

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

SPECIAL MEETING

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

**MONDAY
November 14, 2016
7:00 PM**

CITY CLERK OFFICE
2016 NOV 10 P 4:47
CITY OF MONTEREY PARK

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 – Member Joseph C. Reichenberger, Elizabeth Yang, and Gay Q. Yuen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] CONSENT

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

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

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

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

[2.] UNFINISHED BUSINESS - None

[3.] NEW BUSINESS

3-A. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – 312 FLORENCE AVENUE (DRB-16-30)

The applicant, Chi S. Lam, on behalf of the property owner, David Dai, is requesting design review approval for the construction of a new 3,160 square foot 2-story single-family residential dwelling with an attached 3-car garage at 312 Florence Avenue in the R-2 (Medium-Density Residential) Zone.

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15303 as a Class 3 (a) categorical exemption (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design review Board (DRB-16-30) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 520 FLORENCE AVENUE (DRB-16-01)

The applicants, Donivin Foltz and David M. Parker, on behalf of the property owners, Hsieh, Daniel & Hsieh, Jeany, are requesting design review approval for the construction of a 2-unit 2-story residential development at 520 Florence Avenue in the R-2 (Medium-Density Residential) Zone.

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15303 as a Class 3 (b) categorical exemption (New Construction or Conversion of Small Structures) in that the project consists of the development of two residential dwelling units in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-01) 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 December 6, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: November 14, 2016

AGENDA ITEM NO: 1-A

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

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

RECOMMENDATION:

It is recommended that the Design Review Board consider:

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

EXECUTIVE SUMMARY:

The applicant, Ethan Capital LLC, is requesting a modification to Design Review Board (DRB-16-18). On March 17, 2015, the Design Review Board approved the design of a new 210,390 square feet, 6-story 288-room hotel with 365 parking spaces located at 521-633 North Atlantic Boulevard. On May 17, 2016, the Design Review Board approved modifications to the building design to accommodate changes, which according to the applicant, were prompted by State regulations regarding window washer safety and the operator's desire to create a center focal feature with a glass curtain wall. On October 18, 2016, the Design Review Board reviewed further modifications to the proposed building design, provided comments and feedback to the applicant, and continued the item to the meeting of November 15, 2016.

Currently, foundation and grading plans have been submitted for building plan check. As the project architects and engineers continue to work on the construction drawings, a couple of design features and elements are being refined that differ from the previously approved design. Staff believes that the overall project design remains consistent with the objectives of the General Plan, North Atlantic Specific Plan, and Planned Development Overlay Zone.

ANALYSIS:

The applicant is proposing to modify the previously approved architectural style from classical to modern. On May 17, 2016, the Design Review Board approved

modifications to the roof style from a standing seam combination hipped mansard roof, powder-coated dark grey (Bistro Bronze) to a flat roof with parapets finished with a white trim. Also, the project added a focal glass curtain wall feature while the rest of the building will remain relatively the same. The building mass was still articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries.

After the May 17, 2016 meeting, the applicant further considered the proposed architectural style and decided that instead of a hybrid building design, that a contemporary architectural style was more in-line with the image that they wanted the project to portray and made further modifications to the design. Those modifications were presented to the Board on October 18, 2016 and the Board expressed concerns about several design elements, which is are listed below.

- Two-story arcade was distracting and overpowering;
- Consider a monolithic approach like a precast to the base of the building instead of the proposed porcelain tile;
- Provide screening in front of the transformer facing Hellman Avenue; and
- Color palette too much on the cool green spectrum. Consider a warmer color palette with more contrast between the stucco colors

Since the October 8, 2016 meeting, the applicant has worked on the proposed design to address the Board's concerns. However, the updates made to the elevations are subtle and not as stark as staff believes the project should be. Mainly, the applicant has opted to keep the two-story arcade design and widened the width of the pilasters. The porcelain tiles have been replaced with stone veneer (Coronado Stone – smooth limestone white sands). The cement plaster colors remain in the grey color palette, but with warmer brown undertones and more contrast (Benjamin Moore – London Fog #1541 and Eagle Rock #1469. The color of the metal paneling has been updated from charcoal grey to classic brown (Alcoa Architectural Products – Reynobond – Classic Bronze). A wood fence with horizontal panels will be installed to screen the transformer facing Hellman Avenue. On the east elevation plan, the pedestrian doors to the retail space have been added back to the elevations and walkway adjacent to the southeast corner of the building has been widened. No other modifications were made to the proposed design.

CONCLUSION:

Staff believes that the current proposed design is preferred over the hybrid design approved on May 17, 2016, which transitioned from the original classical architecture to the hybrid contemporary style. The current design is clearly modern with straight lines and a modern color palette. However, staff would have wanted to see more articulation on each component of the building hierarchy and more glass fenestrations. The current proposed color palette is more in line with the tones envisioned for the Atlantic Boulevard gateway and is balanced with the Atlantic Times Square color palette without

mimicking the same colors. Additionally, the proposed colors and finishes are higher quality and compatible with the surrounding properties. Lastly, the glass curtain wall does provide visual interest. The proposed design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Color Elevations dated November 10, 2016
- Attachment 2: Color Elevations dated October 14, 2016
- Attachment 3: Draft Unofficial Minutes dated October 18, 2016

ATTACHMENT 1
Color Elevations dated November 10, 2016

ATTACHMENT 2
Color Elevations dated October 14, 2016

ATTACHMENT 2
Draft Unofficial Minutes dated October 18, 2016

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
October 18, 2016**

The Design Review Board of the City of Monterey Park held a Special Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, October 18, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Members Joseph C. Reichenberger, and Gay Q. Yuen

Board Members Absent: Member Elizabeth Yang

ALSO PRESENT: Michael A. Huntley, Community and Economic Development Director, Samantha Tewasart, Senior Planner, and Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

October 4, 2016 –

Action Taken: The Design Review Board approved the minutes from the regular meeting of October 4, 2016

Motion: Moved by Member Reichenberger and seconded by Member Yuen motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, and Yuen

Noes: Members: None

Absent: Members: Yang

Abstain: Members: None

[1.] CONSENT:

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

Staff provided a brief summary of the project.

Architect Gene Fong and Louie DiCarlo provided a presentation of the proposed modifications.

Architect DiCarlo stated that the floor plans have not changed. The roof plan has changed to reflect the new geometry and articulation of the facade. It is a flat roof with parapet returns. The elevations have changed. They are crisper, cleaner with linear lines, which are enhanced by the update materials. There will be a substantial base, which grounds the two facades on either side. The hierarchy is now the central piece, the flanking two elements and finally the wings and the towers, which are grounded by the two-story arcade. The new articulation has a lot of ups and downs. The building slopes down and will have different heights. Before the building was stucco. Now there will be a variation of textures and materials. The base will be clad with ceramic stone tile. There will be a dark charcoal metal paneling system, which will be on the top of the towers. There third color will be grey smooth stucco.

Architect Fong stated that the size of the property has always dictated the design of the building as more of a linear building and the height restriction gives it a more linear look. The building has always taken a sequence of beginning at the center and stepping back. Both the north and south ends also stepping forward to break up the long wall effect. The building is symmetrical with the center element being a curtain wall system that has always been the focal point of the design and the flanking creating a sense of change as you go from the center to the side. As you wrap the corners you have the ends which are the beacon as you see from Atlantic and Hellman.

Member Reichenberger inquired if the columns are structural beams and whether they were always a part of the project because they are so strong looking. He believes the columns distract from the design of the building.

Architect Fong replied that the original design had a one-story arcade. The second floor meeting rooms will project out 2 feet 6 inches from the hotel rooms and forced the arcade to the second floor and the north side mimics that just to balance it. The building has enough mass to support it. It is a six-story building. They have four stories over two ground floors.

Chairperson De Dios inquired about how the tile will be configured. Architect Fong replied that the tiles are 16 inches by 32 inches. The tile is porcelain with a stone richness to it about a half inch thick. Chairperson De Dios inquired if it will be a grouted system. Architect Fong replied yes. If they go with something heavier than they have to go with a mechanical system to support it. The tiles will be adhered to the plaster substrate.

Chairperson De Dios stated the rendering shows the full width of the pilaster being one tile wide. This is an urban space and the tile is being brought down to the pedestrian zone and it is near a traffic area. He inquired about how the corners will be treated, so that there won't chipped or broken corners or very striking grout joints on the edges. Architect Fong replied that the tiles are true color tiles with a polished edge. The corners will be lapped. The idea is to create a clean corner joint.

Chairperson De Dios inquired about the grout color. Architect Fong replied that the grout color will be more in blending with the material. Chairperson De Dios inquired about the cleanability. Architect Fong replied that the tile can have a graffiti sealer over it, which will make cleaning much easier. It will change the color slightly. Chairperson De Dios stated that the color is very white and small changes in the finish and dirt will show up very readily. Keeping the surface clean will be important to maintaining the design life of the building intact. Architect Fong replied that to maintain the longevity of the building there has to be a very consistent maintenance plan. A damaged tile will have to be replaced.

Chairperson De Dios inquired about the north edge of the property along Hellman there appears to be a transformer that does not show up on any of the elevations. Architect Fong replied yes. Chairperson De Dios inquired about how the transformer will be treated. Architect Fong replied that it will be landscaped. Chairperson De Dios stated that one of his concerns with the project all along has been the character of the back parking access. The more you turn back to it, it seems like most of the back facade is windowless and basically a solid surface. The concern is that it can turn into a place of mischief.

Construction Manager Steve Toal, RD Olson, stated that the challenge with that area is the size of the basement. The whole site is an elevated deck with subterranean parking. It has been a challenge with SCE and providing the required clearances around the transformer. The transformer cannot be on an elevated deck. Originally it was on the southwest corner. The current location is the biggest area that they have on grade. The transformer cannot be vaulted.

Chairperson De Dios inquired about the second floor deck area and the height of the walls around the pool deck and whether the walls were at 42 inches tall parapets with landscaping around it or glass. Architect Fong replied that a water feature was added between the spa and pool. It is a waterfall that trickles down to create some noise and buffer and to break-up the space. There is a high wall where the planter is and glass above that. Chairperson De Dios asked if people can look down into the alley. Architect Fong replied that they understand the privacy concern both the residences behind the property and the guests having some privacy at the pool deck. Chairperson De Dios inquired about the wall material. Architect Fong replied it will be cement block with plaster and a precast cap with a planter in front.

Chairperson De Dios inquired about the cap on top of the roof parapets. Architect DiCarlo replied that will be metal coping painted to match. The only areas with more of a feature are the two ends with flat cornices that will give it some relief and shadow lines. There will be no angels or slopes to the tower roofs.

Chairperson De Dios inquired about the night time rendering and the glowing at the top of the curtain wall and tower elements and whether it is a rendering effect. Architect Fong replied that they are proposing to have a soft glow with LED lighting. Chairperson De Dios inquired if it will be exterior lighting or a shadow box. Architect Fong replied that there will be a wall offset to allow for the lighting.

Chairperson De Dios inquired if there are any building lighting issues or concerns. Director Huntley replied that a lighting packet was submitted, but the packet was too premature to

be brought before the Board. Part of the goal for Atlantic Boulevard overall is to provide more activity, adding lighting, and enhancing the buildings along the North Atlantic corridor is an important feature. Chairperson De Dios inquired if there any night time illumination issues. Director Huntley replied that staff is working with the applicant.

Chairperson De Dios inquired if the metal paneling is an aluminum Reynobond composite material with a coating. Architect DiCarlo replied yes. Chairperson De Dios inquired about the panel jointing and the size of the panels. Architect DiCarlo replied that the size of the panels will depend on the module width. On the leg there will be two panels with vertical joints. They will be arranged in a longitudinal rectangular instead of a square with flush joints.

Chairperson De Dios stated that some of the concerns he has with the colors is that they are moving away from the warmer palette, in particular, the charcoal comes off as very black. The two shades of the stucco are too similar and everything is very on cool green side of the palette. Maybe in a different context the color scheme may work, but the color scheme will not at this gateway corner. Architect Fong stated that they can make the tone of the smooth plaster a little richer and provide a little more contrast between the two.

Chairperson De Dios stated that the other concern is with the tile, the ability to keep it clean, and given the thinness and the largeness of the tile paneling it looks very much like an applied surface. It would be better serviced with a more monolithic approach like a precast element. Architect Fong replied that the alternative to that would plaster or precast.

Member Yuen asked why the arcade was carried to the second story. She stated that the two story arcade is distracting and overpowering the overall look of the building. Architect Fong replied that they needed texture and relief to the building. They wanted a strong base to break up the linear look of the building. He stated that they had a similar situation on the previous design. Member Yuen stated that all three members have concerns with that element of the design. It is a scaling issue. Architect Fong replied that it was a way to frame out the meeting rooms. Chairperson De Dios stated that if it was a detached element the thinness of it would be more believable, but it would be better served if you gave it some more weight, width of the pilaster.

Chairperson De Dios inquired about the access to the retail space at the south end of the building since there are no doors shown at the walkway area. Architect Fong replied that the doors were just misplaced on the color elevations. Chairperson De Dios stated that one of the goals of the Specific Plan is to improve pedestrian walkability and life on Atlantic Boulevard and not having direct access from retail to the sidewalk is a problem.

Chairperson De Dios inquired about the space at the far end and if the glazing is clear glass or spandrel. Architect Fong replied that on the first floor retail area the doors will be put back, facing Atlantic Boulevard and the space to the south of the retail space is meant to be support space for the retail space.

Director Huntley stated that it is a component in the Planned Development Overlay Zone that requires that all windows visible from Atlantic Boulevard to be transparent and there is a maximum tint that can be on the windows. Chairperson De Dios inquired if that applies to

the sides facing Atlantic and the parking area. Director Huntley replied that it is a judgment call. The intent is to engage the public and make it more walkable. That would not be preferable if that space is to be used for back of house purposes.

Chairperson De Dios stated that the sidewalk around the corner is too narrow.

Action Taken: The Design Review Board **continued** the application as stated in the staff report to allow the applicant additional time to address the items discussed at the October 18, 2016 meeting.

Motion: Moved by Board Member Yuen and seconded by Member Reichenberger motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, and Yuen
Noes: Members: None
Absent: Members: Yang
Abstain: Members: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A TIME EXTENSION (EX-16-07) NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 221-223 SOUTH NEW AVENUE (DRB-15-23)

The applicant, Gary Lin, is requesting approval for a one-year time extension for Design Review Board (DRB-15-23) application to allow for new construction greater than 10,000 square feet – 5-unit residential condominium development at 221-223 South New Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the time extension as stated in the staff report.

Motion: Moved by Board Member Yuen and seconded by Member Reichenberger motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, and Yuen
Noes: Members: None
Absent: Members: Yang
Abstain: Members: None

3-B NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 206 NORTH MOORE AVENUE (DRB-16-24)

The applicant, David Chun, is requesting design review approval for the construction of a 5-unit condominium development at 206 North Moore Avenue in the R-3 (High-Density Residential) Zone.



Design Review Board Staff Report

DATE: November 14, 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: New 2-story single-family residential dwelling with an attached 3-car garage – 312 Florence Avenue Design Review Board (DRB-16-30).

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-16-30) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Chi S. Lam, on behalf of the property owner, David Dai, is requesting design review approval for the construction of a new 3,160 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of Florence Avenue, between Emerson Avenue and Garvey Avenue. The subject site has a frontage of 50 feet and a depth of 158 feet, with a total lot area of 7,900 square feet in size, and is currently vacant. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium 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 relatively flat. The design and character of the surrounding residential dwellings consist of the non-traditional, Spanish, mid-century and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the 1920's to present day.

Project Description

The applicant is proposing to construct a 3,160 square foot 2-story single-family residential dwelling with an attached 730 square foot 3-car garage. Based on the lot area of 7,900 square feet, the maximum living area that can be built is 40% or 3,160 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories (24 feet 6 inches in height). According to the floor plans, the first floor will have a living room, kitchen with a wok room, dining room, a family room, 4-bedrooms, 3 bathrooms, laundry area, a front porch and rear patio, and an attached 3-car garage. The second floor will have an entertainment area, 2 bedrooms, 1 bathroom, and a master bedroom with a master bathroom, and walk-in closet. The proposed 2-story residential dwelling meets the required 25 foot front (west) and 25 foot rear (east) yard setback areas, 5 foot side (north and south) setback area for the first floor, and 10 foot side setback areas for the second floor. Single-family residential dwellings with 5 bedrooms or more and over 3,000 square feet of living area require 3 enclosed garage spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 3-car garage with its entrance at a right angle to the street (turn-in driveway). The turn-in driveway will provide the minimum 25 foot back-up space requirement. In addition the driveway will extend 9 feet 6 inches beyond the terminus of the driveway to provide proper access into the garage. Access to the 2-car garage will be provided by a 10-foot wide driveway that will take direct access from Florence Avenue. The applicant is proposing to provide decorative brick pavers along the driveway area.

Architecture

The proposed architectural style is a contemporary interpretation of prairie architectural style. The first and second floor of the dwelling will have smooth finish stucco walls painted an earth tone tan color (La Habra Stucco: Smooth Finish, X-475 Viejo) and decorative stone veneer with a smooth finish stucco treated cap (Robinson Bricks. Graymore Brick). The stone veneer will be used as an accent on the bottom portion of the front elevation of the dwelling that wraps around to the side elevations and on the entire columns of the front porch. The first, second and garage roof will have a hip roof design at varying heights. The roof will have a grey color concrete tile roof (Eagle Roofing Products: SCB8805 Seattle Blend) to compliment the primary color of the residence. The roof fascia will be painted dark brown (Dunn Edwards Paints: Weathered Brown DEC756) to compliment the primary color of the dwelling and stone veneer. 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 door and window trims will have smooth finish stucco in a light brown color (La Habra Stucco: Smooth Finish, X-278 Trabuco) to compliment the primary color of the dwelling. The applicant is proposing to use a combination of single hung, and sliding

dual pane white vinyl frame windows with grids (Value Windows: White Vinyl). The front elevation will feature a decorative covered porch with a hip roof design that will be supported by square columns wrapped with stone veneer. The decorative main entry door will be comprised of a double set off decorative dark bronze iron doors with an ornamental iron design and glass (Custom Weld New Orleans Classic Lite paint oil rubbed bronze). The garage door will be a sectional decorative aluminum door painted in a dark brown finish with decorative divided light windows (Lowe's Pella Traditional Series 108-in x 84-in Insulated White Garage Door with Windows: Model # 123482) to compliment the architectural style of the dwelling. Furthermore, as part of the new construction, the applicant is proposing to install decorative light fixtures (Lamps Plus Jdu J Sierra Craftsman 10" High Outdoor Wall Light Style # 20178).

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and fencing. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 24-inch box size Madrone, and California Sycamore Trees. The proposed shrubs and plants include a combination of 1 to 15-gallon size Octopus Agave, Coffee berry, Bird of Paradise, Coast Rosemary, Dwarf Kangaroo Paw, New Gold Lantana, Sweet Lavender, Pink Muhly, Deer Grass, and California Meadow Sedge. Staff believes that the proposed contemporary interpretation of Prairie architectural style with the landscaped areas is in keeping with the residential character of the area. The proposed fencing includes a new combination 3 foot high block columns with stucco treatment painted to match the dwelling and wrought-iron fencing painted black. In addition, staff has included a condition of approval to have the property owner install a new 3 foot high block wall along the north side property line within the 25 foot front yard setback area to match the block wall located along the south property line.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 3-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of Prairie architectural style, which fits within the character of the neighborhood in that the designer, has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15303 as a Class 3 (a) categorical exemption (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, elevation, landscape and irrigation 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 plans date-stamped October 20, 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 3,160 square foot 2-story single-family residential dwelling with an attached 730 square foot 3-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted dark brown (Dunn Edwards Paints: Weathered Brown DEC756) to match the fascia boards and the downspouts must be painted tan (La Habra Stucco: smooth finish, X-475 Viejo) to match the dwelling walls, subject to the review and approval of the Planner.
11. At the time of plan check submittal, the site plan must show a new 3 foot high block wall adjacent to the north side property line within the 25 foot front yard area. The block wall must be in a tan color to match the existing block wall located along the south side property line, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, Floor, Elevation, Landscape, and Irrigation Plans

ATTACHMENT 3

Color Renderings

ATTACHMENT 4

Site Photographs



Design Review Board Staff Report

DATE: November 14, 2016

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New Construction Less Than 10,000 square feet – 2-Unit Residential Development – 520 Florence Avenue, Design Review Board (DRB-16-01)

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-16-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicants, Donivin Foltz and David M. Parker, on behalf of the property owners, Hsieh, Daniel & Hsieh, Jeany, are requesting design review approval for the construction of a 2-unit 2-story residential development at 520 Florence Avenue. The property is located at the end of the cul-de-sac on the east side of Florence Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are R-2 zoned lots with single and multiple-family residential properties. 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 and multiple-family residential buildings with attached and detached garages built, as early as, from 1924 to 2007.

Project Description

The subject property has a frontage of 70 feet and a depth of 158 feet, with a total lot area of 11,060 square feet in size. Per R-2 development standards, a maximum building density of 1 unit per 4,356 square feet applies to the subject property. A maximum of 2 units can be built on the lot, and 2 units are proposed. The subject property is currently developed with two older residential dwelling units with detached and attached garages that will be demolished. The property will remain as one lot.

The 2 units will have 4 bedrooms. The front unit will be 2,970 square feet and the rear unit will be 3,270 square feet. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 25 feet 6 inches. A building separation of at least 24 feet will be provided between the residential structures.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, multiple-family residential units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 4 enclosed garage spaces and 2 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 has a width of at least 18 feet minimum and up to 26 feet, and each parking space will have a minimum back-up distance of 26 feet. Each enclosed 2-car garage is required and will provide a minimum width of 18 feet and a minimum depth of 20 feet. The guest parking spaces is required and will provide a minimum width of 9 feet and a minimum depth of 18 feet. In addition, the two 2-car garages will provide a minimum 18 foot wide garage door.

Per the MPMC § 21.08.080, the project is required to provide a minimum of 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 410 square feet of common open space in the rear yard area of the property, and each unit will be provided with private open spaces that range from 250 square feet up to 253 square feet.

Architecture

The proposed architectural style is a Contemporary architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwellings will consist of a combination of smooth finish stucco walls painted in a light brown color (La Habra Stucco: Smooth Finish: Alamo 524) and decorative stone veneer (El Dorado Stone, Stacked Stone "Nantucket"). The stone veneer will be used as an accent on the front (west) and side (north and south) elevations of the front and rear units. The first and second floors of the dwelling units will feature a hip roof design at varying heights. The roofs will have grey colored concrete roof tiles (South Coast Shingle Concrete Roof Tile, Field Tile "Silver Smoke" Light Weight Concrete Tile). The roof fascias will be comprised of wood and painted in white color (Valspar Four Winds 20-1A). The decorative under eave molding will have a

smooth stucco finish painted in a white color (Foam Remodel Foam Cove FMC001 12"x12" La Habra Stucco, Crystal White 50 Smooth Finish) to match the window, and door trim moldings. The windows will have grids and tan colored vinyl frame (Milgard Window Tan Vinyl, Dual Glazed). The main entry doors will consist of a double set of doors comprised of a fiberglass material painted in a white color with glazing (Therma-Tru Benchmark Doors Craftsman White Fiberglass). The aluminum sectional roll-up garage doors will be painted white (Pella Traditional Series, Item #36884 Model #123461 Steel Door; Valspar Tahitian Vanilla 33-1B).

As part of the new construction of the 2 residential dwelling units, the front yard area will include a new driveway consisting of concrete and permeable decorative pavers within the front yard setback area and the walkways that leads to the front doors of the residential dwelling units, parking areas, and to the common open space areas. The applicant is proposing to install 4-foot high pilasters with stone veneer and concrete caps with wrought-iron fencing painted, as conditioned, brown that will be setback 3 feet from the front property line to allow for a landscape planter between the front property line and fence. In addition the applicant is proposing to install new 4-foot high concrete block walls with a stucco finish within the front yard area, and 6-foot high perimeter block walls with stucco finish along the north and south sides, behind the front yard setback area, and along the rear property line. The perimeter block walls, as conditioned, will have a smooth stucco finish painted in a light brown color (La Habra Stucco: Smooth Finish: Alamo 524) to compliment the residential dwelling units exterior finishes. The proposed wrought-iron vehicle gates will be setback 25 feet from the front property line.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 2-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Crape Myrtle, Red Bud, and California Laurel trees. The proposed shrubs include 5 gallon size Junipers, Lemon Bottlebrush, Abelia, and Rock Rose. The proposed ground covers include Red Apple, artificial turf (TruGrass Emerald Gold – THS 1001-681-093), and shredded redwood bark. Other landscaping materials and features set within the common open space area include outdoor furniture. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system within the landscape planter areas to minimize water run-off. Staff believes that the proposed Contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

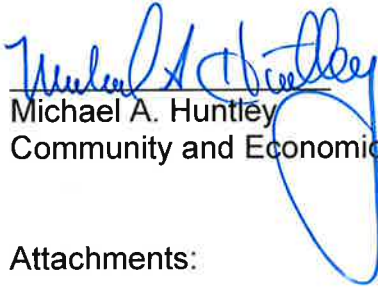
Staff reviewed the application and believes the proposed 2 residential dwelling units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Contemporary

architectural style, which fits within the character of the neighborhood. There are varying architectural features and exterior finishes that help to break up the building walls.

Environmental Assessment

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15303 as a Class 3 (b) categorical exemption (New Construction or Conversion of Small Structures) in that the project consists of the development of two residential dwelling units in an urbanized area that is zoned for residential use.

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Site, floor, elevation, and landscape plans

Attachment 3: Color renderings

Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped November 9, 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 the design of 2 residential 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. All Landscaped areas must be properly maintained at all times.
10. The proposed concrete block walls located along the rear (east) and side (north and south) property lines, must have a smooth stucco finish painted in a light brown color (La Habra Stucco: Smooth Finish: Alamo 524), subject to the review and approval of the Planner.
11. The wrought-iron fencing material must be painted in a brown color to compliment the dwelling unit exterior colors, subject to the review and approval of the Planner.
12. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, Floor, Elevation and Landscape Plans

ATTACHMENT 3

Color Renderings

ATTACHMENT 4

Site Photographs