

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
May 2, 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, 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. REORGANIZATION OF THE MONTEREY PARK DESIGN REVIEW BOARD

It is recommended that the Design Review Board consider:

- (1) Appointing the Chair and Vice-Chair pursuant to Monterey Park Municipal Code (MPMC) § 2.78.030; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1012 MOONEY DRIVE (DRB-17-07)

The applicant, Yu Hsiang Wang, on behalf of the property owners, Frank Wen Lung Chuang and Grace Kuilan Chang, is requesting design review approval for a new 2,999 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car subterranean garage at 1012 Mooney Drive 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-17-07) 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 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 May 16, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: May 2, 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 single-family residential dwelling with an attached 2-car garage – 1012 Mooney Drive (DRB-17-07)

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-17-07) 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, Yu-Hsiang Wang, on behalf of the property owners, Frank Wen Lung Chuang and Grace Kuilan Chuang, is requesting design review approval for the construction of a new 2,999 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car subterranean garage. The property is located on the south side of Mooney Drive, east of South Pomelo Avenue. The subject site has a total lot area of 7,500 square feet in size, and is currently vacant. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

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. The design and character of the surrounding residential

dwellings have a mid-century and contemporary architectural style, consisting of single and two-story dwellings with attached 2-car garages, built in the late 40's to the late 90's.

Project Description

The applicant is proposing to construct a 2,999 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 401 square foot 2-car subterranean garage. Based on the lot area of 7,500 square feet, the maximum living area that can be built is 40% or 3,000 square feet. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 29 feet 9 inches. According to the floor plans, the 2-car garage with storage area will be completely subterranean with interior access to the ground level. The ground level will have a living room, powder room, bedroom with a bathroom, a front porch and two patio areas. The first level will have a family room with access to a covered patio, kitchen, dining area, a laundry room, powder room, and a master bedroom with a patio. The second level will have an entertainment area with two bedrooms with bathrooms, and three balconies.

Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the 2-story residential single-family dwelling will provide a 2-car subterranean garage. Access to the 2-car garage will be provided by an 18-foot wide driveway that will take direct access from Mooney Drive.

Per the Monterey Park Municipal Code (MPMC) § 21.08.080 (L) (1) lots with an average natural grade exceeding twenty (20) percent must be setback five feet from the front lot line. The proposed 2-story residential dwelling meets the required 5 foot front (north) and 25 foot rear (south) 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. Lots with an average natural grade exceeding 20% must be setback 5 feet from the front lot line. The subject property has an average natural grade greater than 20% and the proposed 2-story single-family residential dwelling will provide a 19 foot front setback.

Architecture

The proposed residential dwelling is a contemporary architectural style. The first and second floor of the dwelling will have a combination of beige colored float finish stucco walls (Merlex Stucco 16/20 Float finish, P-174 Desert Beige), and an earth tone stone veneer (Sepulveda Building Materials: Lompoc Country 4" Seamface Strip thin Veneer). The dwelling roof will have a hip roof design at varying heights of the dwelling. The roof will have a blend of charcoal and tan color concrete tile roof (Eagle Roofing Bel Air profile, 4602 Concord Blend) to compliment the primary color of the residence. The roof rain gutter system will be comprised of an off-white anodized aluminum material (SAF 6" Colonial Formed Gutter, Color Regal) and the downspout will be painted off-white (Sherwin Williams SW7008 Alabaster). The decorative under eave cornices, door and window trims, and sills will be painted off-white (Cornices Advanced Foam SC025, Trim

RT322, and Sill RS507 Paint: Sherwin Williams SW7008 Alabaster) to compliment the primary color of the dwelling.

The applicant is proposing to use a combination of rectangular and square shaped windows consisting of single hung, fixed, and sliding dual pane white vinyl frame windows and sliding doors (Andersen 100 Series, Smartsun Glass, White). The front elevation will feature a decorative covered porch with a hip roof design that will be supported by square columns wrapped with an earth tone stone veneer (Sepulveda Building Materials: Lompoc Country 4" Seamface Strip thin Veneer). The decorative main entry door will be comprised of a single fiberglass door in a mahogany color with an oval shape ornamental glass design, and Sidelites (Jeld Wen, Bristol Glass, ¾" oval double scroll, Mahogany Fiberglass). The garage door will be a sectional decorative aluminum door with a classic walnut finish and glazing along the top section (Clopay, 16'x8', Window Colonial 509, Ultra-Grain Walnut Finish) to compliment the architectural style of the dwelling.

The balconies located on the first and second floors will have a custom decorative wrought iron railing system that will be painted black (King Architectural Metals Inspirational Concept #A-37505). The decorative wall light fixtures (Towne Commons - ALN440) will be incorporated into the front elevation of the garage, front porch, and rear elevation.

Landscaping

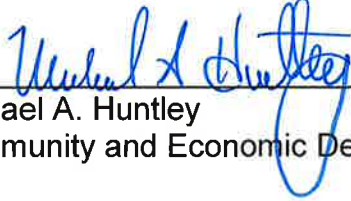
As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and decorative tan color split-face retaining and freestanding block walls. The combination freestanding split-face block wall and wrought-iron fence located adjacent to the front (north) property line will have an ornamental wrought-iron design in a black color to match the balcony railing. In addition, the applicant is proposing to incorporate a white ornamental balustrade on the ground level patio areas (Laguna Precast Baluster #106, White textured). The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 36-inch box size California Pepper and 24-inch box size Crape Myrtles. The proposed shrubs and ground covers include 15-gallon size Fox Tail Agave, 5-gallon size Japanese Sedge, Euphorbia, Westringia Wynyabbie Gem, and 1-gallon size Hypericum calycinum. The groundcovers include decomposed granite. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no irrigation plans were submitted for review a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with the attached 2-car subterranean 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.

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 conceptual and grading plans date-stamped March 3, 2017 and the Architectural design plans date-stamped April 26, 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 new 2,999 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car subterranean garage (case no. DRB-17-07), 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. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs