

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
April 18, 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 March 7, 2017, and March 21, 2017; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 379 POCO WAY (DRB-17-04)

The applicant, Simon Chen, 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 379 Poco Way 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-17-04) 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.

3-B. MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MARKET PLACE – 2300 GREENWOOD AVENUE (DRB-17-01)

The applicant, Market Place Retail Partners, LLC, is requesting design review approval for modifications to a new commercial development greater than 10,000 square feet at 2300 Greenwood Avenue in the R-S, P-D (Regional Specialty, Planned Development) 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):

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"). An EIR/EIS for the project was certified by the City Council in 2000. In 2011, an SEIR was prepared to reflect modifications to the project.

[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 May 2, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: April 18, 2017

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: Design Review Board Minutes

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meetings of March 7, 2017 and March 21, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,

A handwritten signature in blue ink, which appears to read "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: March 7, 2017 DRB regular meeting minutes
Attachment 2: March 21, 2017 DRB regular meeting minutes

ATTACHMENT 1

March 7, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 7, 2017**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 7, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Eric Brossy De Dios, Vice-Chair Elizabeth Yang (Late Arrival 7:06pm), Members Joseph C. Reichenberger, and Ivan Lam

Board Members Absent: Gay Q. Yuen

ALSO PRESENT: Michael A. Huntley, Community and Economic Development Director, Samantha Tewasart, Senior Planner, and Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[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, on behalf of the property owners Hau Xuang Luong and Selina Luong of HSL Realty Inc., are requesting design review approval for the development for a new two one-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.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-17-03) application, to the regular Design Review Board meeting of March 21, 2017 to allow the applicant additional time to address the items discussed at the March 7, 2017.

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Recommendations:

- Provide 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.
- Provide a material sample of the proposed transparent polycarbonate cover for the metal trellis.
- Provide a section plan of the building's second floor exterior corridor area.

Motion: Moved by Vice-Chair Yang and seconded by Member Lam motion carried by the following vote:

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

[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.

Action Taken: The Design Review Board (1) reviewed the conceptual design plans and presentation by the applicant to allow for the modifications to the architectural design for the proposed commercial; and (2) provided preliminary comments to the applicant. Not an action item.

Recommendations:

- Provide photographs of the project site along with a site photograph diagram that identifies the locations from where the photographs were taken at different viewpoints.
- Provide higher roof lines for the buildings located to the east of the project site.

[6.] BOARD COMMUNICATIONS AND MATTERS:

Chairperson De Dios reminded the other Board members that there is a laser pointer now.

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[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley made an announcement regarding updates on current projects. The Marketplace project is moving forward. They had a bit of a delay due to rain, but they worked on putting in the backbone infrastructure such as the sewers and storm drains. The other components are that they have ran water lines already. They come down Orange Avenue and then runs across the street into the site. So they are moving forward with the project.

The applicant for Costco will be submitting for Plan Check Thursday March 16th.

Also, a representative of the architect for Chick-Fil-A was present for the meeting that took place tonight. Planner Tewasart has been working with her, and they are eager to begin their project. They thought they had a design finished for review, but then the applicant came back and wanted to modernize the style a little bit. The project is on target right now, but the center probably won't open until March or April 2018.

Director Huntley stated that staff anticipates a lot of plans coming in for plan check.

Director Huntley stated another project that is moving forward is the Courtyard by Marriott on North Atlantic Boulevard. They got a permit for the excavation and grading. They have heavy equipment on the site and are currently putting in the pilings for the shoring, so a lot of steel is being dropped off on the property. Staff will continue to work with the applicant, architect, and consultants as issues come up with the project. Excavations will occur in the next couple of weeks, and may take more time. For those who know or have friends in the community, please inform them that once construction gets started, especially with the excavation, grading, and shoring they may want to take another north south street to avoid traffic. This will only be a temporary inconvenience. They have submitted a traffic routing map, since they will be bringing in heavy equipment and semi-trucks during business hours, in order to pick up the soil and haul it off site.

Director Huntley stated that the city just finished doing a demolition of a median near the site, in preparation for the project. It backed up traffic for a week or so in that location. Yet, it was only for a short period of time.

Vice-Chair Yang asked if there were any empty tenant spaces for the Marketplace. Director Huntley stated that there has been no issue for them to find tenants for the center. Since the berms have been taken down, the public can see the site from the freeway, and this has helped make the center more marketable to potential tenants. At this point, they have the option to pick the most desirable tenants for their spaces. They also mentioned that Guitar Center is in lease negotiations so it passed the letter of intent. We may hear about Panda Express finding a spot on this site, as well as an eatery called Mod Pizza, which operates like a Pieology, Pizza Rev, or Blaze Pizza. A Southwestern grill was also mentioned, but they have not mentioned which restaurant will fill that particular space. However, they are working through the lease agreements and will be able to share that with us by this May.

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ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:44 p.m.

Next regular scheduled meeting on March 21, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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ATTACHMENT 2

March 21, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 21, 2017**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 21, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Eric Brossy De Dios, Elizabeth Yang, Members, Ivan Lam and Gay Q. Yuen

Board Members Absent: Joseph C. Reichenberger

ALSO PRESENT: Samantha Tewasart, Senior Planner, and Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A. APPROVAL OF MINUTES

December 20, 2016

Action Taken: The Design Review Board approved the minutes from the meeting of December 20, 2016.

Motion: Moved by Chairperson De Dios, motion carried by the following vote:

Ayes: Members: De Dios, Yang, Lam, and Yuen

Noes: Members: None

Absent: Members: Reichenberger

Abstain: Members: None

January 17, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of January 17, 2017.

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Motion: Moved by Chairperson De Dios, motion carried by the following vote:

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

February 7, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of February 7, 2017.

Motion: Moved by Chairperson De Dios, motion carried by the following vote:

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

Action Taken: The Design Review Board (1) reopened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-03) application, subject to the conditions of approval as stated in the staff report with an added condition.

Added:

- 1) Condition 16. At the time of plan check submittal, the plans must show how the stairway area located on the west side of the building will be secured with a storefront door and fixed window design as shown on sheet A201 a: Elevation Scheme 8a of the Design Review Board plans date-stamped March 15, 2017. The storefront glass must be clear with no tint (Sungate 500 Glass (2) Clear), the storefront frames must be gray aluminum (Kawneer, Charcoal Bake Enamel Finish Mullion), the storefront door frames must be aluminum in a white color (Kawneer, Bone White Bake Enamel Finish Mullion), and the horizontal steel tube beam must be painted gray (6 inch x 8 inch steel tube beam painted finish color: SW2848 Roycroft Pewter by Sherwin Williams) to match the storefront design on the first floor building elevations, subject to the review and approval of the Planner.

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Motion: Moved by Vice-Chair Yang and seconded by Member Yuen motion carried by the following vote:

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

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.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-16-25) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Vice-Chair Yang and seconded by Member Lam motion carried by the following vote:

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD COMMUNICATIONS AND MATTERS:

Member Yuen informed the board and staff, that she might not be able to attend the next Design Review Board meeting on April 4, 2017.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Tewasart mentioned that notices of absences are helpful information, especially because in the month of April, the Marketplace project should be coming back to the board. So having a quorum is important. Planner Tewasart also stated that they must remind Member Reichenberger that attendance for the next meetings will be important.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:50 p.m.

MISSION STATEMENT

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Next regular scheduled meeting on April 4, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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Design Review Board Staff Report

DATE: April 18, 2017

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 379 Poco Way (DRB-17-04)

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-17-04) 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 applicant, Simon Chen, on behalf of the property owner, is 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. 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, off of West El Repetto Drive. The lot is 8,550 square feet in size, and is currently developed with a 1,312 square foot one-story single-family dwelling with an attached 2-car garage. Properties located to the north, south, east and west are zoned R-1 and 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 1950's.

Project Description

The proposed project includes a 1,287 square feet two-story addition and 56 square feet front porch to the existing one-story dwelling. The total living area will be 2,599 square feet. Based on the lot area of 8,550 square feet, the maximum living area that can be built is 3,420 square feet. The proposed square footage will be 821 square feet less than the maximum square footage allowed. The building height of the dwelling will be 25 feet 8 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed addition will meet the required first floor setbacks of 5 feet from the interior side (southwest), 10 feet from the street side (northeast), second floor setback of 10 feet from interior side (southwest), 15 feet from the street side (southwest), 25 feet from the front (northwest), and 25 feet from the rear (southeast) property lines.

The existing first floor includes a living room, dining room, laundry room, kitchen, three bedrooms, and two bathrooms. The addition includes relocating the kitchen and adding a bathroom on the first floor and a master bedroom with on-suite on the second floor.

Architecture

The existing house was built in 1954 and has a mid-century architectural style with a hipped roof style. The applicant is proposing to maintain many elements of the existing architectural style, such as the hipped roof style, materials and colors. The roof will have terracotta and light brown blend roof tiles (Eagle Roof Tile Products – 2605 San Benito Blend). The roof fascia boards and window trims will be wood painted white (Behr – 270 White). The exterior building walls will be stucco covered light beige (La Habra – 82 Hacienda – Base 200), similar to the existing exterior stucco color. On the front, northeast elevation, the base of the exterior wall will have stone veneer (MS International - Sparkling Autumn Ledger Panel, which will wrap 3 feet around to the southeast and northwest elevations. The windows will be white vinyl frame, dual pane, single sliders (Value Windows) with grid lines. No changes are proposed to the existing white sectional garage door.

Landscaping

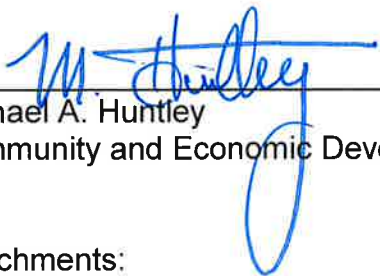
No alternations are proposed to existing landscape and irrigation system. The current landscaping includes sod and shrubs. A condition of approval has been included to maintain the current landscaping and irrigation system.

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 project is consistent with the types of residential projects proposed throughout the City. In fact,

the adjacent property to the south made a similar two-story addition project in 1999, as well as several other properties on West El Repetto and Grandridge Avenue. Additionally, the proposed project will be setback 15 to 28 feet from the southeast property line and will not overwhelm the property to the southeast.

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 February 9, 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 two-story addition to an existing one-story single-family dwelling with an attached two-car garage (case no. DRB-17-04), 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



Design Review Board Staff Report

DATE: April 18, 2017

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewasart, Senior Planner
SUBJECT: Modifications to New Construction Greater than 10,000 Square Feet –
Monterey Park Market Place – 2300 Greenwood Avenue (DRB-17-01)

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-17-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"). An EIR/EIS for the project was certified by the City Council in 2000. In 2011, an SEIR was prepared to reflect modifications to the project. The SEIR incorporated the analysis contained in the prior EIR/EIS and further analyzed issues related to aesthetics, air quality, greenhouse gas emissions, noise, transportation and traffic, and utilities and service systems. The SEIR found that the project would result in significant and unavoidable adverse impacts; subsequently, the City Council adopted a Statement of Overriding Considerations which identified project benefits which outweigh and overrode the project's significant and unavoidable environmental impacts.

EXECUTIVE SUMMARY:

The applicant, Monterey Park Retail Partners, LLC, is requesting design review approval for modifications to a new commercial development greater than 10,000 square feet. On December 19, 2012, the City Council reviewed and approved the Precise Plan, Tentative Map, Development Agreement, and SEIR for the project. On July 16, 2013, the Design Review Board reviewed and approved the project design, materials, colors, signage, and landscaping.

The project is currently under construction. The utilities are being installed and building construction is anticipated to commence in the near future. The project developer reevaluated the previously approved project design and had concerns that the building design would look outdated before construction even commenced. However, per the Precise Plan for the project, the approved architectural style is Prairie.

On March 7, 2017, the applicant came before the Design Review Board to informally present design modifications to the building exteriors and to receive preliminary comments. The applicant identified the elements that defined the Prairie style architecture and pointed out that the Prairie style was typically used for residential dwellings. In this case, the elements were being adapted to commercial buildings. The proposed modifications included replacing the hip and pitched roofs with flat and slanted roofs, emphasizing strong horizontal lines, prominent tower elements, and the use of more natural materials such as stone and wood, which are more consistent with this style than what was previously approved in 2013.

At the meeting, the Design Review Board was favorable to the proposed modifications and was in agreement that the overall appearance of the center required an update. The Board requested that the center throughout must have a cohesive design and that different perspectives of the center be provided for their formal review at a later Design Review Board meeting.

Property Description

The project site is approximately 43 acres in size and located at the southern portion of the city, north of the SR-60 Freeway, between the Paramount Boulevard and Potrero Grande Drive exits. Properties adjacent to the subject site include Southern California Edison ("SCE") easements on the northwest and northeast. Beyond the SCE easements are Potrero Grande Drive to the northwest and the Resurrection Cemetery and residential land uses to the northeast and east. The primary access to the project site would be from Greenwood Avenue and Neil Armstrong Street, which will transition to Market Place Drive as part of the project development. The site is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Commercial.

Site Plan

The project layout will consist of a series of attached and detached buildings surrounded by 2,420 at-grade parking spaces. The approved total project area will be a little less than 500,000 square feet. According to the site plan, the project site will be comprised of four retail buildings and six pad areas. The four retail buildings labeled Retail "A" through "D" will range in size from 10,000 square feet to 156,450 square feet. The pad areas labeled "Pad 1" through "Pad 5" will be between 2,700 square feet and 4,540 square feet, accommodating a variety of smaller commercial tenant spaces.

According to the site plan, there will be two anchor tenants identified as Retail "A" and Retail "D." Retail "A" will be located at the northwestern portion of the lot, nearest to

Greenwood Avenue. Retail “D” will be located at the northern portion of the lot. The six pads areas will be located east of Retail “D” and south of Retail “A”. Retail “A” will also include a detached fueling station located on one of the pad areas. Retail “D” will have an attached outdoor garden center. The other five pad areas are anticipated to be occupied by restaurant uses and commercial space that can be used for either retail or restaurant uses.

The project will be constructed in three phases. As previously mentioned, the first phase, which is occurring mainly at the eastern portion of the property, is currently under construction. The second phase will include re-routing the access roads around the LTP (Leachate Treatment Plant) facility. The third phase will be the construction of the western portion of the project site. The remaining development pads located on the western portion of the property would be primarily used for mixed-retail uses although the specific type of retail or restaurant use is not currently known at this time.

Project Description

One component of the Precise Plan approved in 2000 was the identification of the Prairie style architecture for the development. When the project was again entitled in 2012, the Prairie style architecture was carried over from the original approval and the Design Review Board reviewed and approved a design package that was consistent with the Precise Plan.

On July 16, 2013, the Design Review Board reviewed the project based on a design was that envisioned in 2000 when the project was first entitled. The current architectural design reflected a mix of Prairie and Craftsman elements. Stone, tile, wood, stucco finishes and color concrete were used as key elements in the design. The majority of the buildings would have glass storefronts, a mix of low, gable, and hip roofs, columns, and awnings are utilized to attract visitors and identify entrances. The color palette would be Dunn Edwards or Benjamin Moore in muted earth tones. The roofing material would be concrete roof tiles.

By the time the project was reviewed by the Design Review Board in 2013, the project was already 13 years old. Now that the project is finally under construction, the approved design is 17 years old. Although, the applicant does not object to the prairie style that was approved almost 20 years ago, there are elements of the project design that reflects the 20 year old approval, such as the approved color palette and roof style. So the applicant’s architect was tasked with updating the building’s exterior design to be more relevant while still preserving some of the elements that define the Prairie style architecture.

As a result, the proposed modifications include updating the unifying color palette and materials for all the buildings on the property. The new color palette will depart from the previously approved yellow and orange hues to warmer browns and grey tones (Sherman Williams – Crisp Line (SW6378), Essential Gray (SW6002), Peppercorn (SW7674), Univ. Khaki (SW6150), Browse Brown (SW6012), and Grizzly Gray (SW7068). The buildings will have stone (Coronado Stone – Oakbrook), brick (Acme

Brick – Crimson) and tile (Norstone Basalt – Ash Grey) veneer finishes and composite wood siding (Composite New Tech Wood – Peruvian Teak). All the buildings will have smooth plaster finish, except Retail “A”. The expansion joints will be painted and the reveals will occur at material and color changes and will be aluminum. The storefronts will have aluminum mullions (Kawneer Clear Anodized) with clear glass and clerestory elements. Spandrel glass will be used on the tower elements. The metal awnings will be painted dark grey (SW7674 – Peppercorn). The maximum building height on the property will be 45 feet.

Retail “A” will be 156,450 square feet in area. According to the Retail “A” Elevation Plan, the building is designed mostly for functional purposes with long stretches of wall articulated with wall off-sets and variations in paint colors and exterior finishes. The building exterior will predominantly be texture metal paneling (Sandstone) with vertical (Kingspan Ribbed – Mistique Plus) and horizontal ribbed metal paneling (McElroy Ribbed – Champagne) and smooth face concrete masonry blocks in a dark grey color (Angelus CMU – Slate). The coping will be metal pre-finished in a brownish-grey color (Cool Harvest). At the base, on certain portions of the building, will be smooth face concrete masonry blocks in a medium grey color (Angelus CMU – Charcoal). A metal canopy will be installed on the south, east, and west elevations and will be supported by columns constructed with the smooth face concrete masonry blocks in the medium grey color. A red (SW1805 – Lapis Lazuli) horizontal band will be painted on all four building elevations.

According to the Elevation Plan, the detached fueling station canopy will be constructed with the same materials and colors as Retail “A”. The fascia on the fueling station canopy will be finished with vertical paneling (Kingspan Ribbed – Mistique Plus) and the support columns will be constructed with the smooth face masonry blocks in the medium grey color (Angelus CMU – Charcoal). The canopy will have a metal coping pre-finished in a brownish-grey color (Cool Harvest).

Retail “B,” Retail “C,” “Pad 1,” “Pad 2,” and “Pad 5” will be constructed as shell buildings for future tenants to occupy. The five buildings will have the same design that includes all the unifying colors, materials, towers, and roof lines.

Retail “D” will be 106,299 square feet in area with an attached 28,118 square feet outdoor garden center. According to the Retail “D” Elevation Plan, the building will be off-white (SW6378 – Crisp Linen) with a dark brown (SW6012 – Browse Brown) accent color, dark grey tile (Norstone Basalt – Ash Grey) veneer, brown stone veneer (Coronado Stone – Oakbrook), and wood siding (Composite New Tech Wood – Peruvian Teak). The roof style will be a combination of flat and slanted roofs. The metal coping will be painted light grey (SW6002 – Essential Gray). The building will have a glass and tile front entry tower element at the center portion of the building to balance the scale and lineal span of the building. A metal awning painted dark grey (SW7674 – Peppercorn) will be installed on the south elevation. The outdoor garden center will be screened with black vinyl coated metal fencing with square powder coated black vertical support posts.

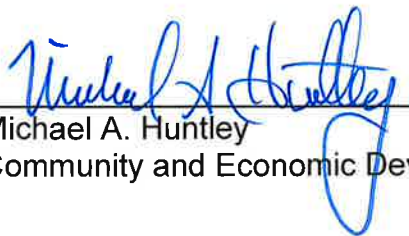
“Pad 3” and “Pad 4” will be developed with one-story retail eating establishments with drive-thrus, 4,530 square feet and 3,500 square feet respectively. According to the “Pad 3” Elevation Plan, the building exterior will be an off-white (SW6378 – Crisp Linen) and medium tan color (SW6150 – Univ. Khaki) with brick veneer (Acme Brick – Crimson) on the tower elements and medium grey (SW7068 – Grizzly Gray) at the base of the building. The cornice on the tower elements will be painted dark grey (SW7674 – Peppercorn) and the metal coping will be painted a medium tan color. Metal awnings will be installed on the east, west, and south elevations.

According to the “Pad 4” Elevation Plan, the building will painted white (DEW339 – Bone China), off-white (SW6378 Crisp Linen), and medium tan (SW6150 Unvi. Khaki). The base of the building and the support columns for the drive-thru will have a dark grey tile veneer (Norstone Basalt – Ash Grey). The cornice on the tower elements will be dark grey (SW7674 – Peppercorn) and the metal coping will be painted a medium tan color. Below the metal coping, a red LED strip light will be installed. On the east and south elevations, red canvas awnings will be installed.

CONCLUSION:

Staff reviewed the application and believes the proposed modifications achieve the objective of making the building design more relevant while preserving the Prairie style elements approved in the Precise Plan. The proposed modifications present a cohesive design with the use unifying colors and materials, tower elements and combination of slanted and flat rooflines. The proposed materials, colors, and architectural style showcase the project well to the east- and west-bound vehicular traffic on the SR-60 Freeway. Although the architectural style and elements are very specific, the proposed design gives the development timeless character. Signage is not a part of this application; however, a modified master sign program will be presented to the Design Review Board for review at a future meeting.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site plan and color elevations
- 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 April 12, 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 modification of a new commercial development greater than 10,000 square feet (case no. DRB-17-01), 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. All roof mount HVAC condenser units must be completely screened from all surrounding properties.
11. The exterior light fixtures must be in a bronze finish.

ATTACHMENT 2

Color Elevations

ATTACHMENT 3

Site photographs