

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall Community Room
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
September 6, 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 Gay Q. Yuen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – August 2, 2016

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS

2-A. 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.] NEW BUSINESS

3-A. TIME EXTENSION (EX-16-05) NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT– 514-522 EAST HELLMAN AVENUE (DRB-15-19)

The applicant, Eddy Wan of Coridan Fund 3, LP, is requesting approval for a one-year time extension for Design Review Board (DRB-15-19) application to allow the construction of a 6-unit condominium development at 514-522 East Hellman Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit condominium development. The project is consistent with the zoning.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-16-05) 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 September 20, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: September 6, 2016

AGENDA ITEM NO: 2-A

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.

Background

This application was brought before the Design Review Board at the meeting of August 2, 2016 and was continued to the meeting of August 16, 2016, as requested by the applicant. The Design Review Board meeting of August 16, 2016 was cancelled due to lack of quorum.

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 sign face acrylic and vinyl overlay, as conditioned, will allow for white, red and established to corporate colors to keep consistency within the signs of the commercial building. 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.
16. A revised final master sign program must be submitted to the Planning Division that illustrates the approved sign colors to be red or white acrylic and vinyl materials, and established corporate colors.



Design Review Board Staff Report

DATE: September 6, 2016

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: Time Extension (EX-16-05) New Construction Greater Than 10,000 square feet – 6-Unit Residential Condominium Development – 514-522 East Hellman Avenue (DRB-15-19)

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) Approve the requested Time Extension (EX-16-05) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Eddy Wan of Coridan Fund 3, LP, is requesting approval for a one-year time extension for Design Review Board (DRB-15-19) application to allow the construction of a 6-unit condominium development at 514-522 East Hellman Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

The request is necessary because the original approval will expire on October 6, 2016, one-year from the effective date of approval. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated August 25, 2016, property owners have faced unforeseen delays that were caused by the lender during the merging of property ownership. The applicant has completed the asbestos abatement of the previous structures and the structures have been demolished. The grading is almost complete and will be ready for certifications and inspections.

The applicant submitted construction drawings to the Building and Safety Division and received plan check approval on February 4, 2016, but due to the unforeseen delays,

mentioned above, the plan check approval expired. Furthermore, the applicant resubmitted construction drawings to the Building and Safety Division on August 29, 2016 for plan check and requires additional time to complete the plan check process to obtain permits prior to October 6, 2016 and commence the work.

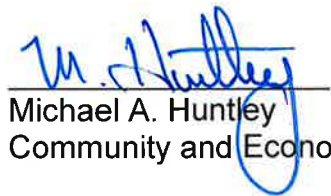
CONCLUSION:

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

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit condominium development. The project is consistent with the zoning.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Time extension letter, dated August 25, 2016
- Attachment 2: Design Review Board Staff Report, dated October 6, 2015
- Attachment 3: Conditions of Approval
- Attachment 4: Site, Floor, Elevation, Roof and Elevation Plans

ATTACHMENT 1

Time extension letter, dated August 25, 2016

August 25, 2016

City of Monterey Park
Design Review Board

RE: Design Review Approval Extension
New Construction – 6-Unit Residential Condominium Development
514 & 522 E. Hellman Ave.

RECEIVED

AUG 26 2016

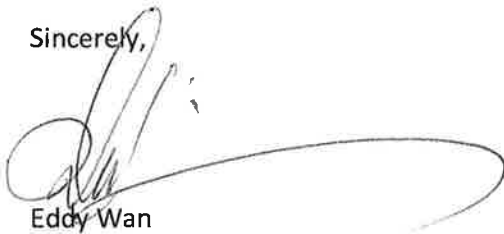
CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

Dear Sirs / Madams:

Since the granting of DRB approval, Mr. & Mrs. Kuo (Previous Owners / Current Ltd. Partners) had been moving the building application diligently as quick as they could. However, the undertakings of the construction process have persuaded the Kuo's to re-evaluate the degree of their involvement of the project. After some unforeseen delays caused by our Lender, the Kuo's were able to merge their interest of subject project with our group on July 1, 2016 to form Coridan Fund 3, LP. This partnership is solely to hold and continue the development of subject project. The asbestos abatement was initiated on July 6, 2016 (5 days after the transfer of ownership). Demolition was soon followed. Currently, we are only 4 days away from finishing the grading process of the site and ready for certifications and inspections. Our goal is to complete the project by May of next year.

However, we do not believe the progress of the construction can be complied with all City requirements for obtaining the building permit and start the foundation work by October 6, 2016. Thus, we hereby respectfully request the Board to consider granting an extension of our DRB approval.

Sincerely,



Eddy Wan
Manager
Coridan Group 3, LLC, General Partner
Coridan Fund 3, LP

ATTACHMENT 2
Design Review Board Staff Report,
dated October 6, 2015



Design Review Board Staff Report

DATE: October 6, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: New Construction Greater Than 10,000 square feet – 6-Unit Residential Condominium Development – 514-522 East Hellman Avenue Design Review Board (DRB-15-19).

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) Approve the requested Design Review Board (DRB-15-19) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicants, Nina Kuo and Edward Kuo, are requesting design review approval for the construction of a 6-unit condominium development at 514-522 East Hellman Avenue. The property is located on the south side of East Hellman Avenue between North Sierra Vista Avenue and North Rural Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

On September 8, 2015, the Planning Commission adopted Resolution No. 17-15 approving Tentative Map No. 073693 (TM-15-05) to allow the subdivision of air-rights for a 6-unit residential condominium development.

Site Analysis

To the east and west are R-3 zoned lots with multiple-family apartment units and single-family residential properties. To the south are R-2 (Medium-Multiple Family) zoned lots with multiple-family and single-family residential properties. To the north is Mark Keppel High School (City of Alhambra). The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-

century tract and contemporary architectural styles, consisting of single-story and two-story single-family and multiple-family residential buildings with attached and detached garages built, as early as, from 1914 to present day.

Project Description

The subject property has a frontage of 144 feet and a depth of 160 feet, with a total lot area of 23,092 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 7 units can be built on the lot, and 6 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1932 to 1976. The property will remain as one lot.

All 6 units will range in size between 2,098 square feet and 2,280 square feet in area and will have 4 bedrooms. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, 10-foot interior side setback for the second floor, and the 15-foot street side setback for the first floor and 25-foot street side setback for the second floor. Each unit will be two stories, with a maximum height up to 26 feet 5 inches. A building separation of at least 26 feet for the first floor and 21 feet 6 inches for the second floor will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 12 enclosed garage spaces and 6 guest parking spaces are required and will be provided. According the site plan, each unit will be provided with a two-car garage and one guest parking space meeting the off-street parking requirement. The driveway width and each parking space will have a back-up area of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 2,400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 2,543 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 380 square feet up to 1,569 square feet.

Architecture

The proposed architectural style is a contemporary interpretation of Mediterranean architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Mediterranean is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have Contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style. The first and second floors of the dwellings will consist of a combination of smooth and sand finish stucco walls. The first floor walls will be painted in a brown color (Dunn Edwards: 936

DEC771: Shaggy Barked) and the second floor walls will be painted in a light-brown color (Dunn Edwards: DET644: Crepe Papier). The dwellings will feature a hip roof system at varying heights with brown color light weight roof tiles (Eagle Cement Tile Roof: 3636 Piedmont Blend 50% SMC 8402 Santa Cruz Blend 50%). The wood fascias and the stucco treated corbels will be painted in a dark brown color (Dunn Edwards: 977 DET680: Espresso Macchiato). The rain gutters and downspouts will be of an aluminum material that has an anodized finish to match the corbels and fascia color. The applicant is proposing to use dual pane aluminum frame windows in a bronze color (Milgard: Aluminum Window Frame: Bronze). Certain windows of the first floor elevations will be provided with wood window shutters painted in a charcoal color (Dunn Edwards: 926 DET628: Charcoal Sketch). Portions of the second floor elevations of all the units will have a cantilever design to provide relief to the elevations building height. The decorative main entry doors will be comprised of a solid core wood material with 3 divided rectangular windows (T.M. Cobb: Craftsman entry doors) painted in a charcoal color (Dunn Edwards: 926 DET628: Charcoal Sketch). The garage door will be a sectional decorative steel door with glazing (Amarr Entramatic Classica: Steel Wood Grain).

As part of the project, the front yard area will include a new stamped concrete with decorative pavers driveway that leads to the parking areas, new concrete walkway systems that lead to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high wood fence behind the 25 foot front yard setback area and 4 feet high within the front yard area along the west side property line, a 4 foot high combination split face block wall with wrought-iron fencing painted black (Dunn Edwards: 476 DEA187: Black) along the front (north) and street side (east) property lines, and a 6 foot high split face block wall along the rear property line behind the street side setback area and 4 feet high within the 15 foot street side setback area. Furthermore the applicant is proposing to use decorative wall light fixtures with a bronze finish on the first floor of all the dwellings (Secure Home New England Carriage: Model #PF-4144-AZ-B, Westmore Lighting Coventry: Model # OD2019EF70, and Progress Lighting Andover: Model #P6423-20DI).

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 6-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Olea Eurpaea 'Fruitless', Magnolia Grandiflora, Albizia Julibrissin, Jacaranda Mimosifolia, Lagerstroemia, Tabebuia Impetiginosa, Callistemon Viminalis, and 15-gallon size Tristania Laurina, and Phoenix Roebelenii. The proposed shrubs include 15 gallon size Camellia Sasanqua, Raphiolepis 'Springtime', Podocarpus 'Maki', Schefflera Actinophylla, Mahonia Lomariifolia, and Prunus Illicifolia, 5 gallon size Phormium 'Amazing Red', Agapanthus Africanus 'White', Callistemon Lanceolatus, Pittosporum Tobira, Hibiscus 'Crown of Bohemia', Pelargonium Hortorum, Azalea 'Phoenicia', Lonicera Japonica, Liriope Muscari, Juniperus Torulosa, Lantana 'Irene', 1 gallon size Agapanthus 'Peter Pan', Festuca Glauca, Tulbaghia Violacea, Lonicera Japonica, and Pelargonium Peltanum. The proposed ground covers include Vinca Minor, lawn,

Trachelospermum Jasminiodes, and annual and perennial plants. Other landscaping materials and features set within the common open space area include redwood bark, wood chips, natural boulders within landscaped planter areas, sitting areas, a wood trellis. Staff believes that the proposed Mediterranean architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 6 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of Mediterranean architectural style, which fits within the character of the neighborhood and will help improve the quality of the area. There are varying architectural features and exterior finishes that help to break up the building walls.

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit condominium development. The project is consistent with the zoning.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, Floor, Elevation and Landscape plans
- Exhibit C: Color Renderings
- Exhibit D: Existing site photographs

ATTACHMENT 3

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped July 22, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 6 residential condominium dwelling units with their required garage parking 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 units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. At the time of Plan Check, the revised site plan must show the how the HVAC Condensers for condominium units 1, 2, 3, and 5 will be located behind the front and street side yard areas and screened from public view, subject to the review and approval of the Planner.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.

12. The balcony and fencing wrought-iron material must be painted in a dark patina color to match the entry door window grilles.
13. At the time of plan check the electrical service panels for units 1 and 3 must be located on the interior side elevations of the units and screened from public view, subject to the review and approval of the Planner.
14. At the time of plan check the revised plans must indicate how the block walls for the trash enclosure will be stucco treated and painted brown (Dunn-Edwards, DET671: Shaggy Barked) to match the first floor exterior wall color and the trash enclosure lattice cover will be painted dark brown (Dunn-Edwards 977, DET680: Espresso Macchiato), subject to the review and approval of the Planner.
15. The wrought iron railing system located on the second floor of the dwelling units, perimeter fence and gates must be painted dark brown (Dunn-Edwards 977, DET680: Espresso Macchiato) to match the dwelling units dark brown trim color, subject to the review and approval of the Planner.