

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
March 21, 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

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of December 20, 2016, January 17, 2017, and February 7, 2017 ; and
- (2) Take such additional, related, action that may be desirable.

[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) Reopen 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.

3-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 807 EAST EMERSON AVENUE (DRB-16-25)

The applicant, Kian Yong Liew, on behalf of the property owner, Warren Man Tan, is requesting design review board approval for the construction of a new 3,002 square foot 2-story single-family residential dwelling with an attached 2-car garage at 807 East Emerson Avenue in the R-2 (Medium-Density Residential) 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-16-25) 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 (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.

[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 April 4, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: March 21, 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) Reopen 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.

Background

The project was presented to the Design Review Board on March 7, 2017. At the March 7, 2017 Design Review Board meeting, the Board expressed some concerns with the design layout of the ground floor exterior passageway and stairway areas, and requested that the applicant make several revisions including:

- Providing a decorative design feature that is compatible with the modern architectural design of the building to secure the passage way, elevator and exterior stairway areas.
- Providing a material sample of the proposed transparent polycarbonate cover for the metal trellis.
- Providing a section plan of the building's second floor exterior corridor area.

Modifications

Since the March 7, 2017 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 storefront doors and fixed windows on the front (north) and rear (south) elevations to secure the passageway area on the east side of the building. In addition, the applicant has provided two door design options to secure the exterior stairway area located to the west side of the building for the Board's consideration. The first option consists of a perforated stainless steel gate and fixed panel. The second option consists of a storefront door and fixed window to match the storefront design of the building. As such, staff has reviewed the proposed two options for the exterior stairway area on the west side of the building and is recommending that the Board consider the storefront door and fixed window design to match the proposed storefront design for the building's first floor elevations and passageway area.

The storefront glass will be clear with no tint (Sungate 500 Glass (2) Clear). The storefront frames will feature a gray aluminum frame (Kawneer, Charcoal Bake Enamel Finish Mullion) and the storefront door frames will be aluminum in a white color (Kawneer, Bone White Bake Enamel Finish Mullion). A horizontal steel beam (6 inch x 8 inch steel tube beam painted finish color: SW2848 Roycroft Pewter by Sherwin Williams) to emulate the sign steel tube beam will be placed above the storefront doors to match the storefront design on the first floor of the front (north) and rear (south) building elevations. Furthermore, a cross section plan has been provided to clearly represent the second floor exterior corridor.

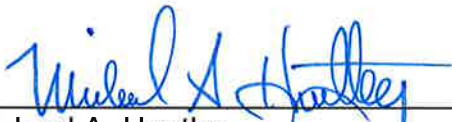
Signage

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: Design Review Board Staff Report, dated March 7, 2017
- Attachment 3: Site, Floor, Elevation, Roof and Landscape 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 March 15, 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

Design Review Board Staff Report, dated March 7, 2016



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.

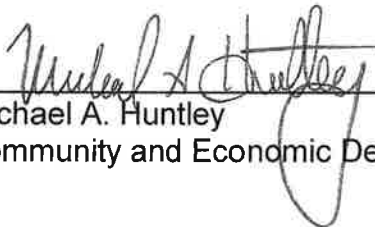
Signage

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 3

Site, Floor, Elevation, Roof, and Landscape Plans

ATTACHMENT 4

Color Elevations

ATTACHMENT 5

Site photographs



Design Review Board Staff Report

DATE: March 21, 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 2-story single-family residential dwelling with an attached 2-car garage – 807 East Emerson Avenue (DRB-16-25)

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-16-25) 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 the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

EXECUTIVE SUMMARY:

The applicant, Kian Yong Liew, on behalf of the property owner, Warren Man Tan, is requesting design review approval for the construction of a new 3,002 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of East Emerson Avenue between Gladys Avenue and Florence Avenue. The subject site has a frontage of 40 feet and a depth of 147 feet, with a total lot area of 5,916 square feet in size, and is developed with a single-story single-family residential dwelling. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single and multiple family residential properties. The subject and adjacent properties are relatively flat. The design and character of the

surrounding residential dwellings consist of both the mid-century and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built from the late 1920's to present day.

Project Description

The applicant is proposing to construct a 3,002 square foot 2-story single-family residential dwelling with an attached 438 square foot 2-car garage. The total living area will be 3,002 square feet. Based on the lot area of 5,916 square feet, the maximum living area that can be built is 50% or 3,002 square feet.

The R-2 zone allows for a maximum building height of 30 feet. The proposed project will be 2-stories (24 feet 9 inches in height). According to the floor plans, the first floor will include a living room, kitchen, dining room, a powder room, a bedroom with bathroom, an attached 2-car garage, and a front porch. The second floor will have a laundry room, 2 bedrooms, a balcony, bathroom, and a master bedroom with a master bathroom and walk-in closet. The proposed 2-story residential dwelling meets the required 25 foot front (south) and rear (north) yard setback areas, 5 foot side (east and west) setback area for the first floor, and 10 foot side setback area 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 residential dwelling will meet the required parking. Access to the 2-car garage will be provided by a 16-foot wide driveway that will take direct access from East Emerson Avenue.

Architecture

The proposed single-family residential dwelling will have a contemporary architectural style. The first and second floor of the dwelling will have a combination sand finish stucco walls painted an earth tone off-white color (La Habra Stucco: Sand Finish, 73 Egg Shell Base 100), slate stone veneer (Slate Stone Natural Finish Color: Dune) on the garage south elevation, and shiplap wood siding (Home Depot Ship lap board, Cordovan Brown T-104) on the second floor front, rear and side elevations. The first and second floor roofs will have a low hip roof design at varying heights of the dwelling. The roof will have brown color asphalt shingles (GAF Tri-ply, Tan Granular APP Modified Bitumen Membrane for low slopes) with dark brown wood fascias (Behr Espresso Beans PPU5-1) to compliment the primary color of the residence. The rain gutters and downspouts, as conditioned, will be painted to match the dwelling fascias and stucco walls.

The applicant is proposing to use a combination of sliding, and fixed dual pane light beige vinyl frame windows and sliding doors (Value Windows and Doors: Beige Vinyl). The second floor of the front elevation will feature a balcony area with railing comprised of ship lap wood to match the ship lap wood siding used throughout the dwelling. The front elevation will feature a covered porch with a hip roof design that will be supported by sand stucco finish walls to match the dwelling. The decorative main entry doors will be comprised of a double set off decorative Douglas fir doors with dual tempered glass. The garage door will be an artfully molded wood grain fiberglass surface in a natural

oak color with horizontal groove pattern (Wayne Dalton Garage Doors, Fiberglass Horizontal Groove, Color Natural Oak) to compliment the architectural style of the dwelling. The applicant is proposing to use decorative modern wall light fixtures (Possini Euro Rectangular Wall Lights, Bronze Finish) on the second floor of the front elevation and first floor of the rear elevation.

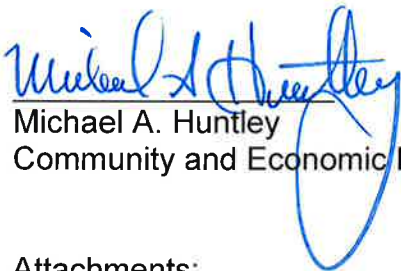
Landscaping

Furthermore, as part of the new construction of the 2-story single-family residential dwelling, the property will include new landscaping. The proposed landscaping within the front yard area consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 24-inch box size Crape Myrtle, and 15-gallon size Shrubby Podocarpus Trees. The proposed shrubs and plants include 5-gallon size Dwarf Boxwood, Oregon Grape, Pittosporum Tobirea, Creeping Rosemary, Roses and 1-gallon size Red Aloe, Limonium Perezii and Fort Night Lily. In addition the applicant is proposing artificial grass (Southeast Construction Products Computer #21334 Seco #2 Artificial Grass) on both sides of the driveway. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

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.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Site, floor, elevation, color elevations, landscape and irrigation plans

Attachment 3: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped March 6, 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 a 3,002 square foot 2-story single-family residential dwelling with an attached 438 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The plan check plans shall show roof drainage, such as rain gutters painted dark brown (Behr Premium Plus Ultra, Espresso Beans PPU5-1) and downspouts painted in a off-white color (73 Egg Shell Base 100) to match the exterior building colors, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, Floor, Elevation, Color Elevations, Landscape, and Irrigation Plans

ATTACHMENT 3

Site photographs