CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

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

TUESDAY
December 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

SWEAR-IN – Ivan Lam

ROLL CALL – Members Joseph C. Reichenberger, Elizabeth Yang, and Gay Q. Yuen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS - None

[3.] NEW BUSINESS

3-A. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND AN ATTACHED SECOND DWELLING UNIT – 722 EAST HELLMAN AVENUE (DRB-16-34)

The applicant, Kamen Lai, is requesting approval for a new primary single-family residential dwelling with an attached 2-car garage and an attached second dwelling unit with an attached 1-car garage at 722 East Hellman Avenue in the R-3 (High-Density Residential) Zone.

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

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-34) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

3-B. EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE – 613 WEST GARVEY AVENUE (DRB-16-31)

The applicant, Nancy Chien, is requesting design review approval for an exterior remodel with no increase in square footage at 613 West Garvey Avenue in the C-B (Central Business) Zone.

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

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-31) 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 – 780 WEST GARVEY AVENUE (DRB-16-28)

The applicant, Yung Kao, on behalf of the property owner, is requesting design review approval for a new one-story 6,100 square foot multi-tenant commercial development at 780 West Garvey Avenue in the R-S (Regional Specialty Center) Zone.

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

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;

(4) Approving the requested Design Review Board (DRB-16-28) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

3-D.EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 861 SOUTH ATLANTIC BOULEVARD (DRB-16-36)

The applicant, Charles Smyth, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 861 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

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

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-36) 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 20, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	MAH

Design Review Board Staff Report

DATE: December 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: New 2-story single-family residential dwelling and an attached second dwelling unit – 722 East Hellman Avenue (DRB-16-34).

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-16-34) application, subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new primary single-family residential dwelling with an attached 2-car garage and an attached second dwelling unit with an attached 1-car garage at 722 East Hellman Avenue. The property is located on the south side of Hellman Avenue between Orange Avenue and New Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

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

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

neighborhoods. Homeowners who create second dwelling units benefit from added income, and an increased sense of security.

Site Analysis

The subject property has a lot area totaling 6,982 square feet in area, and is currently developed with an 802 square-foot single-story single-family residential dwelling with a detached garage. The surrounding properties to the east and west are R-3 zoned properties developed with a mixture of single and multiple-family residential dwelling units. To the south are R-2 zoned properties developed with single-family residential dwellings. To the north is the City of Alhambra. The design and character of the surrounding residential dwellings consist of the non-traditional mid-century tract, and contemporary architectural styles, consisting of single and two-story residential dwellings with attached and detached garages built in the mid 1920's to present day. The subject and adjacent properties are on relatively flat land.

Project Description

The applicant is proposing to demolish the existing structures, construct a new primary 2,193 square foot 2-story single-family residential dwelling with an attached 448 square foot 2-car garage and an attached 598 square foot single-story second dwelling unit with an attached 284 square foot 1-car garage. The subject site has a total lot area of 6,982 square feet. The total living area will be 2,791 square feet. Based on the lot area, the maximum living area that can be built is 40% or 2,792 square feet. The proposed attached 598 square-foot second-unit is less than the 1,200 square-foot maximum allowed by the Government Code and the Zoning Code.

The proposed primary single-family residential dwelling and the attached second dwelling unit will meet the required front (north) and rear (south) 25 foot setback the required 5 foot side (east and west) setback areas for the first floor, and 10 foot side setback areas for the second floor. The R-3 zone allows for primary single-family residential units to be 2-stories with a maximum building height of 30 feet. The primary 2-story single-family residential dwelling will be 2-stories (25 feet 5 inches) in height. Per MPMC § 21.08.040(J) a second dwelling unit is limited to one-story with an overall height of 15 feet. The second dwelling unit is incorporated into the design of the main dwelling and will be single-story (14 feet 11 inches) in height.

According to the primary single-family residential dwelling floor plans, the first floor will consist of a living and dining room, family room, kitchen, powder room, a bedroom with bathroom, front porch, and an attached 2-car garage. The second floor will have a master bedroom with a bathroom and walk-in closet, two bedrooms with access to a balcony, and bathroom. The attached second dwelling unit first floor plan will have a living room, kitchen, two bedrooms, a bathroom, porch, and an attached 1-car garage. According to MPMC § 21.22.050, a single-family residential dwelling with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage parking spaces. According to MPMC § 21.08.040 (J), one off-street parking space in a garage is required for second dwelling units less than 600 square feet of gross floor area. Parking

designated for the second dwelling unit must be provided in addition to the minimum parking required for the primary unit. Designated second dwelling unit parking must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway. Based on the number of bedrooms and total living area, the main 2-story single-family residential dwelling will provide an attached 2-car garage, and the second dwelling unit will provide an attached 1-car garage meeting the off-street parking requirements.

Access to the off-street parking requirement will be provided by a new minimum 10 foot 6 inch wide concrete driveway that will take direct access from Hellman Avenue, and each parking space will have a minimum back-up distance of 25 feet.

Architecture

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

The primary unit and attached second dwelling unit elevations will consist of a combination of light brown colored smooth stucco walls (La Habra Stucco, 34 San Simeon (61) Base 200), and stone veneer siding (Codicer 95 Decorative Field Tile DR345201C Pisco Mix Stone). The stone veneer will be used as and accent on the base of the primary and second dwelling unit front elevations, porch columns, garage, and the north and a portion of the south side elevations.

The roof will have a hip roof design at varying heights. The roof will have a terracotta colored light weight concrete roof tiles (Eagle Roofing Products: Capistrano, Weathered Terracotta No. 3532). The first and second floor roof eaves will have wood fascias that will be painted dark brown (Dunn Edwards Paints, DE6077-Deep Brown). The under eaves will have a decorative precast concrete under-eave molding with a smooth finish painted white (Dunn Edwards Paints, DEW380-White). The rain gutters and downspouts, as conditioned, will consist of an anodized aluminum material in a dark brown color to match the wood fascias. Although no downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide rain gutters and downspouts that will be painted to match the fascias.

The applicant is proposing to use dual pane desert sand colored vinyl frame windows and secondary exterior doors (Jeld-Wen Premium Vinyl Windows/Doors Color: Desert Sand). The door and window trims will be comprised of a precast concrete in a white color (Dunn Edwards Paints, DEW380-White). The main entry doors will be comprised of a solid core wood material stained in a walnut oak brown finish with glazing (Feather River Doors. Version 2016.05.24. Walnut Oak, Half Lite). The garage doors will be a sectional decorative metal door painted in a sandstone color (Clopay Steel Garage

Doors. Gallery Collection Door Design: Long Panel, Door Construction: 3-Layer 2" Intellicore Insulation, Top: Short Plain, Color: Sandstone).

The applicant is proposing to use decorative wall light fixtures into the design of the primary and secondary dwelling unit that will have a contemporary lantern design (The Great Outdoors Wall Light, Model: Bridgeport, Black Finish, Textured Etched frosted glass) to compliment the architectural design of the dwelling.

Landscaping

As part of the new construction of the 2-story single-family residential dwelling and the attached second dwelling unit, the property will include new landscaping throughout the property. The proposed landscaping will consist of new trees, plants, and groundcover. The proposed trees will include 24-inch box minimum size Western Redbud, and a 15-gallon Lemon Bottlebrush. The proposed plants will include Spanish Lavender, Mexican Bush Sage, Dwarf Kangaroo Paw, Dwarf Strawberry Tree, Rock Rose, Little Rev Flax Lily, Autumn Sage, and Laurel Bay. The proposed groundcovers will include Creeping Myoporum, Kleinia, and Saint Augustine sod. Although no irrigation is proposed, staff included a condition of approval to have the applicant at the time of plan check submit an irrigation plan that uses a water efficient irrigation system to minimize water run-off for the landscaped planter areas.

Furthermore, the applicant is proposing to install a new 4-foot high decorative tan color split-face concrete block wall adjacent to the east and west side property lines within the front yard area, a 4-foot high combination tan color split-face concrete block and wrought iron fence and gates adjacent to the front property line, and a 6-foot high concrete block wall behind the front yard area adjacent to the south (rear), east and west side property lines. The new driveway and walkways will consist of concrete and permeable decorative pavers (Orco Permeable Pavers Aqua-Bric Type 1 Sandstone).

CONCLUSION:

Staff reviewed the application and believes the proposed project to construct a new primary 2,193 square foot 2-story single-family residential dwelling with an attached 2-car garage and an attached 598 square foot single-story second dwelling unit with an attached 284 square foot 1-car garage is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (a) (New Construction or Conversion of Small Structures) in that the project consists of the development of a primary single-

family residential dwelling and a secondary dwelling unit in an urbanized zoned 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, roof and landscape 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 November 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 2,193 square foot 2-story single-family residential dwelling with an attached 448 square foot 2-car garage and an attached 598 square foot single-story second dwelling unit with an attached 284 square foot 1-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.

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

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

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

9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.

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

11. A revised landscaping plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must 5-gallons, subject to the review and approval of the Planner.

12. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

13. The plan check elevation plans must show the roof drainage, such as gutters and downspouts in an anodized aluminum material painted dark brown to match the wood fascias, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, Floor, Elevation and Landscape Plans

ATTACHMENT 3

Color Renderings

ATTACHMENT 4

Site Photographs

Design Review Board Staff Report

DATE: December 6, 2016

AGENDA ITEM NO: 3-B

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Exterior Remodel No Increase in Square Footage – 613 West Garvey Avenue (DRB-16-31)

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-16-31) application, subject to conditions of approval contained therein; and
(5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Nancy Chien, is requesting design review approval for an exterior remodel with no increase in square footage at 613 West Garvey Avenue. The property is located one lot west of the northwest corner of West Garvey Avenue and North Moore Avenue. The property is zoned C-B (Central Business) and is designated Commercial in the General Plan.

Project Description

The subject site is 40 feet wide and 64 feet deep, totaling 2,560 square feet in size. The property is currently developed with one-story, 2,560 square feet commercial building constructed in 1924. The lot is completely built-out with no existing parking on the property. In 2015, the building experienced severe damaged due to a fire that occurred on an adjacent property. Plans have been submitted to the Building and Safety Division for review. However, the property owner wanted to the take the opportunity to update the facade of the building as well.

The existing exterior finish is comprised of light pink stucco with gray 12-inch by 12-inch tile wainscoting. The applicant is proposing to apply a red brick veneer (Eddicott Clay Products – Desert Ironspot) on the entire front, south elevation. The proposed glass storefront will have clear tempered glass, brushed aluminum mullions, and will be

surrounded by light beige precast plaster molding (Foam Concepts). New contemporary exterior light fixtures in a brush aluminum finish (Scott Arch Lighting – S9290) will be installed. No other changes are proposed to the building. Signage is shown on the color elevation for conceptual purposes only. The proposed building signs will be subject to Design Review Board approval.

CONCLUSION:

Staff reviewed the application and believes that the proposed exterior remodel is appropriately designed for the property. The adjacent properties are older buildings constructed in the 1940s and 1960s and are comprised mainly of masonry blocks with stucco and tile finishes. The proposed exterior remodel provides an updated appearance and adds some character to the existing building.

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 plans date-stamped October 25, 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 must 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 5 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, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.

7. All conditions of this approval must 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.

ATTACHMENT 2
Site, Floor, and Elevation Plans

ATTACHMENT 3
Color Elevations

ATTACHMENT 4
Site Photographs

Design Review Board Staff Report

DATE: December 6, 2016

AGENDA ITEM NO: 3-C

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 – 780 West Garvey Avenue (DRB-16-28)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-28) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Yung Kao, on behalf of the property owner, is requesting design review approval for a new one-story 6,100 square foot multi-tenant commercial development at 780 West Garvey Avenue. The subject property is located at the south east corner of Garvey Avenue and Atlantic Boulevard. The property is zoned R-S (Regional Specialty Center) and designated C (Commercial) in the General Plan.

Site Analysis:

The project site is comprised of a single parcel approximately 20,520 square feet (0.47 acre) in size. The site is currently vacant and was previously developed with a gasoline service station. Directly adjacent to the east and south of the subject site is a multi-tenant commercial shopping center (Deerfield Plaza) zoned R-S (Regional Specialty Center). To the north and across Garvey Avenue are an unoccupied gasoline service station followed by a 99 Ranch Market and a multi-tenant commercial shopping center zoned R-S, P-D (Regional Specialty Center, Planned Development Overlay). To the west and across Atlantic Boulevard is a vacant lot zoned R-S, P-D (Regional Specialty Center, Planned Development Overlay).

The subject and adjacent properties are relatively flat. The design and character of the surrounding commercial buildings consist of contemporary architectural styles

consisting of single and multi-story commercial buildings built from the mid 1960's to the mid 1980's. The property is accessible from four driveways, including two driveways on Atlantic Boulevard and two driveways on Garvey Avenue. The applicant is proposing to abandon the four driveways and providing access to the subject site from the adjacent property (Deerfield Plaza) to the east, which is under the same ownership.

Project Description:

The proposed multi-tenant commercial development will consist of two separate single-story buildings that total 6,100 square feet in area. The buildings are designed to step back away from the northwest corner of the property to create an outdoor plaza and provide relief to the massing of the building and the public right-of-way. The outdoor plaza will provide a series of metal trellises that are attached to the building elevations. The parking will be located to the east portion of the lot with a vehicle access driveway aisle off of the east property line. The proposed commercial building adjacent to the north property line will consist of a single tenant space totaling 1,525 square feet with entrances into the tenant space from the west and south elevations. The commercial building located adjacent to the west side property line will consist of 3 tenant spaces totaling 4,575 square feet, with access to the tenant spaces on the west, north, and east elevations.

The minimum number of required parking spaces is determined by the proposed square footage of the proposed buildings. The number of minimum required parking spaces for the proposed 6,100 square foot commercial buildings is 24 spaces and 27 at-grade parking spaces will be provided on the subject property. The floor area ratio (FAR) will be 29 percent of the lot, which is less than the 50 percent FAR allowed in the R-S Zone. The maximum building height permitted in the R-S zone is 50 feet or 4 stories and the proposed buildings will be one-story with a total height of 21 feet to the top of the parapet wall. The building located adjacent to the west side property line will feature a tower on the northwestern portion of the building with a total height of 27 feet 6 inches, which is less than the maximum 50 feet allowed in the R-S Zone.

As a part of the new commercial development, the parking lot area for the adjacent property located at 740 West Garvey Avenue (Deerfield Plaza) will be redesigned to accommodate additional parking spaces for the property and provide vehicular access to the subject property. The redesigned parking lot area will include new landscape planters areas and, as conditioned, the existing landscaped areas of the property will be required to include new plant material to match the landscaping of the subject property.

Architecture

The proposed architectural style has a modern architectural style with design features and treatments to resemble the architectural design of the adjacent commercial buildings (Deerfield Plaza). The Deerfield Plaza was built in 1978 and has a postmodern interpretation of Japanese architectural style. The Deerfield Plaza's exterior finishes are comprised of a combination of white stucco walls, decorative vertical exposed wood posts painted green, and the bases of the storefronts painted green. The building's

green. The building's roofs are flat and have parapet walls with curved roof eaves that extend beyond the building walls to provide cover for the walkways adjacent to the storefronts. The curved parapet roofs are comprised of green tiles. The roof eaves are supported by a series of exposed decorative beams that are painted green.

The proposed multi-tenant commercial buildings will be rectangular-shaped with horizontal and vertical articulations and decorative elements. The proposed building elevations will be comprised of white (Color: Aesthetic White SW7035 By Sherwin Williams Paint) fine finish stucco walls (Exterior Plaster Finish, Merlex Stucco, Fine Finish Texture, painted Finish) with horizontal wood panels (Exterior wood Panel By Resysta, color: Walnut C51), and olive green colored plaster at the base of the store front windows to compliment the adjacent commercial buildings (2'-0" high Exterior plaster base painted finish, color: Lemon Verbena SW7726 by Sherwin Williams Paint). All four elevations of the commercial building adjacent to Garvey Avenue and the north, east, and west elevations of the commercial building adjacent to Atlantic Boulevard will be provided with 10 foot up to 14 foot high glass storefront windows. The storefronts will have a natural aluminum finish (Kawneer, Frame color: Natural Aluminum).

The decorative metal trellises and exposed decorative beams over the storefronts, and outdoor plaza will be comprised of steel painted in a brown color (12x12 steel tube column, 3x4 metal trellis, 1x12 metal trim & 6x12 metal beam painted finish color to match Resysta "Walnut C51") which help emulate the building elevations of Deer Field Plaza. The base of the trellis support posts will be comprised of concrete with a natural finish. The north west corner window area of the building adjacent to Atlantic Boulevard will feature a green rectangular steel metal canopy (6x12 Steel tube sign canopy, color: Gallery Green SW0015 by Sherwin Williams Paint), and a tapered accent wall painted blue with a fine stucco finish (Accent wall exterior plaster finish, Merlex stucco, fine finish texture painted finish, color: Baby blue eyes SW9070 By Sherwin Williams Paint).

Signage

Currently, signage is not a part of the proposed project. However, a Master Sign Program will be required and is subject to Design Review Board approval.

Landscaping

According to the landscape plan, the proposed landscape area is located along portions of the lot boundaries, and distributed in the surface parking area. The landscape area will be 1,327 square feet in size. According to the Monterey Park Municipal Code (MPMC) § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area to be landscaped, so the minimum landscape area for this lot is 948 square feet. The proposed landscape area not within 10 feet perimeter of the parking area will be 379 square feet in size, which takes up 40 percent of the total landscape area. According the MPMC §21.22.270 in lots of over twenty (20) cars, at least forty (40) percent of the landscaping must be located at areas other than within ten (10) feet of the perimeter. The proposed planting bed with groundcovers along the lot boundary has a minimum width of at least 3 feet and will be planted with 5-gallon size Carmel Creeper, Chuparosa, Red Hot Poker, Lantanas, Nevin Mahonia, Golden

Currant, Chaparral Currant, Autumn Sage, Lavender Cotton shrubs, not to exceed 3 feet in height. The proposed vines and groundcovers include 5-gallon size Cat's Claw and 1-gallon Myoporum and wood mulch. The proposed trees include 36-inch box size Red Bud and African Sumac.

The outdoor plaza will provide exposed aggregate concrete paving (Exposed Aggregate Concrete, Solomon Color, 920 Slate). New landscape planter areas, as conditioned, not less than 3 feet in width will be provided adjacent to the west and north property lines of the outdoor plaza. The proposed landscaping for the planters located within the outdoor plaza area will include two 24-inch box size multi-trunk Crape Myrtle trees and a combination of 5-gallon minimum size plants and shrubs to match the proposed landscaping on the subject property.

Although no furniture is proposed for the outdoor plaza area, staff has placed a condition requiring commercial grade outdoor furniture with a modern design be provided to compliment the building architectural style.

CONCLUSION:

Staff reviewed the application and believes the proposed multi-tenant commercial development project is appropriately designed for the site, compatible with the surrounding commercial properties. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls. The modern architectural style fits within the character of the neighborhood in that the architect has pulled architectural elements from the commercial buildings from the immediate area. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

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 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 colored elevations and samples date-stamped November 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 (MPMC) § 21.36.120.

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

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

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

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

6. This design approval for a new one-story 6,100 square foot commercial development is not an approval of building permits, which must be applied for separately with the Building Division.

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

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

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

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

11. A Master Sign Program will be required for the multi-tenant commercial development and must be brought before the Design Review Board for review and approval.

12. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location

of all the mechanical equipment including transformers and backflow devices and how they will be screened. Such screening may either be painted to match the exterior color of the building with landscaping screening or treated as an architectural feature, subject to the review and approval of the Planner.

13. At time of plan check, the landscape and irrigation plans must be revised to include new drought-tolerant landscaping and a water efficient irrigation system throughout the existing landscaped planter areas of the adjacent property (740 West Garvey Avenue APN 5257-001-042). 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.

14. The landscape planters located within the outdoor plaza must be a minimum of 3 feet in width. Two 24-inch box size multi-trunk Crape Myrtle trees and a combination of 5-gallon minimum size drought tolerant plants and shrubs the must be provided within the planter areas adjacent to the west property line.

15. Provide outdoor furniture that is of commercial grade that will compliment the modern architectural design of the building.

Attachment 2

Site, Floor, Elevation, and Landscape Plans

Attachment 3

Color Elevations

Attachment 4

Existing Site Photographs

Design Review Board Staff Report

DATE: December 6, 2016

AGENDA ITEM NO: 3-D

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: Exterior remodel with no increase in square footage – 861 South Atlantic Boulevard (DRB-16-36)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Approving the requested Design Review Board (DRB-16-36) application, subject to conditions of approval contained therein; and
(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Charles Smyth of Market Street Development, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 861 South Atlantic Boulevard. The subject property is located on the west side of Atlantic Boulevard between Cadiz Street and Sevilla Street. The property is zoned C-P (Commercial Professional) and designated C (Commercial) in the General Plan.

Site Analysis:

The project site is comprised of a single parcel approximately 36,000 square feet (0.82 acre) in size. The site is currently developed with a single-story (8-unit) multi-tenant commercial building and its related ground and roof top parking areas. Directly adjacent to the north of the subject site is a financial institution (East West Bank) zoned C-P (Commercial Professional). To the south is a 2-story multi-tenant commercial building (Atlantic Plaza) zoned C-P (Commercial Professional). To the east and across Atlantic Boulevard are two multi-story medical office buildings (Monterey Park Medical Plaza) zoned C-P (Commercial Professional). To the west and across an alley are single-family residential dwellings zoned R-1 (Single-Family Residential).

The subject and adjacent properties are relatively flat. The design and character of the surrounding commercial buildings consist of contemporary architectural styles consisting of single and multi-story commercial buildings built from the mid 1950's to the late 1980's. The property is accessible from two driveways on Atlantic Boulevard and the alley to the west of the subject property.

Project Description:

The proposed project is an exterior remodel of the existing commercial building with no increase in square footage. The existing building currently has yellow stucco and split face concrete block walls with store front windows along the east elevation of the building. The stucco treated parapet walls are emphasized with a series of squared pop-outs. The square pop-outs have a stucco finish painted in a light yellow color.

The proposed exterior remodel includes new anodized storefront windows, painting and architectural treatments to revitalize the façade of the commercial building. The exterior walls will be comprised of a combination of yellow (Sherwin Williams "Fun Yellow" SW 6908") painted stucco walls, horizontal composite wood panel siding (Nichiha-Fiber Cement Siding "Vintage Wood" Cedar EPC762F), and split face concrete block walls. The square pop-outs located on the parapet walls will be removed and the parapet stucco walls will be painted with two different shade of grays (Sherwin Williams "Grizzle Gray" SW7562 & Sherwin Williams "Passive" SW 7051), accented with a series of metal canopies with an anodized black finish (Architectural Shade Products, Fascia: Channel Facing Out, Color: Black Anodized Sherwin Williams "Tricorn Black" SW 7645). The metal canopies above the storefronts will serve as an architectural projection feature to provide relief to the height of the parapet walls. In addition to the exterior paint, composite wood panel siding, and metal canopies, the front (east) facing elevation will also include four separate vertical perforated corrugated metal screen panel cladding features (Hendrick Architectural Products) attached to the building façade to provide vertical articulation and enhance the front building elevation. The perforated metal panels, as conditioned, will have a gray anodized finish to prevent any reflectivity to adjacent properties.

The parapet walls along the rear (west) elevation will include new exterior paint comprised of gray (Sherwin Williams "Passive" SW 7051) stucco walls. The mechanical equipment located on the roof top will be screened with perforated corrugated metal screen panel cladding (Hendrick Architectural Products) with a gray anodized finish to prevent any reflectivity and to match the metal panels on the front (east) elevation. The existing stairwell and elevator structures located in the roof top will be painted in a gray and yellow color (Sherwin Williams "Grizzle Gray" SW7562 & Sherwin Williams "Fun Yellow" SW 6908") and will include metal canopies above the door way areas with an anodized black finish (Architectural Shade Products, Fascia: Channel Facing Out, Color: Black Anodized Sherwin Williams "Tricorn Black" SW 7645) to match the front elevations.

The applicant is proposing to install new exterior freestanding modern light fixtures with a black painted finish (Lithonia Lighting, DSX1 LED1 30B700/40K SR3 D-Series Size 1 LED Area Luminaire) throughout the ground and roof top parking levels. The new light

fixtures, as conditioned, will be shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets. Furthermore, a new trash enclosure will be provided within the ground level parking lot area. The new trash enclosure will be comprised of a combination of stucco treated walls painted light gray (Sherwin Williams "Passive" SW 7051), the east facing elevation wall will have a perforated corrugated metal screen panel cladding (Hendrick Architectural Products) with a gray anodized finish to prevent any reflectivity and match the metal panels on the front (east) elevation of the building, a set of solid steel with corrugated ribbed spacing gates painted light gray (Sherwin Williams "Passive" SW 7051), and a solid steel cover painted black (Sherwin Williams "Tricorn Black" SW 7645).

Signage

Currently, signage is not a part of the proposed project. However, a Master Sign Program will be required and is subject to Design Review Board approval.

Landscaping

According to the landscape plan, the new landscape planters adjacent to both sides of the new trash enclosure, and the existing planters along the east property line adjacent to the sidewalk area will be replanted with 24-inch box size Strawberry Trees. The proposed shrubs will include 5-gallon minimum size Grevillea, Red Yucca, Torch Lily, Mango Popsicle, Radiation Lantana, Rainbow Lantana and 1-gallon Little Bunny Fountain Grass. Staff has included a condition of approval that requires the applicant to provide an appropriate groundcover to be planted in addition to the plants within the planter areas.

CONCLUSION:

Staff reviewed the application and believes the proposed project is appropriately designed for the site and compatible with the surrounding commercial properties. The proposed color palette and architectural style is contemporary with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

Environmental Assessment

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

Respectfully submitted,

Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Conditions of Approval
Attachment 2: Site, Floor, Elevation and Landscape 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 colored elevations and samples date-stamped December 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 Monterey Park Municipal Code (MPMC) § 21.36.120.

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

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

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

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

6. This design approval for a new one-story 6,100 square foot commercial development is not an approval of building permits, which must be applied for separately with the Building Division.

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

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

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

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

11. A Master Sign Program will be required for the multi-tenant commercial development and must be brought before the Design Review Board for review and approval.

12. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location

of all the mechanical equipment including transformers and backflow devices and how they will be screened. Such screening may either be painted to match the exterior color of the building with landscaping screening or treated as an architectural feature, subject to the review and approval of the Planner.

13. The perforated corrugated metal panels and the hollow structural steel posts must have a grey anodized finish to eliminate reflectivity, subject to the review and approval of the Planner.

14. At the time of plan check a revised photometric plan must be submitted to show how the new light fixtures will be shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets. All light shields must be installed at the time of final inspection, subject to the review and approval of the Planner.

15. 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.

16. All landscaped areas must have appropriate groundcovers and must be properly maintained at all times.

Attachment 2

Site, Floor, Elevation, and Landscape Plans

Attachment 3

Color Elevations

Attachment 4

Existing Site Photographs