

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
January 17, 2017
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

ELECTIONS

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – October 18, 2016 and November 14, 2016

[1.] CONSENT – None

[2.] UNFINISHED BUSINESS - None

[3.] NEW BUSINESS

3-A. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 423 EVERETT AVENUE (DRB-16-37)

The applicant, Simon Liu, is requesting design review approval for the construction of a new 2,093 square foot single-family residential with an attached 2-car garage and the preservation of an existing 2-car garage at 423 Everett Avenue in the R-2 (Medium 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-16-37) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 193 LADERA STREET (DRB-16-39)

The property owner, Michael Sunn, is requesting design review approval for the construction of a new 2,999 square foot 2-story single-family residential dwelling with an attached 2-car garage at 193 Ladera Street 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-16-39) 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 February 7, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
October 18, 2016**

The Design Review Board of the City of Monterey Park held a regular 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 special 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)

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 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

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 residential condominium development at 206 North Moore Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the Conditions of Approval 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-C NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 5-STORY MIXED-USE (HOTEL AND RESIDENTIAL CONDOMINIUM) DEVELOPMENT – 420 NORTH ATLANTIC BOULEVARD (DRB-16-28)

The applicant, James Chou, has requested to present the conceptual design plans for a proposed 5-story mixed-use (102 room hotel and 84-residential condominium unit) development project at 420 North Atlantic Boulevard in the R-S, P-D (Regional Specialty Center, Planned Development Overlay) Zone.

The Design Review Board reviewed the conceptual design plans and presentation by the applicant for the proposed 5-story mixed-use (102 room hotel and 84-residential condominium unit) development project at 420 North Atlantic Boulevard in the R-S, P-D (Regional Specialty Center, Planned Development Overlay) Zone, and provided preliminary comments to the applicant.

Recommendations:

- On the Elevation Plans/Color Elevations, show the Southern California Edison (SCE) transformers. Protection and screening must be provided in front of or around the transformers adjacent to the Atlantic Boulevard and Chandler Avenue.
- On the Site Plan, label the SCE transformers.
- On the Site Plan, consider providing a gate on the Chandler Avenue side of the project for security. If a gate is to be provided, the gate must be setback 25 feet from the front property line. Decorative pavers must be provided within the first 25 feet of the driveway on the Chandler Avenue side.
- On the Site Plan and Floor Plans, at the northeast corner of the property bring the egress exterior stairs into the residential lobby.
- On the Site Plan, at the northeastern corner of the property provide open fencing with landscaping and label the 5 feet wide easement.
- On the Site Plan, show the footprint of the adjacent buildings to the north and south of the subject property. Consider setting back the building along the northeastern

and southeastern sides of the property to provide additional space between the proposed building and the buildings on the adjacent lots.

- On the Site Plan, provide wider internal pedestrian walkways.
- Provide a Roof Plan and show all the mechanical equipments, roof lines, and parapet walls.
- On the Elevation Plans, in the above-grade parking levels provide a suspended ceiling to screen the plumbing and electrical lines from public view.
- On the Elevation Plans/Color Elevations, to proposed towers are too narrow and must be widen to be proportional with the span of the building.
- On the Elevation Plan/Color Elevations, North Elevation, the northeastern portion of the elevation is too plain and must be articulated to break-up the proposed grey wall.
- On the Elevation Plan/Color Elevations, South Elevation, on the southwestern portion of the elevation considering using stone veneer instead of the cement plaster "Ash Gray".

Action Taken: No Action

[4.] BOARD COMMUNICATIONS AND MATTERS:

Chairperson De Dios inquired about what mechanism does city staff have to address Southern California Edison's requirements for transformer locations for future projects. Director Huntley stated that it is not only to the interest of the City of Monterey Park, but all the cities in the San Gabriel Valley. It's something that can be brought up at the San Gabriel Valley COG and at the Planners TAC meetings because it affects all the projects. These architects end up spending lots of time and energy with the projects and at the end of the day we get left with Edison's transformer right up in front of the buildings being a negative component to the project that takes away from other amenities that we can have along these major corridors.

[5.] ITEMS FROM STAFF:

Director Huntley provided the Design Review Board members with an update on the progress of the Market Place project and how the berms along the freeway will be removed in the near future. Chairperson De Dios inquired about the replacement of the reappointment of the 5th Board member. Director Huntley stated that staff is working with the City Clerk's office to have the City Council member appoint a new Design Review Board member. Board member Yuen inquired about training for the DRB members. Director Huntley stated that staff is working on scheduling training with the Planning Commission that will also be beneficial for the DRB members.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:25 p.m. on October 18, 2016, until the next regularly scheduled meeting on November 1, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
SPECIAL MEETING
November 14, 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, Monday, November 14, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:07 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Members Joseph C. Reichenberger, and Elizabeth Yang

Board Members Absent: Member Gay Q. Yuen

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: 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)

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report.

