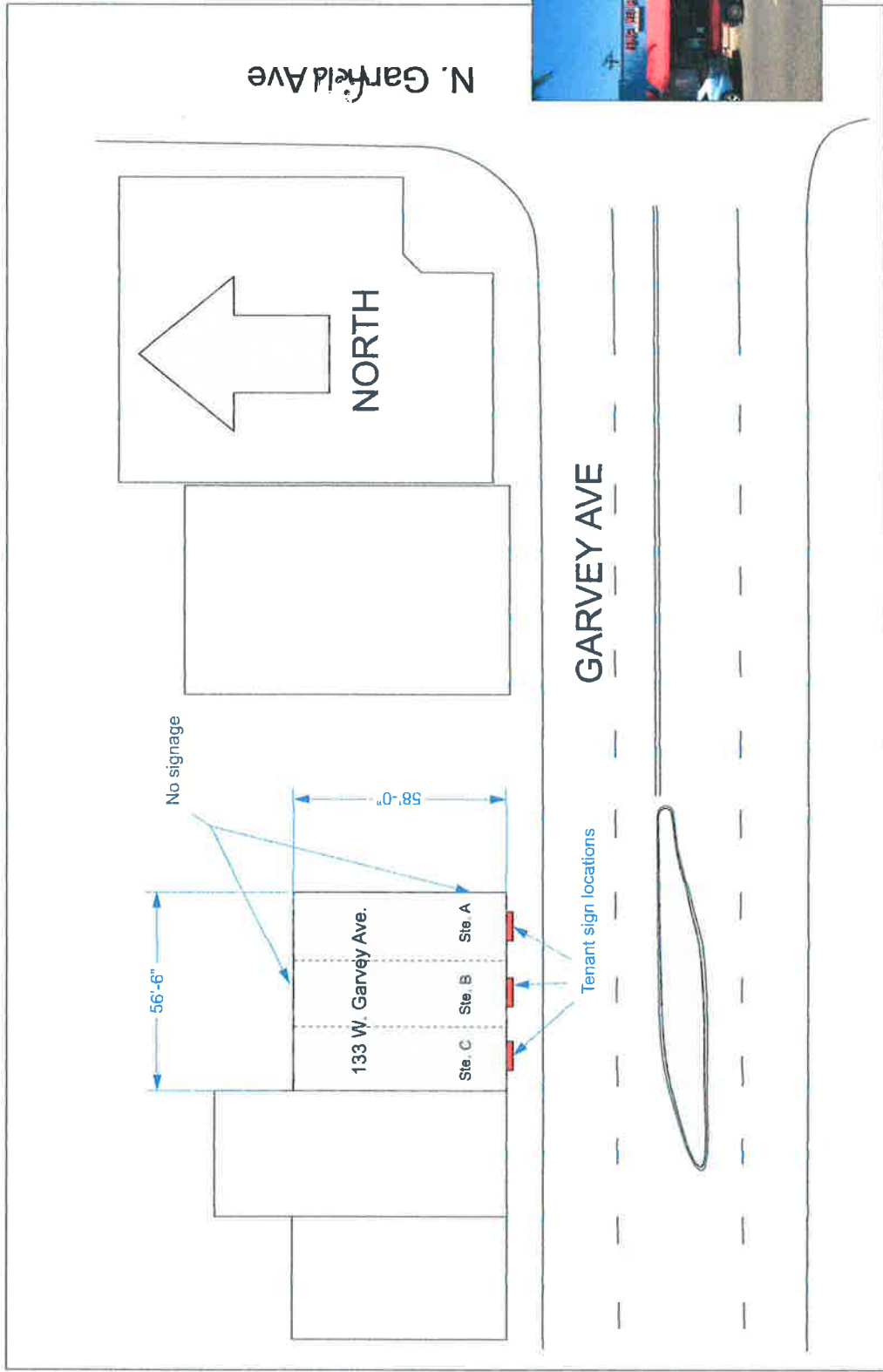
Page:
5 Of 6

Design Approval:
LL/Property Owner Approval By:

Client Approval By:

This is an original drawing created by LA Sign Shop. It is submitted for your personal use in connection with a project being planned for you by LA Sign Shop. It is not to be shown to anyone outside your company without the express written approval of LA Sign Shop. All of any fashion without the express written approval of LA Sign Shop. All of any fashion without the express written approval of LA Sign Shop. All of any fashion without the express written approval of LA Sign Shop.

By signing this approval you agree to the sizes, colors, locations, and materials as specified. Any changes to this plan must be approved and signed by the client. Any changes to this plan must be approved and signed by the client. Any changes to this plan must be approved and signed by the client.



Site plan

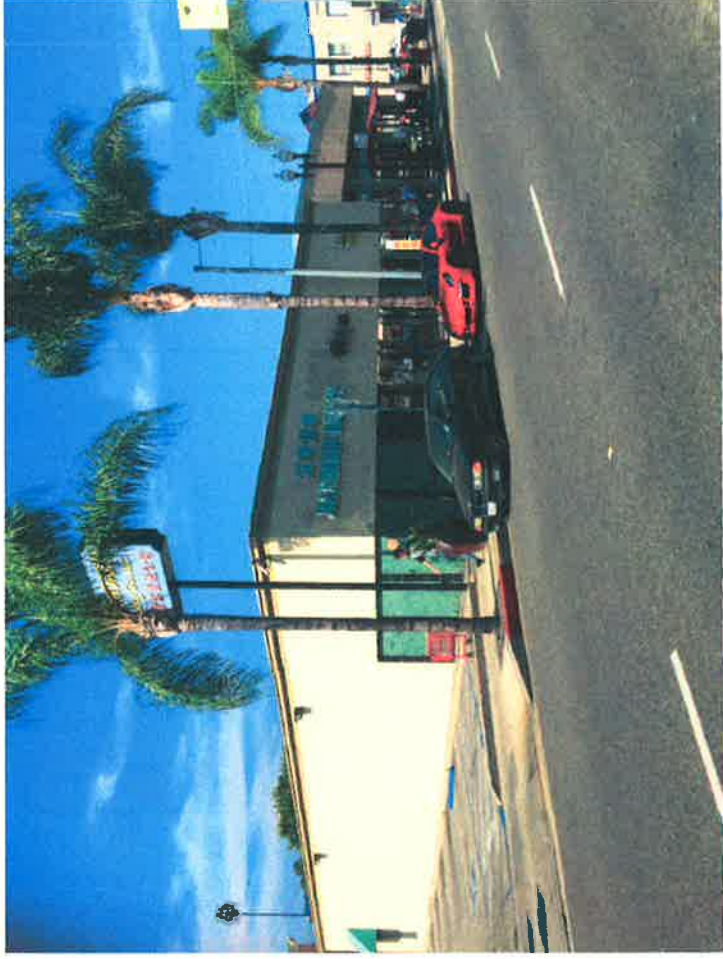
LA SIGN SHOP 830 Monterey Road Suite #22 South Pasadena, Ca 91030 License #991482 Tel. (626) 644.6259	Design Number: 13-001	Date: 4/06/2016	Site Location: 133 West Garvey Ave. Monterey Park CA. xxx-xxx-xxxx	Design Approval: LL/Property Owner Approval By: _____ Date: _____
	Project Name: Signage Criteria			
	Client: KMLIN, LLC	Drawn By: Jorge Diaz	Revised: _____	Client Approval By: _____ Date: _____
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ATTACHMENT 3

Site photographs



picture #2



picture #3



picture #1

RECEIVED

JUN 8 2016

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.



Picture #4



Picture #5