

**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 20, 2016
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Eric Brossy De Dios

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

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 WALL SIGN – 2409 SOUTH GARFIELD AVENUE (DRB-16-35)

The applicant, Alexis Estrada of Neon Sign Company, on behalf of the property owner, is requesting approval for a new wall sign at 2409 South Garfield Avenue in the GVN-S (Garfield Village Neighborhood Shopping) 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-16-35) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1400 ARRIBA DRIVE (DRB-16-38)

The applicant, HK Yit and Lorena Cheng, are requesting design review approval for an addition to existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1400 Arriba Drive in the R-1 (Single-Family Residential Dwelling) 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-16-38) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-C. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – MIXED-USE DEVELOPMENT – 102 HOTEL ROOMS, 4,061 SQUARE FOOT RESTAURANT, AND 84 RESIDENTIAL UNITS - 420 NORTH ATLANTIC BOULEVARD (DRB-16-29)

The applicant, James Chou, is requesting design review approval to construct a new 5-story mixed-use project, including 102 hotel rooms, a 4,061 square foot restaurant, and 84 residential unit development at 420 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) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;

- (4) Approving the requested Design Review Board (DRB-16-29) 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 January 3, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: December 20, 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 Wall Sign – 2409 South Garfield Avenue Design Review Board (DRB-16-35).

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-16-35) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Alexis Estrada of AB Neon Sign Company, on behalf of the property owner, is requesting design review approval for a new wall sign at 2409 South Garfield Avenue. The subject property is located on the west side of South Garfield Avenue between West Fernfield Drive and West Riggins Street. The subject property is zoned GVN-S (Garfield Village Neighborhood Shopping) Zone and designated C (Commercial) in the General Plan.

Site Analysis

The subject property is developed with a single-story multi-tenant (2) commercial retail building and related parking area within the rear area of the lot. The subject commercial space is currently occupied by a retail eating establishment (Sushi).

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

Project Description

The applicant is requesting approval for a new wall sign for the retail eating establishment. The new wall sign for the retail eating establishment will be installed on the east facing elevation of the business frontage. The new wall sign will be internally-illuminated (front lit) individual channel letters. The wall sign will consist of a single row of text with modern English letters "SUSHI." The wall sign modern English letters will be comprised of 1/8 inch red (#2793) acrylic faces. The wall sign will have 3/4 inch black trim caps with 5 inch black aluminum (.040 inch) returns.

The wall sign modern English letters will be 1 foot 2 inches high by 6 feet wide, for a total sign area of 7 square feet. The business has a frontage of 13 feet, which allows a maximum sign area of 13 square feet. The proposed wall sign will be placed at a maximum height of 12 feet 6 inches measured from the ground floor to the top of the sign.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions.

Environmental Assessment

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

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Sign plans & Site Plan
- Attachment 3: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped December 15, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new internally illuminated channel letter wall sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas must be properly maintained at all times.
10. When the business is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
11. All signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.
12. The business owner must submit a window sign plan to the Planning Division for review and approval. The window signage is limited to 20 percent of the total first floor frontage glass area.

ATTACHMENT 2

Sign plans and Site Plans

ATTACHMENT 3

Site photographs



Design Review Board Staff Report

DATE: December 20, 2016

AGENDA ITEM NO: 3-B

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 1400 Arriba Drive (DRB-16-38)

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-16-38) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The property owners, HK Yit and Lorena Cheng, are requesting design review approval for a 385 square foot first floor addition, a 385 square foot second floor addition, and exterior remodel. The property is located on the southwest corner of Arriba Drive and Sombrero Drive. The subject property is approximately 8,330 square feet in size, and is currently developed with a 2,180 square foot two-story single-family residence with a detached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential properties within the R-1 (Single-Family Residential) zone. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract, and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the 1960's.

Project Description

The applicant is proposing to remodel the existing floor plan, add 385 square feet to the rear of the house on the first floor, add 385 square feet to the second floor, and remodel the exterior of the dwelling. The total living area will be 2,950 square feet. Based on the lot area of 8,330 square feet, the maximum living area that can be built is 3,332 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the new second floor will be 22 feet. According to the floor plans, the reconfigured first floor area will include the expansion of the family room, and a bedroom area. The existing first floor areas will remain and include a kitchen, three bedrooms, two bathrooms, laundry room, family room, and a two-car garage. The second floor area will include a master bedroom with a bathroom, closet, and a balcony. The existing and the proposed floor addition areas of the dwelling will meet the required setbacks.

Architecture

The existing house was built in 1961 and has a contemporary architectural style. The applicant is proposing to retain the exterior architectural style of the dwelling and paint the exterior to be consistent with the new addition areas. The existing and new building walls of the single-family dwelling will consist of a khaki color stucco with a sand finish (Dunn Edwards DE6220 Porous Stone LRV57). The new second floor roof of the dwelling will have a gable roof design at varying heights that is consistent with the Dutch gable roof design of the dwelling and the gable roof design of the surrounding residential dwellings. The fascia boards will be painted brown (Dunn Edwards DEC771 Shaggy Barked). The roof will have charcoal colored asphalt shingles (GAF Timberline Sagewood color). Although no rain gutter or downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide anodized aluminum rain gutters and downspouts that will be painted to match the fascias and stucco walls.

The applicant is proposing to use dual pane white vinyl frame windows throughout the entire dwelling. The French doors will be painted white (Dunn Edwards, DEW380 White). The main entry door will be comprised of a mahogany color wood modern door with a wood grain finish (PlastPro Modern Series Lavorato Teak Grain DMT51). The new sectional decorative metal garage door will have a wood grain texture in a mahogany color (C.H.I. Overhead Doors Residential Planks 3216P). The street side elevation of the second floor (east) will feature a balcony with wood railing (Penofin Hardwood stain Transparent Natural Cumaru Wood) to compliment the architectural design of the dwelling.

Landscaping

Although no new landscaping and irrigation are shown on the plans, staff has conditioned the project to have the applicant/property owner provide landscape and

irrigation plans that shows the use of drought-tolerant landscaping and a water efficient irrigation system at the time of plan check.

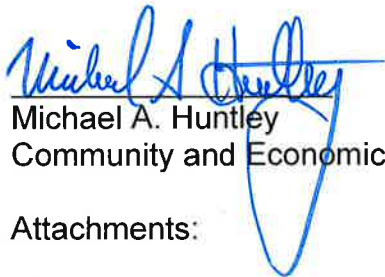
CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel to the single-family residential dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

Environmental Assessment

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

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

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

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 15, 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 385 square foot first floor addition, a 385 square foot second floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
10. All Landscaped areas must be properly maintained at all times.
11. A landscaping and irrigation plan for the front and street side 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. 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.

12. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted brown (Dunn Edwards DEC771 Shaggy Barked) to match the fascia boards and the downspouts must be painted khaki (Dunn Edwards DE6220 Porous Stone LRV57) to match the dwelling walls, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, and elevation plans

EXHIBIT C

Color Elevations

EXHIBIT D

Site photographs



Design Review Board Staff Report

DATE: December 13, 2016

AGENDA ITEM NO: 3-C

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: New Construction Greater than 10,000 Square Feet – Hotel Development – Mixed-Use Development – 102 hotel rooms, 4,061 square foot restaurant, and 84 residential units – 420 North Atlantic Boulevard (DRB-16-29)

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-16-29) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, James Chou, is requesting design review approval to construct a new 5-story mixed-use project, including 102 hotel rooms, a 4,061 square foot restaurant, and 84 residential unit development located at 420 North Atlantic Boulevard.

The subject property is located on the east side of North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Mixed-Use I (MU-I). The project site is comprised of three parcels totaling 75,600 square feet (1.74 acres). One parcel has frontage on Atlantic Boulevard and is currently developed with a two-story hotel (Best Western Monterey Park Inn), comprised of three detached buildings totaling 56-rooms. The existing motel is 16,226 square feet and was constructed in 1978. There are approximately 49 existing parking spaces. The second and third parcels have frontage on Chandler Avenue. The second parcel is currently developed with a 15-unit two-story apartment building constructed in 1961. The third parcel is vacant.

The surrounding properties located to the north of the subject site include Atlantic Times Square, south is a one-story auto sales building, west is Atlantic Boulevard and Shun Fat Supermarket, and to the east is Chandler Avenue followed by R-3 zoned lots.

Background

This project was presented to the Design Review Board for preliminary comments on October 18, 2016. At the October 18, 2016 Design Review Board meeting, the Board expressed some concerns with the proposed design of the mixed-use development. The Board provided several recommendations to the applicant related to the location of the electric transformers and related screening, the visibility of the utility lines located within the on-site second floor parking area facing south, the design of the required open space for the residential component, bringing the egress exterior stairs into the residential lobby, providing wider internal pedestrian walkways, providing a security gate across the driveway area to be setback 25 feet from the property line along Chandler Avenue and providing decorative pavers within the first 25 feet of the driveway area, show all the mechanical equipment located on the roof top, widening the building towers along the north and south elevations to be proportional with the span of the building, show the building footprints of the adjacent properties, setting back the buildings along the northeastern and southeastern sides to provide additional space between proposed building and the buildings on adjacent lots, and the starkness of the block wall north facing building elevation.

On December 13, 2016, the Planning Commission reviewed and approved Conditional Use Permit (CUP-16-08) and Tentative Map No. 073693 (TM-16-04) to construct the proposed project and subdivide air rights for the hotel and 84 residential units.

Project Description

The proposal is a 5-story mixed-use project, including 102 hotel rooms, a 4,061 square foot restaurant and 84 residential units. The hotel will have a lobby/reception area, great room/business area, conference rooms, exercise room, and swimming pool.

The total required number of parking spaces will be 332 and the number of provided parking spaces will be 365. Parking will be provided in two-levels of subterranean parking, one level at-grade, and one level above-grade. The parking for the hotel and restaurant use will be accessible from North Atlantic Boulevard and the parking for the residential units will be accessible from North Chandler Avenue.

Modifications

Since the meeting, the applicant has been working with staff to discuss the recommended changes, the building elevations and floor plans design has been revised, and the applicant has made the recommended changes. To address these issues, the applicant has revised the plans to accurately reflect a balanced design. As such the applicant has provided additional landscaping and decorative fencing to screen the electric transformers. The driveway area off of Chandler Avenue will incorporate

decorative seeded aggregate concrete paving (Jolanta Tile Slate, Summer Wheat) and a security gate. The exterior egress stairs have been designed to provide access into the residential lobby area. The main walkway has been redesigned to provide a wider walkway from the public rights-of-way into the hotel lobby area. The location of the roof top equipment has identified and a 6 foot high screen has been incorporated into the design. Screening has been provided for the utility lines located within the above-grade parking levels. Subsequently, staff has reviewed several iterations of the building elevations to produce a design that will provide relief to the building mass by further articulating the walls and including architectural treatments to produce a design that is more proportional with the span of the building.

Architecture

The proposed architectural style is contemporary. The building mass will be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design features the use of exterior cement plaster painted in a combination of Dunn Edwards earth tone colors, including light grey (DEC751 – Ash Grey), white (DEC793 Chalky), light green (DET775 – Sea Glass), light yellow (DET665 – Grain Mill), a metal canopy panel system powder-coated Bone White. The spandrels will be powder-coated a grayish blue. The building exterior will have multiple finishes, including metal panels painted dark bronze (Arcadia AB-6), aluminum panels (Alucobond Natural Stainless), wood panels (Resysta-FVG C09 – Dark Burma), and stone veneer in two colors (Eldorado Stone Ledge Cut 33 – Beach Pebble) and (Eldorado Stone Ledge Cut 33 – Sage).

The balcony railings on the hotel, facing Atlantic Boulevard, will be metal in a light grey color with glass panels. The balcony railings on the residential units, facing Chandler Avenue, will be aluminum in dark bronze color. The coping will be metal painted dark grey (DE 6377 Boat Anchor). The storefront/window frames will be aluminum (Arcadia – Dark Bronze AB-6). To help ensure its compatibility with surrounding land uses, the building will be articulated and setback so it will not overwhelm adjacent properties and the public right-of-way. Specifically, the building will be setback 13 feet from the west property line on Atlantic Boulevard and 10 feet from the east property line on Chandler Avenue.

Landscaping

The proposed landscaping is comprised of a mixture of drought tolerant and California native trees and shrubs. The ground level landscape plan shows the location of all plants and enhanced accent paving that will be provided on the property.

The building will be setback 3 feet from the west property line and within the 3 feet setback area low shrubs will be planted (Lowboy Firethorn). The same shrub will be planted at the hotel entrance, on the south elevation. In addition to the shrubs, the pedestrian walkway and driveway will have decorative pavers. The building will be setback 10 feet from the east property line and within the 10 foot setback area a combination of trees and shrubs will be planted.

On the second floor deck areas, stone tiles will be used around the swimming pool and a metal trellis will be provided adjacent to the pool. The residential units will have access to two open space areas. The smaller open space area will have a built-in barbeque, a metal trellis and large planters planted with 36-inch box size Pineapple Guava trees. The larger open space area will have large planters planted with 36-inch box size Crape Myrtles and 3 feet tall wood planter boxes planted with a variety of shrubs. The larger open space area will also have a decorative landscape rock garden, stone tile pavers, and decorative fiberglass pots.

Signage

Currently, signage is not a part of the proposed project. However, any new wall signs or monument sign will be brought before the Design Review Board for review and approval.

CONCLUSION:

Staff believes that the proposed contemporary architectural style is appropriate for the subject property. The property is located in the P-D (Planned Development) Overlay Zone which allows for flexibility in design where superior quality attainment can be enhanced by such flexibility. The proposed project will be a hospitality development with a retail use. The project as proposed is consistent with the General Plan's vision for the North Atlantic area anticipating development at the height and floor area ratio proposed for the project.

The City has the opportunity to improve its overall image by capitalizing on the quality of its best parts, improving its public rights-of-way, and enhancing development standards for new construction and redevelopment. Staff believes that the proposed project accomplishes the goals and intent of the P-D Overlay Zone.

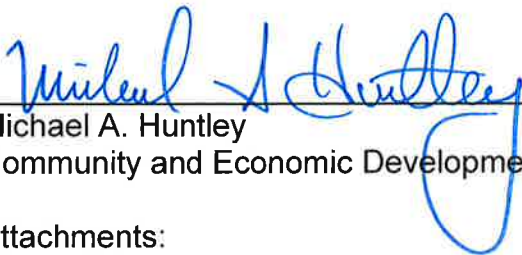
The proposed colors and finishes are high quality and compatible with the surrounding properties. Additionally, the use of drought tolerant California native plants helps to enhance the building design. The ground floor design encourages pedestrian interaction. The storefront will have visual interest and the front entrance will be highlighted by water features, plants and enhanced accent paving. In summary, the proposed hotel and quality contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas

of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

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 plans date-stamped December 15, 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 for the design of a new mixed-use development 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 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.
10. All Landscaped areas must be installed and properly maintained at all times.
11. The sidewalk materials and parkway landscaping within the City's public right-of-ways are subject to the approval of the Public Works Department. A revised site plan must be submitted to the Public Works Department depicting the sidewalk materials and parkway landscaping, subject to the review and approval of the Public Works Department.
12. The transformers screen fence panels must have a horizontal design and stained to match the wood panels on the building, subject to the review and approval of the Planner.

13. At the time of plan check submittal the revised elevation plans must show a series of decorative green screen design features on the exterior parking levels building walls of the north and south side elevations to provide relief to the height of the building walls.

ATTACHMENT 2

Site, Floor, Elevation, and Landscape plans

ATTACHMENT 3

Color elevations

ATTACHMENT 4

Existing site photographs