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

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

[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.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report.

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

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

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.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions:

- 1) Condition 13. At the time of plan check submittal, the elevation plans must show how the under eave moldings will either be 6" x 6" up to 8" x 8" in size, subject to the review and approval of the Planner.
- 2) Condition 14. Provide a landscape planter minimum 3 feet in width between the front elevation living room window of unit B and the guest parking spaces.
- 3) Condition 15. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted white (Valspar Four Winds 20-1A) to match the fascia boards and the downspouts must be painted light brown (La Habra Stucco: Smooth Finish: Alamo 524) to match the dwelling walls, subject to the review and approval of the Planner.

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

Ayes: Members: De Dios, Reichenberger, and Yang

Noes: Members: None
Absent: Members: Yuen
Abstain: Members: None

[4.] BOARD COMMUNICATIONS AND MATTERS: None

[5.] ITEMS FROM STAFF:

Director Huntley indicated that he had several items for the Board. First, he thanked the Board for attending and accommodating the special meeting. Second, staff will be having training with the Planning Commissioners on November 22, 2016 and the City Attorney would like to group the training with the Design Review Board members on how to conduct a public meeting, and then have additional design training for the DRB in the near future. Also, last Thursday the Marriott officially submitted their plans for plan check. Lastly, the City is going to be hosting a groundbreaking ceremony for the Market Place next Wednesday at 3:00 p.m. at the Market Place site.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:58 p.m. on November 14, 2016, until the next regularly scheduled meeting on December 6, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: January 17, 2017

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: New single-family dwelling with an attached 2-car garage – 423 Everett Avenue (DRB-16-37)

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-16-37) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Simon Liu, on behalf of the property owners, is requesting design review approval for a new single-family dwelling that will result in a total square footage greater than 2,000 square feet. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Property Description

The property is located on the west side of Everett Avenue, between Peach Street and Graves Avenue. The lot is 41.25 feet wide and 1,875.85 feet deep, totaling 7,748 square feet in size. The property is currently developed with a 1,408 square feet one-story single-family dwelling with a detached 2-car garage constructed in 1923.

Properties located to the north, south, east and west are R-2 zoned properties developed with single-family residential properties. The design and character of the surrounding residential dwellings is a mid-century architectural style, consisting of single and two-story dwellings with detached 2-car garages built in the late 1950's.

Project Description

The proposed project is a new 2-story, 2,903 square feet single-family dwelling with an attached 2-car garage, plus the preservation of an existing detached 2-car garage.

Although the subject property is zoned R-2 the minimum lot size required for a two-unit development is 10,000 square feet and the subject property is 7,748 square feet. Therefore, only one unit is allowed on the subject property. Based on the lot area of 7,748 square feet, the maximum living area that can be built is 3,099 square feet and the proposed dwelling size will be 2,903 square feet, 192 square feet less than the maximum size allowed. The building height of the dwelling will be 25 feet 3 inches. The R-2 zone allows for a maximum building height of 30 feet. The proposed project will meet the required first floor setbacks of 5 feet, second floor setback of 10 feet, 25 feet from the front, and 25 feet from the rear property lines.

The proposed first floor includes a living room, dining room, kitchen, wok kitchen, family room, two bedrooms, and a bathroom. The second floor includes two bedrooms, two bathrooms, and a master bedroom with an en-suite.

The dwelling will have a total of 5 bedrooms and will be required to provide a 3-car garage, plus additional open parking space per bedroom above five. The property owner is proposing to preserve the existing detached, 441 square feet, two-car garage located at the rear of the property, and construct a new attached 2-car garage to provide the required number of parking spaces.

Architecture

The proposed architectural style is contemporary. The roof will be hipped and will have light weight roof tiles in a terra cotta, maroon, and brown blend (Eagle Roofing – Bel Air – 4636 Piedmont Blend) and under-eave foam moldings will be painted medium beige to match the exterior stucco color. The window trims will be foam painted white (Behr – Crystal White MS-39). The exterior building walls will have a sand finish stucco painted medium beige (Behr – Valencia 171 – A-100). The windows will be vinyl frame, almond color, dual pane, single sliders (Value Windows). The front entry door will have a decorative design (Forged Iron Door – S818SHXX/61). The exterior light fixture will be a contemporary style in a black finish (Hampton Bay – black outdoor LED wall lantern). A condition of approval has been included to require the light fixture be a bronze color instead of the proposed black, since the other accent colors are within the brown and earth tones color scheme.

Landscaping

As part of the proposed project, new landscaping and irrigation will be installed. The property owner is proposing to install sod. However, the front yard is required to be maintained with a combination of appropriate vegetative landscaping and permeable materials. Appropriate landscaping includes the use of native planting or compatible species of drought-tolerant plants, and synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of one and three-fourths-inch or more. Additionally, a low flow or drip irrigation system is required for irrigation. Therefore, a condition of approval has been included to require drought tolerant California native landscaping and a drip irrigation system.

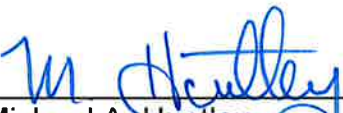
CONCLUSION:

Staff reviewed the application and believes the proposed project 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, which fits within the character of the neighborhood. The dwellings along Everett Avenue range in year of construction from the 1940s to 2000s. All with similar stucco finishes, color, and roof style, material, and colors.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

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

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped December 8, 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 a proposed new two-story single-family dwelling with an attached two-car garage (case no. DRB-16-37), 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 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.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. 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.
11. The exterior light fixtures must be in a bronze color.
12. 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3
Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: January 17, 2017

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 single-family residential dwelling with an attached 2-car garage –
193 Ladera Street (DRB-16-39)

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-16-39) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The property owner, Michael Sunn, is requesting design review approval for the construction of a new 2,999 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Ladera Street, between Barranca Drive and Verde Vista Drive. The subject site has a total lot area of 16,059 square feet in size, and is currently developed with a 1,470 square foot single-story single-family residential dwelling with an attached 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, and east are single-family residential properties. To the west are the Monterey Park Golf Club, Luminarias and Monterey Hill restaurants within the R-1 (Single-Family Residential) zone. The subject and adjacent properties are on a hillside. The design and character of the surrounding residential dwellings consist of mid-century tract, contemporary and California Ranch architectural styles, consisting of single-story and two-story dwellings with attached 2-car garages built in the early 1960's.

Project Description

The applicant is proposing to demolish the existing single-family residential dwelling and construct a 2,999 square foot 2-story single-family residential dwelling with an attached 700 square foot 2-car garage. Based on the lot area of 16,059 square feet, the maximum living area that can be built is 35% or 5,620 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories (28 feet 8 inches in height). According to the floor plans, the first floor will have a living room, library, kitchen, dining room, a family room, 1 bedroom, 1 bathroom, a front porch, rear patio, and an attached 2-car garage with a laundry area. The second floor will have a loft area, 2 bedrooms, 1 bathroom, and a master bedroom with a master bathroom, and walk-in closet. The proposed 2-story residential dwelling will meet the required 25 foot front (east) and rear (west) 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 4 bedrooms or less require 2 enclosed garage spaces. Based on the number of bedrooms, the 2-story single-family residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 18-foot wide concrete driveway that will take direct access from Ladera Street.

Architecture

The proposed architectural style is a contemporary architectural style. The first and second floor of the dwelling will have a combination of sand finish stucco walls painted an earth tone light brown color (La Habra Stucco: Sand Float Finish, 81584 Suffolk (34) Base 100) and decorative stone veneer (Coronado Stone: Old Country Ledge, Chablis). 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 grey color concrete tiles (Eagle Roofing Products: 297 Slate Range, Profile Bel Air, Charcoal Range) to compliment the primary color of the dwelling. The roof fascia will be painted off white (Behr: Smooth Silk YL-W07) to compliment the primary color of the dwelling and trim molding. The rain gutter and downspouts will be aluminum with an anodized white color finish (Amerimax Model # 24002010120, White).

The door and window trims will have sand finish stucco in a ivory color (La Habra Stucco: Sand Float Finish, 53 Pure Ivory) to compliment the primary color of the dwelling. The applicant is proposing to use sliding dual pane white vinyl frame windows (Jeld-Wen 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 fiberglass doors with a polished mahogany finish and decorative glass (Milliken Millwork, Inc. Model Z012854R Polished Mahogany). The garage door will be a sectional decorative aluminum door painted white with divided light windows (Cloplay Aluminium Garage Doors White with rectangular windows, HDB_SW_Plain) to compliment the architectural style of the dwelling. Furthermore, as part of the new

construction, the first and second floor of the rear elevation will feature a colonnade with wrought iron railing painted black.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping in addition to the existing landscaping. The proposed landscaping consists of a mixture of shrubs and groundcovers. The proposed shrubs and plants include a combination of 5-gallon size Rosmarinus Irene, Dwarf Morning Glory, Creeping Barberry, Rose, and Green Beauty. The proposed groundcovers include Sedum Spurium and wood mulch. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no new irrigation is proposed, staff has included a condition of approval that requires the property owner to submit a water efficient irrigation plan at the time of plancheck.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with an attached 2-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, 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 the plans date-stamped December 14, 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 a proposed new 2,999 square foot two-story single-family dwelling with an attached two-car garage (case no. DRB-16-39), 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 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.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. 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.
11. All Landscaped areas must be properly maintained at all times.
12. An irrigation plan for the front yard area 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs