

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
August 15, 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. APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of June 6, 2017; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING –

3-A. TIME EXTENSION (EX-17-03) TO ALLOW FOR NEW CONSTRUCTION GREATER THAN 10,000S SQUARE FEET – 120 WEST HELLMAN AVENUE (DRB-15-24)

The applicant, Tony Zeng, is requesting approval for a one-year time extension for Design Review Board (DRB-15-24) application to allow for the construction of a new three-story, 27,583 square foot 12-unit medical office condominium development (Citizen's Medical Plaza) at 120 West Hellman Avenue in the C-P (Commercial Professional) Zone.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, and noise addresses actions that must be taken prior and during the construction process.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Time Extension (EX-16-01) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 128 GLADYS AVENUE (DRB-17-01)

The applicant, Tien Chu, on behalf of the property owners, Alex and Ray Liu, is requesting design review approval for the construction of a 2-unit residential development at 128 Gladys Avenue in the R-2 (Medium-Density Residential) Zone.

It is recommended that the Design Review Board:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-01) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures), in that the project consists of the construction of a two-unit residential development in an urbanized area.

3-C. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND A DETACHED SECOND DWELLING UNIT – 319 FLORENCE AVENUE (DRB-17-13)

The applicant, Kamen Lai of Elite Design Development Inc., on behalf of the property owner, is requesting design review approval for the construction of a new 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage and a detached single-story second dwelling unit with an attached 2-car garage at 319 Florence Avenue in the R-2 (Medium Density Residential) Zone.

It is recommended that the Design Review Board:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Approve the requested Design Review Board (DRB-17-13) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures), in that the project consists of the development of a single-family residential dwelling and a detached second dwelling unit 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 September 5, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: August 15, 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:

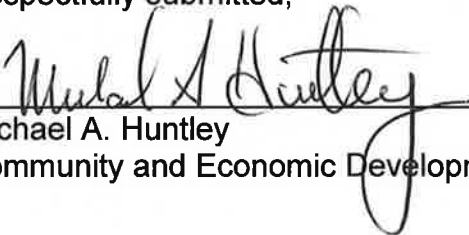
It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meeting of June 6, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: June 6, 2017 DRB regular meeting minutes

ATTACHMENT 1

June 6, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
JUNE 6, 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, June 6, 2017 at 7:00 p.m.

CALL TO ORDER:

Vice-Chair Elizabeth Yang called the Design Review Board meeting to order at 7:07 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Vice-Chair Elizabeth Yang, Members Gay Q. Yuen, and Ivan Lam

Board Members Absent: None

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 REORGANIZATION OF THE MONTEREY PARK DESIGN REVIEW BOARD

Action Taken: Design Review Board Member Yang was nominated for Chairperson

Motion: Moved by Member Yuen and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

Action Taken: Design Review Board Member Yuen was nominated for Vice-Chair

Motion: Moved by Member Yang and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Yuen, and Lam

Noes: Members: None

Absent: Members: None

Abstain: Members: None

2-B APPROVAL OF MINUTES

April 4, 2017, April 18, 2017, and May 2, 2017

Action Taken: The Design Review Board approved the minutes from the regular meetings of April 4, 2017, April 18, 2017, and May 2, 2017

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

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

[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 owner, 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.

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-16-26) application, subject to the conditions of approval as stated in the staff report.

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

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

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.

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-13-16) application, subject to the conditions of approval as stated in the staff report.

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None.

[7.] STAFF COMMUNICATIONS AND MATTERS: None.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:37 p.m.

Next regular scheduled meeting on June 20, 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: August 15, 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: Time Extension (EX-17-03) New Construction greater than 10,000 Square Feet – 120 West Hellman Avenue (DRB-15-24)

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 Time Extension (EX-17-03) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, and noise addresses actions that must be taken prior and during the construction process.

EXECUTIVE SUMMARY:

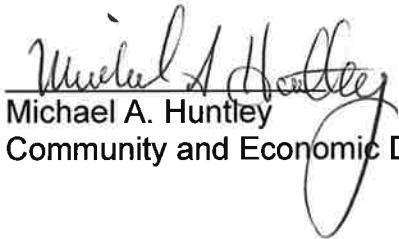
The applicant, Tony Zeng, is requesting approval for a one-year time extension for Design Review Board (DRB-15-24) application to allow for the construction of a new three-story, 27,583 square foot 12-unit medical office condominium development (Citizen's Medical Plaza) at 120 West Hellman Avenue. The subject property is located at the southeast corner of West Hellman Avenue and Baltimore Avenue. The property is zoned C-P (Commercial Professional) and is designated Commercial in the General Plan.

The request is necessary because the original approval was granted on July 19, 2016. According to Monterey Park Municipal Code (MPMC) § 21.36.140, the Design Review Board, upon good cause of the applicant, may extend the life of the project once for a period not to exceed one-year. According to the letter submitted by the applicant, dated June 1, 2017, the construction drawings are currently on its second round of corrections. The mechanical, electrical, and plumbing plans have approval. Some revision items are outstanding with the Building and Safety and Planning Divisions as well as the soils report; however, the revision items are not significant. The applicant anticipates completing the plan process within the next few months.

CONCLUSION:

Staff reviewed the time extension application and believes the scope of work warrants the requested one-year time extension.

Respectfully submitted,

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

Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Time extension letter, dated June 1, 2017

Attachment 2: Design Review Board Staff Report, dated July 19, 2016

ATTACHMENT 1

Time extension letter, dated June 1, 2017

CITIZEN GROUP LLC

City of Monterey Park
Design Review Board
320 West Newmark Avenue
Monterey Park, Ca. 91754-2896

June 1, 2017, 2017

Re: 120 West Hellman Avenue
DRB-15-24

Dear Board Members,

I am writing in regard to the above new development project. After this project was approved by the board on July 19, 2016, our company, along with all of our consultants, is working relentlessly to obtain all necessary approvals for building permit. However, the process took longer than we anticipated. Our consultants have submitted for Plan Check. They are all working on the corrections currently.

Our company has invested a lot of resources on this development. We are eager to break ground. Thus, we would like to ask the commission to grant us the Design Review Approval extension so that we can continue to pursue this project.

Sincerely,



Tony Zeng
Managing Member

ATTACHMENT 2

Design Review Board Staff Report, dated July 19, 2016



Design Review Board Staff Report

DATE: July 19, 2016

AGENDA ITEM NO: 3-A

TO: Design Review Board

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

BY: Harald Luna, Assistant Planner

SUBJECT: New Construction greater than 10,000 Square Feet – 120 West Hellman Avenue (DRB-15-24)

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-15-24) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Jin Zeng, is requesting design review approval for a new three-story, 27,583 square foot 12-unit medical office condominium development (Citizen's Medical Plaza) at 120 West Hellman Avenue. The subject property is located at the southeast corner of West Hellman Avenue and Baltimore Avenue.

Background

On November 17, 2015, the Design Review Board reviewed the conceptual design plans and a presentation by the applicant for the proposed medical office building and provided several recommendations to the applicant including:

- Provide additional landscaping within the outdoor seating area adjacent to the front (north) elevation of the building.
- Provide appropriate screening for all exterior and roof top mechanical equipment proposed, including transformers and back flow prevention devices.
- On the site plan, verify the location of the exterior light fixtures installed on the building wall and freestanding. The location of the freestanding light fixtures must not obstruct vehicle access circulation.
- Review the type of landscaping within the planter areas adjacent to the west property line for line of sight clearance.

- Provide design plan detail and material information for the proposed awnings.

On June 14, 2016, the Planning Commission reviewed and adopted a mitigated negative declaration approving Conditional Use Permit (CUP-15-07) to allow a 1.0 Floor Area Ratio and Tentative Map No. 073665 (TM-15-09) for the subdivision of air rights for a 12-unit condominium development.

Property Description

The property is zoned C-P (Commercial Professional) and designated C (Commercial) in the General Plan. The lot is relatively flat, has a lot area of 18,527 square feet (0.43 acre) in size and is regular-shaped. To the north of the property are Hellman Avenue and one-story single-family dwellings located within the City of Alhambra, to the east and south is a 3-story hospital (Garfield Medical Center) and west are R-3, P-D (High Density Residential, Planned Development) zoned lots developed with single and two-story multiple-family residential dwellings.

Project Description

The proposed medical office building will be 3-stories with a gross floor area of 27,583 square feet. There will be 11 medical office suites and 1 retail suite with 83 on-site parking spaces located at-grade and in a two-level subterranean parking garage. The building will be situated towards the northern portion of the lot adjacent to the north property line along Hellman Avenue with its related parking area located to the south portion of the lot behind the building and below grade.

According to the floor plans, the ground floor will have four units and a general lobby area. The proposed ground floor uses include three medical offices and a retail pharmacy. Access to the lobby area will be provided by two double sets of glass doors located on the north and south of the building. The lobby area will provide access to the elevators and two of the three medical office units on the ground floor. The second and third floors will have identical floor plan layouts with four units intended to be used for medical offices.

Architecture

The proposed architectural style is modern. The building will be rectangular in shape with articulated walls and decorative exterior finishes. The north building elevation is designed to step back away from the north property line to create an outdoor plaza and provide relief to the massing of the building and the public right-of-way. The building's exterior elevations will be comprised of a combination of high density laminate timber façade panels to emulate real wood (Parklex "Bronze" finish), accented with metal panel cladding (Zalmag Wall Tile, "Pre-Patina II" Large Tile, No Shadow Cup), stucco (La Habra Stucco, "Eggshell" X-73), and decorative split face concrete block (Orco Block Company, White with Pumice). The storefronts and windows will have dark brown anodized aluminum mullions (Kawneer Anodized aluminum "Medium Bronze") with bronze tinted solar window glass (Oldcastle Building Envelope ¼" Dual Glazing PPG "Solar Bronze"). The metal canopies located on the north facing elevation of the ground floor level above the store fronts will have a bronze anodized finish ("C-Shaped Canopy

with SS Tension Rods & Plates). The ground floor of the south facing elevation will be setback from the upper floor levels to create a covered pedestrian walkway and covered parking. The exposed support columns on the south elevation will be natural cast-in-place concrete. Although no decorative wall light fixtures are proposed at this time, staff has placed a condition that requires the applicant/property owner to submit exterior lighting details that will compliment the modern architectural style of the building.

Access to the parking lot areas will be provided by a new 26-foot wide driveway that will take direct access from Baltimore Avenue. Staff is recommending that the driveway provide a decorative exposed aggregate concrete paving with a saw cut grid pattern (Exposed Aggregate Concrete, Natural Color "Acid Etched") within the first 20 feet of the driveway area to match the outdoor plaza area.

Landscaping

The outdoor plaza will provide exposed aggregate concrete paving with a saw cut grid pattern (Exposed Aggregate Concrete, Natural Color "Acid Etched"). A series of decorative fiberglass pots (Old Town Fiberglass Pots, Grecian Model GR3636 and Mediterranean Model MT4832) will be installed throughout the plaza that will be planted with a combination of 5-gallon Phorium Tenax Black Platt's and Sundowner, Iceberg Rose, Echeveria Nodulosa, heucarella 'sweet tea' and Ivy Geraniums.

Along the east, and south perimeter of the property a combination of trees and shrubs will be planted, including 15-gallon Prunus Caroliniana 'Compacta' – Emerald King Carolina Cherry Laurel and 5-gallon Hemerocallis Species Double Yellow – 'Daylily', Streltzia Reginae – Bird of Paradise', Phormium Tenax 'Rainbow Queen' New Zealand Flax, and Rosa Floribunda – Iceberg shrub rose shrubs. Along the west property line to the north and south of the driveway the applicant is proposing to install decorative fiberglass pots (Old Town Fiberglass Pots Mediterranean square Model MT4832 and Grecian Model GR3636) planted with 15-gallon Cercis Canadensis 'Forest Pansy' – Forest Pansy Redbud, and 5-gallon Rosa Iceberg White and under plant with Ivy Geranium. Based on the landscape plant materials proposed, staff recommends that at time of plan check, the landscape plans must be revised to include additional low growing drought-tolerant shrubs and groundcover to be planted throughout the outdoor plaza and to the north and south of the driveway. In addition staff has placed a condition of approval that requires a water efficient irrigation system within the landscaped pots.

Although no furniture is proposed for the outdoor plaza area, staff has placed a condition requiring commercial grade outdoor furniture in a modern design be provided to compliment the medical office building architectural style. A trash enclosure will be provided in the parking lot area adjacent to the west property line. The trash enclosure, as conditioned, will have the same split face concrete block walls (Orco Block Company, White with Pumice) with decorative non-combustible gates and cover designed to match the modern architectural style of the building and painted to match the building.

Mechanical Equipment

Although the plans currently do not show the location of all the mechanical equipment staff is recommending that at the time of plan check the applicant/property owner submit

revised plans to show the locations of all the mechanical equipment and how it will be screened from public rights-of-way and adjacent properties.

No signage is proposed at this time; however, a Master Sign Program will be required and is subject to Design Review Board approval.

CONCLUSION:

Staff reviewed the application and believes the proposed three-story, 12-unit condominium development project (i.e. 11 medical office units and one retail unit) is appropriately designed for the site, compatible with the surrounding properties and consistent with the Commercial Professional Zone. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls.

ENVIRONMENTAL ASSESSMENT:

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, and noise addresses actions that must be taken prior and during the construction process.

Respectfully submitted,

Michael A. Huntley
Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Site, floor, elevation, landscape and irrigation plans, color elevations, and site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped May 27, 2016 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new three-story, 27,583 square foot 12-unit medical office condominium development 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, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. At time of plan check, the landscape plans must be revised to include additional drought-tolerant landscaping throughout the outdoor plaza and to the north and south of the driveway, subject to the review and approval of the planner. In addition the landscaped pots must have a water efficient irrigation system.
12. At the time of plan check submittal the applicant/property owner must submit exterior lighting plan. The exterior accent lighting must be of a modern design that has an anodized bronze finish to compliment the aluminum store front windows and entry

system framing. The exterior lighting must be shielded to prevent the direct spillage of light or glare onto adjacent lots and public rights-of-way.

13. At the time of plan check submittal the first 20 feet of the driveway must have a decorative exposed aggregate concrete paving with a saw cut grid pattern (Exposed Aggregate Concrete, Natural Color "Acid Etched") to match the outdoor plaza.
14. Provide outdoor furniture that is of commercial grade that will compliment the modern architectural design of the building.
15. At the time of plan check submittal the trash enclosure walls must be split face concrete block walls (Orco Block Company, White with Pumice) with decorative non-combustible metal gates and metal cover designed to match the modern architectural style of the building.
16. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment including transformers and backflow devices and how they will be screened. Such screening may either be painted to match the exterior color of the building with landscaping screening or treated as an architectural feature, subject to the review and approval of the Planner.
17. A Master Sign Program will be required and will be brought before the Design Review Board for review and approval when the first sign application is made at the subject property.

EXHIBIT B

Site, floor, elevation, landscape and irrigation plans,
Color elevations, and site photographs



Design Review Board Staff Report

DATE: August 15, 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: New Construction Less Than 10,000 square feet – 2-Unit Residential Development – 128 Gladys 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):

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) because the proposed project is the construction of a two-unit residential development in an urbanized area.

EXECUTIVE SUMMARY:

The applicant, Tien Chu, on behalf of the property owners, Alex and Ray Liu, is requesting design review approval for the construction of a 2-unit residential development at 128 Gladys Avenue. The property is located on the east side of Gladys Avenue, six lots north of East Garvey Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium-Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are R-2 zoned lots with single and multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single-story and two-story single

and multiple-family residential buildings with attached and detached garages built, as early as, from 1911 to present day.

Project Description

The subject property has a frontage of 60 feet and a depth of 158 feet, with a total lot area of 9,480 square feet in size. Per R-2 development standards, a maximum building density of 1 unit per 4,356 square feet applies to the subject property. A maximum of 2 units can be built on the lot, and 2 units are proposed. The subject property is currently developed with an older residential dwelling unit with a detached garage. The property will remain as one lot.

The 2 units will have 3 bedrooms. The front unit will be 2,462 square feet and the rear unit will be 2,291 square feet. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 26 feet. A building separation of at least 12 feet and up to 18 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, units with three or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest space per two dwelling units. Overall, 4 enclosed garage spaces and 1 guest parking spaces are required and 4 enclosed garage spaces and 2 guest parking spaces will be provided. The driveway has a width of at least 18 feet minimum and up to 26 feet 6 inches, and each parking space will have a minimum back-up distance of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 200 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 422 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 353 square feet up to 866 square feet.

Architecture

The proposed architectural style is a Contemporary architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwellings will consist of a combination of sand finish stucco walls painted in a cream color (La Habra Stucco: Sand finish: Birch White and Rustic and Baja White and Baked Potato) and decorative stone veneer (Quick Stack: Carmel Mountain and Aspen). The stone veneer will be used as an accent on the front and side elevations. The stone veneer on the front (west) elevation of the rear unit, as conditioned, will wrap around to the north and south side elevations a minimum of 18 inches. The stone veneer will have a decorative smooth finish stucco treated trim cap painted in a white color (Behr: HDC-NT-22). The first and second floors of the dwelling units will feature a hip roof design at varying heights. The roofs will have dark brown blend colored concrete tiles (Monier Life Roofing: Silverwood and Ironwood). The

windows will have a white color vinyl frame (Milgard). The main entry doors will consist of a solid core wood material with glazing. The aluminum garage doors will be dark brown (La Mesa).

As part of the new construction of the 2 condominium units, the front yard area will include a new driveway and a walkway that leads to the front doors of the units, parking areas, and to the common open space areas. The applicant is proposing to install 4 foot high block pilasters with wrought-iron fencing within the front yard area, and a 6 foot high perimeter block wall along the north and south sides, behind the front yard setback area, and along the rear property line. The perimeter block walls and pilasters, as conditioned, will have a smooth stucco finish painted in a cream color (La Habra Stucco: Sand finish: 34 San Simeon) with a decorative smooth finish stucco treated cap painted in a brown color (Behr: HDC-NT-22) and the wrought iron will be painted in a brown color to compliment the dwelling units exterior finishes.

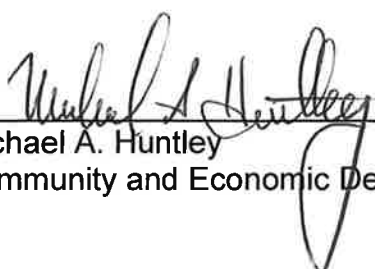
Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 2-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Fruitless Olive, and California Pepper trees. The proposed shrubs include 5 gallon size Star Jasmine, Oleander, Red Hot Poker, Pride of Madeira, Bougainvillea, and Lyme Grass. The proposed ground covers include Myoporum, and Yarrow Lawn. Other landscaping materials and features set within the common open space area include outdoor furniture and a barbecue area. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system within the landscape planter areas to minimize water run-off. Staff believes that the proposed Contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 2 residential condominium units with their attached 2-car garages and open space areas are 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. There are varying architectural features and exterior finishes that help to break up the building walls.

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 July 24, 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-17-01), 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. 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: August 15, 2017

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New 2-story single-family residential dwelling and a detached second dwelling unit – 319 Florence Avenue (DRB-17-13)

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-17-13) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kamen Lai of Elite Design Development Inc., on behalf of the property owner, is requesting design review approval for the construction of a new 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage and a detached single-story second dwelling unit with an attached 2-car garage at 319 Florence Avenue. The property is located on the west side of Florence Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

According to Government Code § 65852.1 and Monterey Park Municipal Code (MPMC) § 21.08.040 (J), a city may issue a permit for the construction of a second dwelling unit, which is attached to or detached from a primary residence on a parcel zoned for a single-family residence, and the floor area of the detached dwelling unit does not exceed 1,200 square feet.

According to Government Code § 65852.150, the Legislature finds and declares that accessory dwelling units (formerly known as second dwelling units) are a valuable form of housing in California. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory

dwelling units benefit from added income, and an increased sense of security.

Site Analysis

The subject property has a lot area totaling 8,690 square feet in area, and is currently developed with a 1,012 square foot single-story single-family residential dwelling with a detached garage. The surrounding properties located to the north, south, east and west are zoned R-2 and developed with a mixture single and multiple-family residential properties. The subject and adjacent properties are on relatively flat land. The design and character of the surrounding residential dwellings consist of the non-traditional mid-century tract, and contemporary architectural styles, consisting of single and two-story residential dwellings with attached and detached garages built in the early 1920's to 2007.

Project Description

The applicant is proposing to demolish the existing structures, construct a new 2,675 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 444 square foot 2-car garage and a detached 799 square foot single-story second dwelling unit with an attached 481 square foot 2-car garage. The total living area will be 3,474 square feet. Based on the lot area of 8,690 square feet, the maximum living area that can be built is 40% or 3,476 square feet. The proposed detached second dwelling unit is less than the 1,200 square foot maximum allowed by the Government Code § 65852.2 and the MPMC § 21.08.040 (J).

The proposed single-family residential dwelling and the detached second dwelling unit will meet the required front (east) and rear (west) 25 foot setback, the side (north and south) 5 foot setback for the first floor, and 10 foot setback for the second floor. The R-2 zone allows for primary single-family residential dwellings to be 2-stories with a maximum building height of 30 feet. The primary single-family residential dwelling will be 2-stories and will have a maximum building height of 25 feet 4 inches. Per MPMC § 21.08.040 (J) an second dwelling unit is limited to one-story with an overall height of 15 feet. The second dwelling unit will be single-story with a total height of 14 feet 11 inches.

According to the primary single-family residential dwelling floor plans, the first floor will consist of a living room, dining room, family room, kitchen, powder room, bedroom with bathroom, a 2-car garage with a laundry area, and a front covered porch. The second floor will have three bedrooms, two bathrooms, den area that overlooks the first floor living room, and a balcony. The detached second dwelling unit floor plan will consist of a living room, dining room, kitchen, 2-bedrooms, a bathroom, and an attached 2-car garage with a laundry area.

Per the MPMC § 21.22.050, a single-family residential dwelling with 4 bedrooms or less requires 2 enclosed garage parking spaces. According to MPMC § 21.08.040 (J), two off-street parking spaces are required for second dwelling units more than 600 square feet of gross floor area. Parking designated for the second dwelling unit must be

provided in addition to the minimum parking required for the primary unit. Designated second dwelling unit parking must be independent of parking provided for the primary unit and must be directly accessible to the second unit by a door or a paved pathway. Based on the number of bedrooms and total living area, the main 2-story single-family residential dwelling will provide an attached 2-car garage, and the second dwelling unit will provide an attached 2-car garage meeting the off-street parking requirements.

Access to the off-street parking requirement will be provided by a new minimum 12 foot wide driveway that will take direct access from Florence Avenue, and each parking space will have a minimum back-up distance of 26 feet.

Architecture

The proposed architectural style is a contemporary architectural style which will be consistent with the existing architectural style of the newer residential developments within the surrounding neighborhood. While, the architectural style of the surrounding residential neighborhood has a variety of non-traditional architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are newer developments that have contemporary architectural styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The primary single-family residential dwelling and second dwelling unit exterior walls will consist of a combination of beige colored with a smooth finish stucco walls (La Habra Stucco, Smooth Finish, 34 San Simeon (61) Base 200), and an earth tone stone veneer (El Dorado Stone, Rustic Ledge in Sequoia). The stone veneer will be used on the front elevations and portions of the side and rear elevations of the primary single-family dwelling and second dwelling unit's first floor. The roof will have a hip roof design at varying heights. The roof will have a blend of weathered brown colored concrete tiles (Eagle Roofing Products, Type Capistrano, Arcadia Canyon Brown, No. 3581) to compliment the primary color of the residence. The first and second floor roof eaves will have wood fascias that will be painted dark brown (Dunn-Edwards Paints, DE6063-Black Walnut). The under-eave, door and window trim moldings will have a decorative precast concrete smooth finish in a light brown color (4" under-eave cement foam cast crown molding, Davis Colors bonded pigment, Yosemite Brown 641). The rain gutters and downspout system will be painted dark brown (Dunn-Edwards Paints, DE6063-Black Walnut). The primary single-family dwellings front elevation will feature a front covered porch with a front facing gable roof design that will be supported by square columns wrapped with stucco and the stone veneer.

The applicant is proposing to use a combination of sliding and single-hung dual pane desert sand colored vinyl frame windows and secondary doors (Jeld-Wen Builders Vinyl Sliding window, Desert Sand). The decorative main entry doors will be comprised of a fiberglass material with a walnut oak finish and with rectangular shaped ornamental glass design (Feather River Doors, Standard Double Door, Walnut Oak finish, Glass Silverdale Patina). The garage doors will be sectional decorative aluminum doors with glazing along the top section in a sandstone color (Clopay Garage Doors, Steel

Premium Series, Long Panel, Short square top section: color Sandstone) to compliment the architectural style of the dwelling.

The primary single-family dwelling balcony located on the second floor will have a wrought-iron railing to be painted in a dark brown color (Dunn-Edwards Paints, DE6063-Black Walnut). The applicant is proposing to use decorative wall light fixtures into the design of the primary dwelling and second dwelling unit that will have a vintage design (The Great Outdoors Wall Light, Model: Kent Place, Vintage Rust) to compliment the architectural design of the dwelling.

Landscaping

As part of the new construction of the 2-story single-family residential dwelling and the second dwelling unit, the property will include new landscaping. The proposed landscaping consists of a mixture of trees, shrubs and groundcovers. The proposed trees include 36 inch box size Western Redbud, Strawberry Tree, and 15-gallon size Lemon Bottlebrush. The proposed shrubs and ground covers include a mixture of 1 gallon minimum size up to 15 gallon size Foxtail Agave, Kangaroo Paw, Dwarf Kangaroo Paw, Upright Rosemary, Dwarf Bottlebrush, Mexican Bush Sage, Rock Rose, Little Rev Flax Lily, Autumn Sage, Laurel Bay, Spanish Lavender, Fireworks Fountain Grass, Regal Mist Pink Muhly Grass, Kleinia, Creeping Myoporum, Blue Spruce Stonecrop, and St. Augustine SOD. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no new irrigation system is proposed at this time staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system within the landscaped areas to minimize water run-off.

Furthermore, the applicant is proposing to install a new 4-foot high decorative tan color split-face concrete block wall adjacent to the north and south side property lines within the front yard area, a 4-foot high combination tan color split-face concrete block and dark brown wrought iron fence and gates adjacent to the front property line, and a 6-foot high concrete block wall behind the front yard area adjacent to the rear (west), north and south side property lines. The new driveway and walkways will consist of concrete and permeable decorative interlocking pavers (Angelus Block Co., Inc. Antique Cobble I, Color: Sand-stone Mocha).

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling and the detached second dwelling unit are 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.

Environmental Assessment

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 and a detached second dwelling unit in an urbanized area that is zoned for residential use.

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 June 29, 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 2,675 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car garage and a new detached 799 square foot single-story (2-bedroom) second dwelling unit with an attached 2-car garage (case no. DRB-17-13), 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. The irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, floor, elevation, and landscape plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs