

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
February 7, 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.

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chair

ROLL CALL

Eric Brossy De Dios, Joseph C. Reichenberger, Elizabeth Yang, Gay Q. Yuen, and Ivan Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

[2.] CONSENT CALENDAR -

2-A. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF DECEMBER 6, 2016

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meeting of December 6, 2016; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING

3-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 780/740 WEST GARVEY AVENUE (DRB-16-28)

It is recommended that the Design Review Board:

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

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15303, Class 3 (c) (New Construction or Conversion of Small Structures) in that the project consist of the development of two commercial buildings with less than 10,000 square feet in floor area on a commercial zoned site.

3-B. EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 1955 SOUTH ATLANTIC BOULEVARD (DRB-16-33)

It is recommended that the Design Review Board:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-33) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15301, Class 1 (Existing Facilities), in that the proposed project consist of the exterior remodel with no increase in square footage to an existing commercial building.

3-C. NEW SINGLE-FAMILY RESIDENTIAL DWELLING – 1640 COPA WAY (DRB-17-02)

It is recommended that the Design Review Board:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-02) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

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 single-family residential dwelling in a residential zone.

[4.] OLD BUSINESS - None.

[5.] NEW BUSINESS - None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on February 21, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: February 7, 2017

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 construction less than 10,000 square feet – 780/740 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.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15303, Class 3 (c) (New Construction or Conversion of Small Structures) in that the project consist of the development of two commercial buildings with less than 10,000 square feet in floor area on a commercial zoned site.

EXECUTIVE SUMMARY:

The applicant, Yung Kao, on behalf of the property owner, is requesting design review approval for the development of two one-story 4-tenant commercial buildings totaling 6,100 square feet with its related parking at 780 West Garvey Avenue (APN 5257-001-085) and parking lot improvements on 740 West Garvey Avenue (APN 5257-001-042). The subject properties are located at the south east corner of Garvey Avenue and Atlantic Boulevard. The properties are zoned R-S (Regional Specialty Center) and designated C (Commercial) in the General Plan.

Background

This project was presented to the Design Review Board on December 6, 2016. At the December 6, 2016 Design Review Board meeting, the Board expressed some concerns with the proposed roof details of the buildings, lighting, transformer, vehicle accessibility and requested that the applicant make several revisions including:

- Providing a roof coping pop-out design for the building located adjacent to the north property line (Tenant A) to match the roof coping design of the building located adjacent to the west side property line (Tenant spaces B, C, & D).
- Providing a note to state that there will be no assigned parking within the parking lot area.
- Providing adequate landscape screening around the transformer. Consider revising the transformer location to accommodate the landscape screening and provide appropriate setback clearances to the property lines and parking lot areas.
- Providing appropriate curb radiuses for all the landscape planter areas to ensure adequate internal vehicle circulation.
- Providing additional decorative exterior light fixtures with a modern design consistent with the architectural style of the building to provide adequate lighting for the building entrances and outdoor plaza areas.
- Setting back the building (Tenant spaces B, C, & D) along the west side of the property to align with the existing building on the adjacent lot.
- Revising the design of the existing drive approach located on 740 West Garvey Avenue along Atlantic Boulevard to provide adequate ingress and egress to the property.

Modifications

Since the December 6, 2016 meeting, the applicant has been working with staff to discuss the recommended changes to address the Board's concerns. To address these issues, the applicant has revised the plans to provide the roof coping pop-out design on all four elevations of the building located along the north property line to keep consistency and match the other proposed building. The electrical transformer has been relocated within the landscape planter area to be setback a minimum of 6 feet away from the planter curbs. As such within the 6 foot setback area on all four sides of the transformer, the applicant will provide a 3 foot buffer comprised of mulch, followed by 3 feet of landscaping consisting of shrubs to further screen the transformer. The applicant has provided additional decorative exterior lighting with a modern design for the outdoor plaza area consisting of light fixtures mounted on the columns of the trellises. The light fixtures will have a copper finish (Architectural area lighting ME – mini-eSconce Twin Tube Lamp "Natural Copper Finish Fascia) to compliment the colors of the buildings. In addition the applicant will incorporate soft building flood lights behind the steel tube located on the north west corner window area of the building adjacent to Atlantic Boulevard to highlight the exterior horizontal wood panels on the building. The building located adjacent to the west property line has been set back to align with the existing building located on the adjacent lot to the south.

As part of the proposed commercial development, the applicant is proposing to improve the existing parking lot area on the property located on 740 West Garvey Avenue. The existing parking lot area will be redesigned to accommodate 90 degree angled parking

spaces, new landscape planters, as conditioned, provide new landscaping within the existing planter areas, and provide vehicular access to the property located at 780 West Garvey Avenue. As such the applicant has revised the proposed landscape planter curb radiuses to ensure adequate internal vehicle circulation. The existing drive approach located on 740 West Garvey Avenue along Atlantic Boulevard, as conditioned, will be widened to provide adequate ingress and egress to the property. The applicant is proposing to abandon the four driveways on 780 West Garvey Avenue and provide access to the subject site from the adjacent property located at 740 West Garvey Avenue (Deerfield Plaza). A condition of approval has been included that requires the property owners of the two properties to record an easement agreement for reciprocal access, parking, use of trash bins, trash enclosures and monument sign. No other modifications were made to the proposed design.

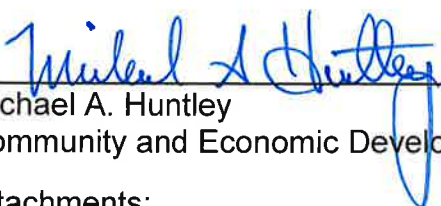
Signage

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.

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.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Design Review Board Staff Report, dated November 6, 2016
- Attachment 3: Site, Floor, Elevation Roof, and Landscaping Plans
- Attachment 4: Color elevations
- Attachment 5: 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 January 30, 2017 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 two one-story 4-tenant commercial buildings totaling 6,100 square feet and its related parking at 780 West Garvey Avenue and parking lot improvements on 740 West Garvey Avenue 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 water efficient irrigation system throughout the existing landscaped planter areas located at 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 must be provided within the planter areas adjacent to the west property line.
15. At the time of plan check, a photometric lighting plan must be submitted. All outdoor lighting must be located and shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets.
16. The existing drive approach located on 740 West Garvey Avenue along Atlantic Boulevard must be widened and redesigned to provide adequate ingress and egress to the property, subject to the review and approval of the Public Works Engineering Division.
17. Prior to plan check submittal, an Easement Agreement must be recorded for access, parking, use of trash bins, trash enclosures and monument sign. Driveways, parking and trash enclosures will be shared among adjacent property owners and an appropriate recorded reciprocal ingress/egress and cross parking agreements or a lot tie between the two properties located at 780 West Garvey Avenue (APN 5257-001-085) and 740 West Garvey Avenue (APN 5257-001-042) must be incorporated.

ATTACHMENT 2

Design Review Board Staff Report, dated November 6, 2016



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 storefront 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 3

Site, Floor, Elevation Roof, and Landscaping Plans

ATTACHMENT 4

Color Elevations

ATTACHMENT 5

Site photographs



Design Review Board Staff Report

DATE: February 7, 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: Exterior remodel with no increase in square footage – 1955 South Atlantic Boulevard (DRB-16-33)

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-16-33) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15301, Class 1 (Existing Facilities), in that the proposed project consist of the exterior remodel with no increase in square footage to an existing commercial building.

EXECUTIVE SUMMARY:

The applicants, Bill Goodman of Commercial Construction Company and Sterling Foods, Inc. dba Shakey's Pizza, on behalf of the property owner, Bottari Enterprises, LLC, are requesting design review approval for an exterior remodel with no increase in square footage at 1955 South Atlantic Boulevard. The subject property is located on the west side of South Atlantic Boulevard, between Brightwood Street and Floral Drive. The property is zoned S-C (Shopping Center) and designated C (Commercial) in the General Plan. Staff believes the proposed facade improvement will not only help to modernize the look of the building but it will also help to revitalize the business.

Site Analysis

The subject site is developed with a single-story stand-alone commercial building and its related parking areas to the front, and rear of the lot. The surrounding properties to the north, east and south are zoned S-C (Shopping Center) consisting of a combination of single and two-story commercial buildings. To the west are single-family residential

properties within the R-1 (Single-Family Residential) zone.

Project Description

The subject property is comprised of a single parcel that is 36,150 square feet (.83 acres) in size. The subject property is currently developed with a single-story stand-alone commercial building that is 5,110 square feet in size constructed in 1963. The subject commercial building is currently occupied by a restaurant establishment "Shakey's Pizza" that has occupied the building since 1985.

The front (east) elevation of the building's exterior is comprised of a combination of wood panel siding that is painted in a light beige color, the brick veneer along the base is painted in an orange color. The brick veneer columns located along the front elevation have a weathered brick finish. The two sides and rear elevations are comprised of concrete masonry block walls that are painted in alternating colors. The base is painted in an orange color, followed by a series of green and light beige horizontal bands. The store front windows have a grid pattern with aluminum frames in a bronze finish. The front facing mansard roof along with the hip roof have weathered red color roof shingles. The roof trims are painted in green to match the horizontal bands on the building walls.

Exterior Remodel

The proposed remodel is for the installation of a fabric awning, window replacement, and repainting the exterior of the building, including the roof shingles, trash enclosure and retaining walls within the subject property. The front elevation's wood panel siding will be painted red (Vista Paint – Benjamin Moore Million Dollar Red #2003-10). The brick veneer at the base of the front elevation, roof and window trims will be painted black (Vista Paint – Benjamin Moore Black 9805). The base of the two side walls and rear wall will be painted black (Vista Paint – Benjamin Moore Black 9805), followed by a red (Vista Paint – Benjamin Moore Million Dollar Red #2003-10) band, and then top band will be black.

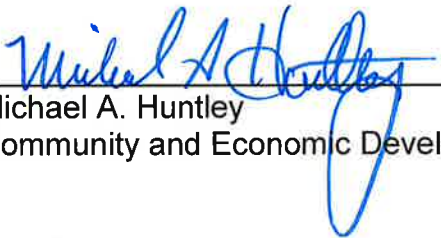
A new red polyester fabric awning (Awning Fabric – Glen Raven Firesist: Crimson Red #82017-000) will be installed above the front entrance. No changes are proposed to the existing roofing asphalt shingle material; however, as part of the remodel the applicant is proposing to paint the existing roof black (Vista Paint – Black Protec 9800). The storefront windows and frames will be replaced with new dual pane glass (Solarban 60 Solar Control Clear Low-E Glass) with black aluminum frame windows. As part of the remodel the applicant will be installing a custom metal roof screen painted black along the front and two side elevations to screen the mechanical equipment located on the roof. Staff has included a condition of approval that will require the screen material to have an anodized matte black finish. Furthermore, the perimeter walls along with the trash enclosure will receive a new coat of tan colored paint (Vista Paint – Tan Hide 0261).

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.

CONCLUSION:

Staff reviewed the application and believes the proposed remodel and colors are appropriate for the site and compatible with surrounding uses with the recommended conditions. The Shakey's franchise is upgrading their exterior colors everywhere. North of the subject property are commercial businesses with distinct exterior building colors. The proposed improvement will help the business to stay competitive with the newer chain stores that sell similar products by appealing to a wider market base.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, 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 colored elevations and samples date-stamped January 23, 2017 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 an exterior remodel with no increase square footage 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, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval must 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. All Landscaped areas must be installed and properly maintained at all times.
12. Any new signage on the building will require Design Review Board approval.
13. All mechanical equipment located on the roof must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible screening material. The solid non-combustible screening material must have an anodized matte black finish, subject to the review and approval of the Planner.

ATTACHMENT 2

Site and Elevation Plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: February 7, 2017

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 single-family dwelling with an attached 2-car garage – 1640 Copa Way (DRB-17-02)

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-17-02) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

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) in that the project consists of one single-family residence in a residential zone in an urbanized area.

EXECUTIVE SUMMARY:

The applicant, Pingsh Han of SGS International Inc., on behalf of the property owners Grace Chiang and Shirley Shen, 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-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located at the end of a cul-de-sac. The lot is 10,307 square feet in size. The property is currently developed with a 1,350 square feet one-story single-family dwelling with an attached 2-car garage constructed in 1961.

Properties located to the north, south, east and west are R-1 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 attached 2-car garages built in the late 1960's.

Project Description

The proposed project is a new one-story, 2,903 square feet single-family dwelling with an attached 2-car garage. Based on the lot area of 10,307 square feet, the maximum living area that can be built is 3,607 square feet and the proposed dwelling size will be 2,903 square feet, 704 square feet less than the maximum size allowed. The building height of the dwelling will be 18 feet 2 inches. The R-1 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, three bedrooms, three bathrooms, study, laundry room, and half bathroom. Based on the number of bedrooms and total living area, the one-story residential dwelling will provide a 2-car garage.

Architecture

The proposed architectural style is a modern interpretation of a Tuscan architectural style. While, the architectural style of the surrounding residential neighborhood is midcentury, Tuscan is not uncommon throughout the city. Also, the proposed project will be one-story, which is in-line with the adjacent properties. Additionally, the proposed dwelling will be setback 37 feet from the cul-de-sac, 12 more than the required 25 feet.

The proposed building elevation walls consist of a combination of sand finish stucco walls painted in cream color (La Habra Stucco: Santa Barbara Viejo), and stone veneer siding (El Dorado Stone: Culture Stone, Drystack LedgeStone Chardonnay). The proposed dwelling will have a gable roof design at varying heights. The roof will have a brown color light weight concrete roof tiles (Eagle Tiles: Capistrano-SMC8401 San Miguel Blend-Dark Chocolate Brown, Taupe, Rosy Brown blend). The roof eaves will have wood fascias that will be painted in a dark brown color (Dunn Edwards: Weathered Brown). The applicant is proposing to use dual pane brown vinyl frame windows (Millgard Windows & Doors).

The decorative main entry door located on the west elevation will be wood in a dark brown color with decorative wrought iron detailing. The garage door will be a sectional decorative metal door painted dark brown (Unique Garage Door: Carriage House Door). The applicant is proposing to use a custom decorative metal railing system on the front porch entry gates that will be painted black. Decorative wall light fixtures will be on the front, west elevation that will have a vintage design (Green Matters Lighting: Outdoor Burlwood Fluorescent Wall Light Bronze) to compliment the architectural design of the dwelling.

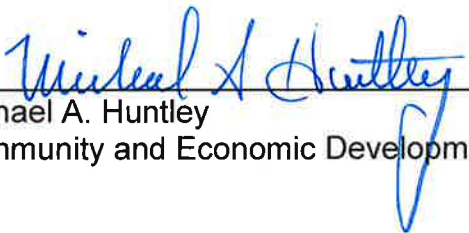
Landscaping

The applicant is proposing to maintain as much of the existing landscaping as possible and supplementing the existing landscaping with additional 24-inch box size trees along the north, south, and east property lines. The applicant is also proposing to protect in place the existing block walls on the property.

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 modern interpretation of Tuscan and although the existing dwellings within the vicinity of the subject property were mostly constructed in the 1960's, the proposed roofing material and color palette is similar to the adjacent properties. Additionally, the proposed project will remain one-story, which further keeps the proposed project in-line with the existing dwellings in the neighborhood.

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 January 25, 2017, 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 one-story single-family dwelling with an attached two-car garage (case no. DRB-17-02), 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs