

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
March 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 – None.

[3.] PUBLIC HEARING

3-A. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 540 WEST GARVEY AVENUE (DRB-17-03)

The applicant, Yung Kao of The Architech Group, on behalf of the property owners, Hau Xuang Luong and Selina Luong of HSL Realty Inc., are requesting design review board approval for a new two-story 11,356 square foot multi-tenant commercial building with related parking at 540 West Garvey Avenue in the C-B (Central Business Commercial) Zone.

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-17-03) 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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a two-story 11,356 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B (Central Business Commercial) and designated C (Commercial) in the General Plan. According to the C land use category, the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

[4.] OLD BUSINESS - None.

[5.] NEW BUSINESS -

5-A. MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MARKET PLACE – 2300 GREENWOOD AVENUE

The applicant, MCG Architecture, on behalf of the property owner, M&M Properties, has requested to present modifications to the architectural design for the proposed commercial development – Market Place at 2300 Greenwood Avenue in the R-S (P-D) Zone.

It is recommended that the Design Review Board:

- (1) Providing comments on the architectural design modifications for the commercial development. No action necessary at this time.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on March 21, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: March 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 greater than 10,000 square feet – 540 West Garvey Avenue (DRB-17-03)

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-17-03) 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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a two-story 11,356 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B (Central Business Commercial) and designated C (Commercial) in the General Plan. According to the C land use category, the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Yung Kao of The Architech Group, on behalf of the property owners, Hau Xuang Luong and Selina Luong of HSL Realty Inc., are requesting design review approval for a new two-story 11,356 square foot multi-tenant commercial building with

its related parking at 540 West Garvey Avenue (APN 5257-005-074 and 5257-005-075). The subject property is located on the south side of West Garvey Avenue, between Moore Avenue and Ynez Avenue.

Site Analysis

The subject site is currently vacant. The property is zoned C-B (Central Business Commercial) and designated C (Commercial) in the General Plan. The lots are relatively flat, with a total area of 27,700 square feet (0.63 acre) in size. The surrounding properties to the north, east, and west of the property are a mix of one and two-story single and multi-tenant commercial buildings within the C-B (Central Business Commercial) zone. To the south is a single-story multiple-family residential dwelling within the C-B (Central Business Commercial) zone followed by single and two-story multiple-family residential dwellings within the R-3 (High-Density Residential) zone.

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 1940's to 2005.

Project Description

The proposed commercial building will be two-stories with a floor area of 11,356 square feet. There will be 10 commercial tenant spaces, and 50 at-grade parking spaces. The building will be situated towards the northern portion of the lot adjacent to the north property line along Garvey Avenue with its related parking area located to the south portion of the lot behind the building.

According to the floor plans, the ground floor will have four commercial units. The proposed ground floor uses include two retail spaces and two retail eating establishments. Access to the ground floor tenant spaces will be provided along the front (north) and rear (south) elevations. The second floor will be divided in half by an exterior corridor that provides access to the six tenant spaces intended to be used for offices. Access to the second floor will be provided via an elevator on the east portion of the building and two sets of stairways to the east and west of the building.

The total required number of parking spaces will be 50 and the total number provided will be 50 at-grade parking spaces. The parking for the commercial building will be accessible from Moore Avenue and the adjacent property to the west through an existing 27 foot wide ingress/egress easement.

Architecture

The proposed architectural style is modern. The building will be rectangular in shape with articulated architectural elements, such as wall off-sets, recessed windows, and decorative exterior finishes. The north building elevation is designed to be setback from the north property line to provide relief to the massing of the building to not overwhelm the public right-of-way which will enhance the pedestrian realm by providing a wider walkway area. Specifically, the first floor will be setback 6 feet 7 inches and the second floor will be setback 5 feet from the north property line on Garvey Avenue. The building

design features the use of a combination of an earth tone ivory color cement board (Swiss Pearl, Color: Ivory 7090) on the second floor of the front (north) and rear (south) elevations, accented with decorative gray basalt stone wall tiles (Basalt Stone Wall Tile, Finish: Flame Wave, Color: Gray). The elevator tower element will have an umber porcelain wall tile finish (Porcelain Tile Finish Wall By Walkon, Color UMBER) with a decorative gray color louver vent (2'-8" High Louver Vent, Painted Finish Color:SW2848 Roycroft Pewter by Sherwin Williams). The east and west side elevation building walls will be comprised of a charcoal and terra cotta colored polished concrete block (HCM Polished & Textured C.M.U. Wall by Orco, Colors: "Charcoal #8P," "Terra Cotta #723P"). The exterior corridor walls will be white with a smooth stucco texture finish (Eco Stucco, Fossil Texture, Color: White Dove).

The storefront window frames will be aluminum in a black color (Kawneer, Charcoal Bake Enamel Finish Mullion) and the storefront doors will be aluminum in a white color (Kawneer, Bone White Bake Enamel Finish Mullion) on the north and south elevations. The second floor windows will have a natural aluminum finish (Kawneer, Natural Aluminum Finish Mullion). The spandrel glass above the storefront doors will be painted from the inside in a yellow (Cheerful LRV 63%), green (Lime LRV 42%), purple (Clematis LRV 16%) and orange (Saffron Thread LRV 40%) color. The storefront windows will be clear with no tint (Sungate 500 Glass (2) Clear). The trellis on the roof will be steel in a green color (4x8 steel tube trellis, painted finish, color: SW0015 Gallery Green by Sherwin Williams) with a transparent polycarbonate sheet cover (Polygal, Transparent Polycarbonate sheet) to allow natural lighting into the exterior corridor. The stairs will have a steel plate guardrail system in a gray color (3'-6" high steel plate guardrail, Color SW2850 Chelsea Gray by Sherwin Williams). A steel canopy will be provided between the first and second floors along the front and rear elevations and will act as a sign holder for future tenant signage (8 inch high sign canopy holder steel tube painted finish color: SW2848 Roycroft Pewter by Sherwin Williams).

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 total landscape area will be 2,053 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 (19,020 square feet) to be landscaped, so the minimum required landscape area for this parking lot is 1,902 square feet. The proposed landscape area not within 10 feet perimeter of the parking area will be 839 square feet in size, which takes up 44 percent of the total landscape area. According the MPMC §21.22.270 in lots of over twenty (20) cars, at least forty (40) percent (760 square feet) 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 parking lot boundary has a minimum width of at least 3 feet and will be planted with 24 inch box size Crape Myrtle and Brisbane Box trees. The proposed shrubs will be, as conditioned, minimum 5-gallon size Abelia, Carmel Creeper, Ceanothus, Chinese Hibiscus, Juniper, Red Hot Poker, Golden Abundance, Fortnight Lily, True Myrtle, Common Geranium, Flax Cape Plumbago, Fire Thorn, Catalina Perfume, and Lavender Cotton. The groundcovers will include wood mulch.

Mechanical Equipment

Although the plans currently do not show the location of all the mechanical equipment staff is recommending that at the time of plan check the applicant/property owner submit revised plans to show the locations of all the mechanical equipment and how it will be screened from public rights-of-way and adjacent properties.

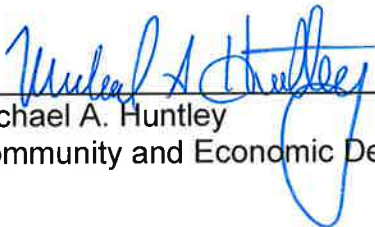
Signage

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 believes that the proposed modern architectural style is appropriate for the subject property and compatible with surrounding buildings, with the recommended conditions. 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: Site, Floor, Elevation, Roof and Landscape Plans

Attachment 3: Color elevations

Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped March 1, 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. 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. 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, subject to the review and approval of the Planner.

13. At the time of plan check, the landscape and irrigation plans must be revised to include 5 gallon minimum size drought-tolerant landscaping and the use of a water efficient irrigation system throughout the landscaped planter areas, subject to the review and approval by the planner.
14. A Master Sign Program will be required for the commercial building and must be brought before the Design Review Board for review and approval.
15. Prior to plan check submittal, the property owner must process a lot merger application to consolidate parcels (APN 5257-005-074 & 5257-005-075) into one lot. Following approval, the owner or his authorized representative must record a Certificate of Compliance, approved by the City Engineer as to form and content, evidencing the merger, with the Los Angeles County recorder and a conforming copy shall be presented to the City Engineer.

ATTACHMENT 2

Site, Floor, Elevation, Roof, and Landscape Plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs