

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
June 6, 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 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.

2-B. APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of April 4, 2017, April 18, 2017, and May 2, 2017; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. NEW WALL SIGN AND MONUMENT SIGN – 927 EAST GARVEY AVENUE (DRB-16-26)

The applicant, Ken Le, on behalf of the property owners, Simon Wong, is requesting design review approval for a new internally-illuminated wall sign and monument sign at 927 East Garvey Avenue in the C-S, P-D (Commercial Services, 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-16-26) 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 and monument sign.

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – LOT 35 SCUDDER WAY (APN 5253-006-028) (DRB-13-16)

The applicant, Yee Hong Lau, is requesting design review approval for a new 4,794 square foot 2-story (5-bedroom) single-family residential dwelling with an attached 3-car subterranean garage at Lot 35 Scudder Way (APN 5253-006-028) 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-13-16) 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 June 20, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: June 6, 2017

AGENDA ITEM NO: 2-B

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 April 4, 2017, April 18, 2017 and May 2, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: April 4, 2017 DRB regular meeting minutes
- Attachment 2: April 18, 2017 DRB regular meeting minutes
- Attachment 3: May 2, 2017 DRB regular meeting minutes

ATTACHMENT 1

April 4, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 4, 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, April 4, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:02 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Vice-Chair Elizabeth Yang, Members Joseph C. Reichenberger, and Ivan Lam (Late Arrival 7:05pm)

Board Members Absent: Member Gay Q. Yuen

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

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

[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.

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-17-05) application, subject to the conditions of approval as stated in the staff report.

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

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

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.

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-17-06) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition 13. At the time of plan check submittal, the South Elevation stairway area must reflect a single square window instead of two separate vertical rectangular windows, subject to the review and approval of the Planner. The dimensions of the square window must be consistent with the other existing windows on the dwelling.
- 2) Condition 14. At the time of plan check submittal, the South Elevation's, easternmost portion of the second floor composite wood fiber cedar channel groove siding and trim must be extended to the roof flashing of the first floor, subject to the review and approval of the Planner.

Motion: Moved by Member Lam and seconded by Vice-Chair Yang 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:

[5.] NEW BUSINESS:

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Member Reichenberger wanted to inform the board and staff that he turned in his resignation letter a month ago to be effective April 30, 2017. He stated that he served two terms. Chairperson De Dios thanked Member Reichenberger for his service.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Tawasart mentioned that the Marketplace project will return to the board at the next meeting. She also stated that it will be good that Member Reichenberger be present for his last meeting, so he can be present when the project wraps up.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:42 p.m.

Next regular scheduled meeting on April 18, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

ATTACHMENT 2

April 18, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 18, 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, April 18, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:35 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Vice-Chair Elizabeth Yang, and Members Joseph C. Reichenberger, and Ivan Lam

Board Members Absent: Member 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

MINUTES: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

March 7, 2017

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

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

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

March 21, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of March 21, 2017.

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

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

[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, 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 at 379 Poco Way in the R-1 (Single-Family 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-17-04) 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, Reichenberger, and Lam
Noes: Members: None
Absent: Members: Yuen
Abstain: Members: None

3-B MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MARKET PLACE – 2300 GREENWOOD AVENUE (DRB-17-08)

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.

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-17-08) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition 12. The elevation plans must show that the Norstone Basalt tile veneer will be light grey or an ash color (not dark grey or black) and have a non-polished finish, subject to the review and approval of the Planner.
- 2) Condition 13. The elevation plan for the fueling station must show that a more refined veneer material will be applied to the canopy support columns, subject to the review and approval of the Planner. Where possible, the same material is to be applied to Retail “A” to tie in the two detached structures that will be utilized by the same operator.

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:

[5.] NEW BUSINESS:

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Member Lam informed the board that he would be absent for the next meeting on Tuesday May 2, 2017 and possibly the following meeting on Tuesday May 18, 2017. He will be traveling to Asia for the next three weeks.

Member Reichenberger thanked the board and staff for working with him for the last 2 years; for this was his last meeting. In return, the members of the board thanked him for his service.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley gave an update on current projects. He anticipated that the city will be receiving an influx of plan checks. There will be some slight modifications for the plan check for Costco because of the finishes, but it will continue to move forward. Chic-Fil-A is also in for plan check. A lot of tenants have signed up to be part of the Marketplace, so now there are only a few spaces left for the center. They are currently working on getting them filled. He also mentioned that tenant improvement and building plans are anticipated to be coming into the city to be reviewed. He gave credit to Planner Samantha and Planner Harald for making sure plans get reviewed, processed, and moved forward.

Director Huntley stated that the new road for the Marketplace is almost done. Paramount and Neil Armstrong access points have been graded down. As for the two other projects, the Marriot continues to move forward with their excavations. They anticipate finishing the excavations by the first of May. They will then want to move forward with the construction of the foundation and first two levels of the parking garage. Since the Best Western hotel project has been reviewed and approved, they have purchased the car dealership lot on the south side. They now own that property and are working closely with Planner Samantha to make modifications to the entitlements. These will first go to the Planning Commission beginning of June and then go to Design Review Board.

Vice-Chair Yang mentioned an article that was sent to her regarding offices in Monterey Pak that were purchased for 81 million dollars by Omninet Capital. The article was in the Los Angeles Business Journal. Director Huntley confirmed that it was a property located on Corporate Center Drive; however, he questioned if the article was correct about the purchase price. The article states \$81 million, but he mentioned that it may have been a typo because he believed it was purchased for \$8 million, 100 thousand. Director Huntley stated that he would look into it and send an email regarding the correct purchase price.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:42 p.m.

Next regular scheduled meeting on May 2, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

ATTACHMENT 3

May 2, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MAY 2, 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, May 2, 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: Chairperson Eric Brossy De Dios, Vice-Chair Elizabeth Yang, and Member Gay Q. Yuen

Board Members Absent: Member Ivan Lam

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A REORGANIZATION OF THE MONTEREY PARK DESIGN REVIEW BOARD

Action Taken: The Design Review Board motioned to continue the item for the next regular meeting of May 16, 2017.

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

Ayes: Members: De Dios, Yang, and Yuen

Noes: Members: None

Absent: Members: Lam

Abstain: Members: None

[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.

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-17-07) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition12. At the time of plan check submittal, a detailed north-south cross section plan must be provided to show that there will be adequate access with a less abrupt transition from the driveway into the required garage parking area, subject to the review and approval of the Public Works Engineering Division, the Building Division and the Planning Division.
- 2) Condition 13. A revised landscape plan must be submitted as part of the plan check submission. The landscape plan must show the use of a more suitable type of landscape groundcover for the hillside area located within the North West portion of the front yard area. The landscape plan must clearly indicate the location, type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices subject to the review and approval of the Planner.
- 3) Condition14. At the time of plan check submittal, the site plan must show how there will be stairs to provide a proper means of pedestrian access to the terraces located along the east side yard area of the property, subject to the review and approval of the Planner.
- 4) Condition 15. Provide a decorative window sill painted off-white (Advanced Foam, Inc. Sill RS507 Paint: Sherwin Williams SW7008 Alabaster) for the for the bathroom window located on the second level of the front (north) elevation of the dwelling.
- 5) Condition 16. At the time of plan check submittal, the landscape plan must show the paving materials to be used for the stairs, walkways and terraces within the property, subject to the review and approval of the Planner.

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

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

[4.] OLD BUSINESS:

[5.] NEW BUSINESS:

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Chairperson De Dios stated that he will no longer be part of the Design Review Board and thanked the Board. He mentioned that it was a pleasure working with the Board. He will now be serving on the Planning Commission. Vice-Chair Yang and member Yuen thanked chairperson DeDios for his leadership.

Vice-Chair Yang mentioned that Member Lam sent an email regarding his absence for the next meeting of May 16, 2017. Vice-Chair Yang also inquired if there will be a meeting for the May 16, 2017 due to the Design Review Board vacancies and not having a quorum unless the positions have been filled. Planner Tewasart replied that if the Board wishes to continue the meeting to the June 6, 2017 they can do so. Chairperson De Dios asked the board if there was a motion to continue the meeting to the meeting of June 6, 2017. Member Yuen inquired if the board would be receiving new appointments by the next meeting. Planner Tewasart replied that it's a matter of the applications that are re-submitted by existing members as well as new applications submitted by members of the community that are interested in serving and hopefully there are sufficient applications for council to appoint new members to fill the vacancies by the next meeting.

Action Taken: The Design Review Board motioned to continue the regular scheduled May 16, 2017 meeting to the regular meeting of June 6, 2017.

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

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

[7.] STAFF COMMUNICATIONS AND MATTERS:

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:34 p.m.

Next regular scheduled meeting on June 6, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: June 6, 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 wall and monument signs – 927 East Garvey Avenue (DRB-16-26)

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-16-26) 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 and monument sign.

EXECUTIVE SUMMARY:

The applicant, Ken Le of New Sign Solution Inc., on behalf of the property owner, Simon Wong, is requesting design review approval for a new wall sign and monument sign at 927 East Garvey Avenue. The subject property is located on the north side of East Garvey Avenue between Florence Avenue and Elizabeth Avenue. The property is zoned C-S, P-D (Commercial Services, Planned Development) and is designated MU 2 (Mixed Use II) in the General Plan.

Site Analysis

The subject property is being developed with a single-story commercial building and its related parking area to the front of the lot. The subject commercial building will be occupied by a dental office use (CalState Dental).

The surrounding properties to the north, south, east and west consist of single and multi-story commercial buildings. The design and character of the surrounding wall signs consist of individual internally illuminated and non-illuminated channel letters that

have a combination of both the modern English letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

Wall Sign:

The new wall sign for the dental office will be installed on the front (south) facing elevation of the building. The new wall sign will be internally-illuminated (front and back lit) individual channel letters. The wall sign will consist of a single row of text with modern English letters "CALSTATE DENTAL." The wall sign will be comprised of 1/8 inch white acrylic faces. The wall sign will have 3/4 inch silver trim caps with 5 inch brushed aluminum returns (Matthews MP "Brushed Aluminum").

The wall sign modern English letters will be 14 inches high with an overall width of 20 feet 8 inches, for a total sign area of 23 square feet. The business has a building frontage elevation length of 49 feet, which allows for a maximum primary sign area of 49 square feet. The wall sign letters will be 5 inches in depth and have a 1½ inch spacing from the building wall to allow for the back illumination. The sign will be placed at a maximum height of 15 feet. The sign placement location will be centered on the building wall and allow for clear visibility of the sign from the public right-of-way.

Monument Sign:

As part of the request the applicant is proposing a new monument sign. The monument sign has been designed to accurately reflect a balanced design that incorporates materials and colors that are architecturally consistent and compatible with the design of the building. The monument sign will be located within the landscape planter adjacent to the front (south) property line approximately 9 feet west of the driveway. The monument sign logo will face east and west bound traffic. The proposed sign will be double-faced, with individual internally illuminated routed out channel letters. The monument sign will be rectangular shape. The property is permitted to construct a monument sign not to exceed 7 feet in height and 56 square feet in area per side. The total height of the monument sign, including the base will be 6 feet 9 inches. The total area of the monument sign will be 27 square feet. The monument sign cabinet will measure 4 feet 5 inches in height, 4 feet wide and 1 foot 3 inches in depth. The base will be 1 foot 6 inches tall, 4 feet wide and 1 foot 3 inches in depth.

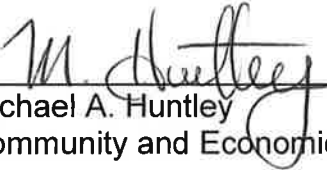
The monument sign will be comprised of a rectangular aluminum sign cabinet with a brown powder coated finish (Mission G-25) to match the building wall color. A decorative pre-coated stucco foam cornice and trim band painted off-white (Behr PPU3-4 Off-white) to match the cornice and trim color design and color of the building. The monument sign base will have decorative stone veneer (Boral Culture Stone Company & Chardonnay-alpine ledge stone) to match the stone veneer of the building. The sign cabinet will display the business logo followed by two rows of text that read "CALSTATE DENTAL." The sign's routed out text will be comprised of 1/8 inch white acrylic faces and the business logo will also consist of 1/8 inch white acrylic with a dark brown (Oracal #088 Coffee Brown) translucent vinyl overlay. The height of the text will be a minimum of 3 inches up to a maximum of 18 inches, and the logo will be 18 inches in

height.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign and monument sign are appropriate for the site and compatible with the building design and 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 May 31, 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 wall sign and monument sign (case no. DRB-16-26), 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: June 6, 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 single-family residential dwelling with an attached 3-car garage – Lot 35 Scudder Way (APN 5253-006-028) (DRB-13-16)

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-13-16) 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, Yee Hong Lau, is requesting design review approval for the construction of a new 4,794 square foot 2-story (5-bedroom) single-family residential dwelling with an attached 3-car subterranean garage. The property is located at the end of a cul-de-sac on Scudder Way. The subject site has a total lot area of 20,600 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 are contemporary interpretations of Mediterranean and Tuscany architectural

styles, consisting of single and two-story dwellings with attached 3-car garages, built in the early 2000's.

Project Description

The applicant is proposing to construct a 4,794 square foot 2-story (5-bedroom) single-family residential dwelling with an attached 958 square foot 3-car subterranean garage. Based on the lot area of 20,600 square feet, the maximum living area that can be built is 35% or 7,210 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 11 inches. According to the floor plans, the 3-car garage with storage, utility and laundry areas will be completely subterranean with interior access to the first floor via an elevator. The first floor will have a living room, powder room, Kitchen, two front porches and a balcony. The second floor will have five bedrooms with bathrooms, three balconies and two rear trellis patio covers.

Single-family residential dwellings with five bedrooms require three enclosed garage spaces. Based on the number of bedrooms, the 2-story residential single-family dwelling will provide a 3-car subterranean garage. Access to the 3-car subterranean garage will be provided by a 25-foot wide driveway that will take direct access from Scudder Way.

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 (east) and 25 foot rear (west) yard setback areas, 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor. The subject property has an average natural grade greater than 20% and the proposed 2-story single-family residential dwelling will provide a 15 foot front yard setback.

Architecture

The proposed residential dwelling has a contemporary architectural style. The first and second floors of the dwelling will have a combination of beige colored sand finish stucco walls (La Habra Stucco, Sand Finish, 24 Santa Fe), and an earth tone stone veneer (RCP Block & Brick: Honey Wheat Natural Stone Veneer Panels). The stone veneer will be used on the front elevation of the garage, first floor, and wraps around to the north and south elevations of the first floor. The single-family dwelling will have a hip roof design at varying heights. The roof will have a blend of red and tan color concrete tile roof (US Tile by Boral: S Clay Tile Red SKU1USDU7025 & Bermuda SKU1USDU0074) to compliment the primary color of the residence. The roof rain gutter system will be comprised of an white vinyl material (Amerimax Home Products: White Traditional Vinyl Gutter). The decorative stucco treated eave molding, door and window trims, and sills will be painted off-white (La Habra, Sand Finish, 73 Egg Shell) to compliment the primary color of the dwelling. The front elevation will feature two decorative covered porches with a hip roof design that will be supported by square columns wrapped with an earth tone stone veneer (RCP Block & Brick: Honey Wheat Natural Stone Veneer Panels).

The applicant is proposing to use a combination of rectangular and square shaped windows consisting of single hung, and sliding dual pane white vinyl frame windows (Simonton: ProFinish Brickmould 600 Series). The decorative main entry French style doors will be comprised of fiberglass material in a mahogany color with rectangular shaped ornamental glass design (Milliken Millwork: Heirloom Master Right-Hand Full Lite Classic Painted Fiberglass Smooth Pre-hung). The side and rear doors will be comprised of a white fiberglass with glazing materials (Steve & Sons: Primed White Fiberglass Pre-Hung). The garage doors will be sectional decorative aluminum doors with an ultra-grain finish and glazing along the top section (Clopay, Gallery Collection 8'x7' 6.5 R-Value Insulated Ultra-Grain Medium Garage Door with Arch Window) to compliment the architectural style of the dwelling.

The balconies located on the first and second floors will have a combination of decorative balusters, as conditioned, with a natural sand stone finish and wrought-iron railing to be painted, as conditioned, in a dark brown color. The attached trellis patio covers located in the rear yard will have wood beams stained in a redwood color (Behr Premium: SC-330 Redwood Solid Color Waterproofing stain and sealer) that will be supported by square columns wrapped with an earth tone stone veneer (RCP Block & Brick: Honey Wheat Natural Stone Veneer Panels).

Landscaping

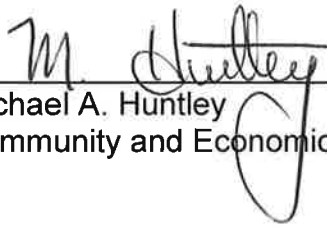
As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and a combination of decorative stone veneer (RCP Block & Brick: Honey Wheat Natural Stone Veneer Panels), and tan color split-face retaining and freestanding block walls (RCP Block & Brick: Standard Split-face Block and Wall Cap, Color: La Paz) and wrought iron railing, as conditioned, painted in a dark brown color to match the balcony wrought-iron railing. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include Pink Dogwood trees. The proposed shrubs and ground covers include Marathon II Grass, New Zealand Flax, Agave, Golden Bamboo, Blue Fescue, Mexican Feather Grass and Red Apple Ice plant. A condition of approval has been added to have the applicant at the time of plan check submit a revised landscape plan that shows the use of drought-tolerant trees that are a minimum of 15-gallons in size and the shrubs at a minimum of 5-gallon size. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

Furthermore, access to the terraces, rear yard and hillside areas will be provided through different stairway areas. The applicant is proposing to incorporate decorative stairway wall mounted light fixtures (Duracell: Solar Powered Metallic Bronze Outdoor LED Stair Light). The proposed driveway will be comprised of concrete with bands of pebble stone (Elite Tile Porcelana. 12.2"x12.2" Porcelain Field Tile in Pebble stone, Multi-colored). The north and south side yard areas will feature a decorative paved surface area (Tuscany Chocolate 3 CM Ashlar Pattern Pavers).

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling with the attached 3-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, elevation and landscape plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the design plans date-stamped May 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 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 4,794 square foot 2-story (5-bedroom) single-family residential dwelling with an attached 3-car subterranean garage (case no. DRB-13-16), 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. A landscape plan 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 landscape plans must show the use of drought-tolerant specimen trees within the front yard area that are 15-gallon minimum size, and the plants must be 5-gallon minimum size, subject to the review and approval of the Planner.

12. The wrought-iron railing and fencing material must be painted in a dark brown color to compliment the dwelling unit exterior colors, subject to the review and approval of the Planner.
13. The decorative baluster railing located on the balconies of the front elevation must have a natural sand stone finish to compliment the architectural design and colors of the dwelling, subject to the review and approval of the Planner.

ATTACHMENT 2

Site, floor, elevation, and landscape plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs