

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
April 4, 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 HIGHRISE BUILDING IDENTIFICATION WALL SIGN – 1200 CORPORATE CENTER DRIVE (DRB-17-05)

The applicant, Matt Ramos of Sign Specialists Corporation, on behalf of the business owner, SynerMed Innovating Healthcare, is requesting design review approval for a new highrise building identification wall sign at 1200 Corporate Center Drive in the S-C (Shopping Center) 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-17-05) 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 § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

3-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1895 LUY STREET (DRB-17-06)

The property owners, Warren Yue and Hui Yun Chang, are requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1895 Luy Street in the R-1 (Single-Family 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-17-06) 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) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

[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 18, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: April 4, 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 highrise building identification wall sign – 1200 Corporate Center Drive (DRB-17-05)

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-17-05) 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 § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

EXECUTIVE SUMMARY:

The applicant, Matt Ramos of Sign Specialists Corporation, on behalf of the business owner, SynerMed Innovating Healthcare, is requesting design review approval for a new highrise building identification wall sign at 1200 Corporate Center Drive. The subject property is located on the southeast corner of Corporate Center Drive and Davidson Drive. The property is zoned S-C (Shopping Center) and is designated C (Commercial) in the General Plan.

Site Analysis

The subject property is developed with a three-story multi-tenant commercial office building and its related parking area. The subject commercial office space is currently occupied by an administrative office use (SynerMed Innovating Healthcare).

The surrounding properties to the north, south and west consist of multi-story commercial office buildings. To the east is a vacant property followed by Monterey Pass Road. The design and character of the surrounding wall signs consist of individual internally illuminated and non-illuminated channel letters.

Project Description

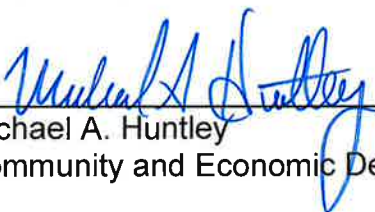
The applicant is requesting approval for a highrise building identification wall sign for the principal tenant of the building (SynerMed Innovating Healthcare). Per the Monterey Park Municipal Code (MPMC) § 21.04.797 (U) Highrise building identification sign means a sign placed upon any wall or parapet of a structure which is three or more stories in height and contains the name or symbol of the building or principal tenant(s) of the building. The new wall sign for the administrative office will be installed on the west facing elevation of the building. The new wall sign will be internally-illuminated (front lit) individual channel letters. The wall sign will consist of a logo followed by two rows of text with modern English letters "SynerMed Innovating Healthcare." The logo will be comprised of 3/16 inch white (7328) acrylic face with a red and white digital print translucent vinyl overlay. The wall sign modern English letters will be comprised of 3/16 inch white (7328) acrylic faces with a black (122) perforated vinyl overlay on the first row of text and a grey (3630-61 Slate Gray) translucent vinyl overlay on the second row of text. The logo and wall sign will have 3/4 inch black trim caps with 5 inch black aluminum (.040 inch) returns.

The logo will be 4 feet 9 inches in diameter, the wall sign modern English letters first row of text will be 20 inches high and the second row of text will be 9 inches high with an overall width of 15 feet 8 inches, for a total sign area of 74 square feet. Per MPMC § 21.24.660 (A) the total area of such signs cannot exceed an area of one square foot per linear foot of building or structural wall to which the sign is attached. The building wall to which the sign is attached has a frontage of 75 feet, which allows a maximum sign area of 75 square feet. The building has a total height of 44 feet and the proposed wall sign will be placed at the third story level with a maximum height of 41 feet 9 inches measured from the ground floor to the top of the sign. No other signage is proposed for the building.

CONCLUSION:

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

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Sign & Site Plans
- Attachment 3: 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 February 27, 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 is for a new internally illuminated channel letter highrise building identification wall sign (case no. DRB-17-05), and 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 10 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 tenth day. After the ten 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 signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.

ATTACHMENT 2

Sign and Site Plans

ATTACHMENT 3

Existing Site Photographs



Design Review Board Staff Report

DATE: April 4, 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: Addition to single-family residential dwelling greater than 2,000 square feet – 1895 Luy Street (DRB-17-06)

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-17-06) 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 § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The property owners, Warren Yue and Hui Yun Chang, are requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1895 Luy Street. 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 the cul-de-sac on Luy Street. The lot is 12,600 square feet in size, and is currently developed with a 1,902 square foot two-story single-family residential dwelling with an attached 2-car garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style, consisting of single and two-story dwellings with attached 2-car garages, and low pitched gable roof designs built in the mid 1960's.

Project Description

The applicant is proposing to add 471 square feet to the first floor, a new 560 square foot second floor addition, and remodel the exterior (paint) of the dwelling. The total living area will be 2,933 square feet. Based on the lot area of 12,600 square feet, the maximum living area that can be built is 4,410 square feet. The proposed square footage will be 1,477 square feet less than the maximum square footage allowed. The building height of the dwelling will be 25 feet. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required side setbacks of 5 feet for the first floor and 10 feet for the second floor, and 25 feet from the front and rear property lines.

The existing first floor area will remain and include a living room, dining room, kitchen, a bedroom, and two bathrooms. The first floor addition includes an expanded living area, and bathroom. The existing second floor will remain and includes two bedrooms, a family room and bathroom. The second floor addition includes a new master bedroom with a bathroom. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling. Access to the garage is provided by the existing 17 foot wide driveway.

Architecture

The existing house was built in 1964 and has a mid-century architectural style with a low-pitched gable roof style and a combination of stucco, stone and wood siding materials. The applicant is proposing to maintain the exterior materials of the existing dwelling, with the exception of the colors. The new addition walls will have a combination of cream color stucco walls (La Habra Stucco. Behr Pale Coral PPU3-07), composite wood fiber cedar channel groove siding painted in a cream color (TruWood Collins Products inc. 4" Cottage Lap, Behr Pale Coral PPU3-07) with wood trims painted in a brown color (Behr Royal Liqueur PPU2-19) to match the front elevation of the existing dwelling. The composite wood siding will be used as an accent architectural treatment on the front elevation of the dwelling to match the front elevation of the existing dwelling. Staff is recommending that the new composite wood siding be wrapped a minimum of 1 foot 6 inches on the west side elevation and 1 foot to the east side elevation. As part of the proposed addition the applicant is proposing to paint the existing dwelling. The stucco walls and wood siding will be painted cream (Behr Pale

Coral PPU3-07), the wood trim will be painted brown (Behr Royal Liqueur PPU2-19) and exposed rafter tails white (Behr Sleek White OR-W15). No other changes are proposed to the existing dwelling at this time.

The new roof will have a gable roof design that is consistent with the gable roof design of the existing dwelling and surrounding residential dwellings. The roof will have gray colored asphalt shingles (Owens Corning Oakridge Shingles, Estate Gray). The fascia boards will be painted brown (Behr Royal Liqueur PPU2-19). The exposed rafter tails, window and door trims will be comprised of a wood material painted white (Behr Sleek White OR-W15). Although no rain gutters or downspouts are shown on the plans, staff has conditioned the project to have the applicant/property owner provide anodized aluminum rain gutters and downspouts that will be painted to match the fascias and stucco walls.

The windows will be white vinyl frame, dual pane, in a combination of sliding, single hung and casement styles (Milgard Windows and Doors Tuscany Series). The new door on the rear (north) elevation will be a white steel panel door (Masonite Utility 6-Panel Primed Steel Door).

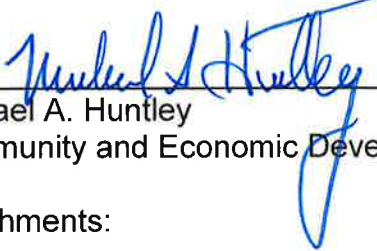
Landscaping

No alternations are proposed to existing landscaping. The current landscaping includes a mixture of plants, shrubs, and groundcovers. Although no changes are proposed for the front yard landscaping a condition of approval has been included to add new landscaping with a combination of drought-tolerant plants and groundcovers within the front yard area.

CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century architectural style, which fits within the character of 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 March 2, 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 471 square foot first floor addition, a new 560 square foot second floor addition and exterior remodel (paint) of the existing single-family dwelling with an attached two-car garage (case no. DRB-17-06), 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 10 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 tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted brown (Behr Royal Liqueur PPU2-19) to match the fascia boards and the downspouts must be painted a cream color (Behr Pale Coral PPU3-07) to match the dwelling walls, subject to the review and approval of the Planner.

12. A landscaping plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the plants must be 5-gallons, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs