

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

Tuesday
September 5, 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 – None.

[3.] PUBLIC HEARING –

3-A. MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 420 NORTH ATLANTIC BOULEVARD – BEST WESTERN MIXED-USE DEVELOPMENT (DRB-17-12)

The applicant, James Chou, is requesting design review approval to modify a previously approved mixed-use development at 420 North Atlantic Boulevard in the R-S, P-D (Regional Specialty Center, Planned Development Overlay) Zone.

On December 13, 2016, the Planning Commission adopted a Mitigated Negative Declaration of Environmental Impacts for the project pursuant to CEQA Guidelines §15070 (the “2016 MND”). When the applicant modified the Project, the proposed modifications were compared to the 2016 MND to determine whether an additional environmental document must be prepared. On June 27, 2017, the Planning Commission adopted a Supplemental MND (the “2017 SMND”) that identified the same mitigation measures for the proposed modified Project that were included in the 2016 MND with one supplemental mitigation measure required for tribal cultural resources. Based upon the 2016 MND and 2017 SMND, no further CEQA analysis is required.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Modification for Design Review Board (DRB-17-12) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. MASTER SIGN PLAN – 742-750 EAST GARVEY AVENUE (DRB-17-09)

The applicant, Wei Man Quan of Signs & Printing, Inc., on behalf of the property owner, is requesting design review approval for a new master sign plan at 742-750 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development Overlay) 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-17-09) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) since the project scope is limited to a master sign plan for new signage for an existing commercial building.

3-C. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – JADE PLAZA – 301 EAST GARVEY AVENUE (DRB-17-11)

The applicant, Anuj Dua of SPAD Architects Inc., on behalf of the property owner, is requesting design review approval for the construction of a single-story multi-tenant commercial building (Jade Plaza) at 301 East Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development Overlay) 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-17-11) 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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a one-story 13,657 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU2 (Mixed Use II) in the General Plan. According to the MU2 land use category, the East Garvey Mixed Use category is established to encourage neighborhood revitalization and better integration of complimentary commercial and residential uses, and to provide private property owners with expanded opportunities for development of underutilized parcels. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

[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 19, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: September 5, 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: Modification to New Construction Greater than 10,000 Square Feet –
420 North Atlantic Boulevard – Best Western Mixed-Use Development
(DRB-17-12)

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 Modification for Design Review Board (DRB-17-12);
and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, James Chou, is requesting design review approval to modify a previously approved mixed-use development located 420 North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Mixed-Use I (MU-I). On December 13, 2016, the Design Review Board approved the design of a new 210,390 square feet, 6-story 102-room hotel with 365 parking spaces. In 2017, the applicant acquired an adjacent property located at 400 North Atlantic Boulevard, on the northeast corner of North Atlantic Boulevard and West Emerson Avenue.

The additional parcel will allow the project to increase the number of hotel rooms from 102 to 136 and provide a second restaurant tenant space that will be 3,472 square feet. The originally proposed 84 residential condominium units will not change. The number of at-grade and subterranean parking spaces will be increased to accommodate the additional hotel rooms and restaurant use.

Staff believes the proposed modification is reasonable since additional land has been acquired, which has allowed the developer to make several improvements to the project design, including providing the required 13 feet dedication for street widening to Emerson Avenue, extending the building to the corner of North Atlantic Boulevard and

West Emerson Avenue, increasing the number of provided parking spaces, and providing an additional driveway on West Emerson Avenue.

Project Description

The added parcel is 12,470 square feet in size and is currently developed with a one-story 1,186 square feet commercial building constructed in 1959. The building was previously occupied by a used car dealership business with car rental services. It is the Applicant's intent to incorporate this property into the hotel component of the project.

The project site was comprised of three parcels totaling 75,600 square feet (1.74 acres). One parcel has frontage on Atlantic Boulevard and is currently developed with a two-story motel (Best Western Monterey Park Inn), comprised of three detached buildings totaling 56-rooms. The existing motel is 16,226 square feet and was constructed in 1978. There are approximately 49 existing parking spaces. The second and third parcels have frontage on Chandler Avenue. The second parcel is currently developed with a 15-unit two-story apartment building constructed in 1961. The third parcel is vacant. The addition of the fourth parcel will increase the project area from 75,600 square feet (1.74 acres) to 88,070 square feet (2 acres).

According to MPMC § 21.14.090(E), for the residential portion of a mixed-use development, a minimum of 2 off-street parking spaces per unit must be provided, plus an additional 0.25 parking spaces per unit must be provided for guest parking. The required number of parking spaces for the residential units will be 168, plus 21 guest parking spaces. According to MPMC Table 21.22(C), 1 parking space will be required per hotel room. For the proposed 136 hotel rooms, 136 spaces will be required and will be provided. The required number of parking spaces for the two restaurant uses will be 10 parking spaces per 1,000 square feet of gross building area, which equates to 71 parking spaces. The total required number of parking spaces would be 396 and the number of provided parking spaces will be 440. Parking will be provided in two-levels of subterranean parking, one level at-grade, and one level above-grade. The parking for the hotel and restaurant use will be accessible from North Atlantic Boulevard and West Emerson Avenue and the parking for the residential units will be accessible from North Chandler Avenue.

Architecture

The newly added portion of the development will have the same design, architectural style, and finishes as the originally approved project. The building mass will be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design features the use of exterior cement plaster painted in a combination of Dunn Edwards earth tone colors, including light grey (DEC751 – Ash Grey), white (DEC793 Chalky), light green (DET775 – Sea Glass), light yellow (DET665 – Grain Mill), a metal canopy panel system powder-coated Bone White. The spandrels will be powder-coated a grayish blue. The building exterior will have multiple finishes, including metal panels painted dark bronze (Arcadia AB-6), aluminum panels (Alucobond Natural Stainless), wood panels (Resysta-FVG C09 – Dark Burma),

and stone veneer in two colors (Eldorado Stone Ledge Cut 33 – Beach Pebble) and (Eldorado Stone Ledge Cut 33 – Sage).

The balcony railings on the hotel, facing Atlantic Boulevard, will be metal in a light grey color with glass panels. The balcony railings on the residential units, facing Chandler Avenue, will be aluminum in dark bronze color. The coping will be metal painted dark grey (DE 6377 Boat Anchor). The storefront/window frames will be aluminum (Arcadia – Dark Bronze AB-6). To help ensure its compatibility with surrounding land uses, the building will be articulated and setback so it will not overwhelm adjacent properties and the public right-of-way. Specifically, the building will be setback 13 feet from the west property line on Atlantic Boulevard and 10 feet from the east property line on Chandler Avenue.

CONCLUSION:

Staff believes that the proposed modification is consistent with design originally approved by the Design Review Board. The proposed colors and finishes remain high quality and compatible with the surrounding properties. Additionally, the proposed contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development. Moreover, the expansion of the project onto the corner lot at Atlantic Boulevard and Emerson Avenue completes the redevelopment of the block consistent with the vision of the community.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Site, Floor, Elevation Plans, and Color elevations

ATTACHMENT 1

Site, Floor, Elevation Plans, and Color elevations



Design Review Board Staff Report

DATE: September 5, 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: Master Sign Plan – 742-750 East Garvey Avenue (DRB-17-09).

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-17-09) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) since the project scope is limited to a master sign plan for new signage for an existing commercial building.

EXECUTIVE SUMMARY:

The applicant, Wei Man Quan of Art Signs & Printing, Inc., on behalf of the property owner, is requesting design review approval for a new master sign plan at 742-750 East Garvey Avenue. The subject property is located on the south side of East Garvey Avenue between South Orange Avenue and South New Avenue. The subject property is zoned C-S, P-D (Commercial Services, Planned Development Overlay) and designated Mixed Use II (MU 2) in the General Plan. The proposed master sign plan for the commercial building is designed to encourage signs, which are integrated with and harmonious in size, design, style, material and appearance to the commercial building. The applicants request meets the zoning requirements and rights afforded to other businesses from the surrounding area.

Site Analysis

The properties located at 742 East Garvey Avenue and 750 East Garvey Avenue are developed with detached multi-tenant (8 tenant spaces) single-story commercial buildings and related parking area within the central area of the lot. The site is bordered by commercial properties to the north, east, and west consisting of one and two-story commercial buildings. To the south are single-family residential dwellings. The design and character of the surrounding wall signs consist of individual illuminated/non-illuminated channel letter wall signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Master Sign Plan

According to MPMC §21.24.580, a Master Sign Plan is required for any new or existing commercial project with three or more units involving exterior remodels. The Master Sign Plan must address the size, location, number, and design of all proposed signs, but need not show the actual sign copy. The applicant is requesting approval for a new Master Sign Plan for the multi-tenant (8) commercial buildings that addresses the types of signage permitted on the buildings. Specific criteria for the primary wall signs and window signage have been provided within the master sign plan (Attachment 2).

Master Sign Plan Criteria

Wall Signs:

The new master sign plan allows only one primary wall sign per tenant space above the store front entrance and a secondary wall sign for one tenant space with a secondary frontage. The primary and secondary wall signs will be comprised of internally illuminated (front and/or back-lit) channel letters, and non-illuminated channel letters comprised of acrylic faces with vinyl overlay, 12-inch maximum aluminum black returns, and, as conditioned, 1-inch acrylic trim caps in black or to match the sign face colors. Primary wall signs will be permitted to have a maximum sign area of one square foot per lineal foot of the business frontage. The secondary wall signs will be permitted to have a maximum sign area of 50% of 1 square foot per lineal foot of the business frontage. The maximum sign areas and materials are consistent with the maximum sign area and materials allowed by the Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations. The master sign plan will allow for a single row of text and logo for each tenant sign with a height of 12-inches minimum up to 18-inches maximum. A secondary row of text may be approved as individual internally illuminated channel letters. If a secondary row of text is needed the total height of the sign text must not exceed 24-inches with the primary row of sign text at a minimum of 12-inches and the secondary row of sign text at a minimum of 6-inches.

The colors for the sign face acrylic and vinyl overlay will be limited to red, blue, white and established corporate colors to keep consistency within the signs of the commercial buildings. The master sign plan criteria identifies that wall signs cannot be higher than

15 feet above the sidewalk measured from the ground floor to the top of the signs and will be centered vertically and horizontally along the building fascia to which it is affixed. The sign specifications including the size, location, number, and design for each unit are further illustrated in the master sign plan.

Window signs:

The master sign plan allows for window signage for the tenant spaces. The maximum window sign area for each tenant space is limited to 20% of the total glass frontage area. In addition to the window signage tenant space suite numbers will be allowed to be located above the tenant main entrance door. The suite numbers will be comprised of a white vinyl material.

Banners:

Banners will be permitted as temporary signage only and allowed per the City of Monterey Park Municipal Code (MPMC) §21.24 Sign Regulations, and are subject to Planning Division review approval.

According to MPMC §21.24.600, to approve a master sign plan, the Design Review Board must make the following findings:

- (A) The master sign plan complies with the purpose of the signage chapter, including the sign design guidelines;

The proposed master sign plan complies with the purpose of the signage chapter because it encourages the effective use of the signs as a means of communication in the City. The master sign plan also encourages signs that are integrated with and harmonious in size, design, style, material, and appearance to the buildings and sites, which they occupy and surround. Lastly, the master sign plan will enable the fair and consistent enforcement of these sign restrictions.

- (B) Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development;

The proposed master sign plan criteria and signs will enhance the overall development and are in harmony with other signs included the master sign plan and surrounding developments.

- (C) The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants;

The proposed master sign plan contains provisions to accommodate further revisions that may be required because of changes in use or tenants.

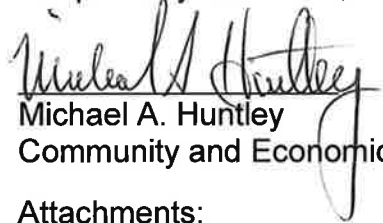
- (D) The master sign plan complies with the standards of the signage chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the master sign plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

The proposed master sign plan complies with the standards of the Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations chapter because the sign plan follows the criteria set in the signage chapter.

CONCLUSION:

Staff reviewed the application and believes the proposed master sign plan is appropriately designed for the site, compatible with the signs from the surrounding commercial properties, with the recommended conditions.

Respectfully submitted,

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

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Master Sign Plan
- Attachment 3: Existing site photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the master sign plans date-stamped August 28, 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 §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 master sign plan (case no. DRB-17-09), 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 the final master sign plan and sign plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall 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 must be properly maintained at all times.
10. 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.
11. When the business use is discontinued, the business owner and/or property owner shall remove all signage and repair/repaint any affected surfaces within 30 days.
12. A sign plan drawn to scale must be submitted to the Planning Division for any new signage on the building. New signs must meet the specified criteria of the Master Sign Plan to allow for design compatibility with existing signage, subject to the

review and approval of the Planner. All wall signs must be centered horizontally and vertically along the sign band area.

13. Signs may not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials.
14. A revised final master sign plan must be submitted to the Planning Division that illustrates how the trim caps must be 1-inch acrylic in black or to match the sign face colors.
15. A revised final master sign plan must be submitted to the Planning Division that illustrates for the maximum letter height for two rows of text must not exceed 24 inches with the primary row of sign text at a minimum of 12 inches and the secondary row of text at a minimum of 6 inches.

ATTACHMENT 2

Master Sign Plan

ATTACHMENT 3

Site photographs



Design Review Board Staff Report

DATE: September 5, 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 construction greater than 10,000 square feet – 301 East Garvey Avenue (DRB-17-11)

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-17-11) 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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a one-story 13,657 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU2 (Mixed Use II) in the General Plan. According to the MU2 land use category, the East Garvey Mixed Use category is established to encourage neighborhood revitalization and better integration of complimentary commercial and residential uses, and to provide private property owners with expanded opportunities for development of underutilized parcels. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Anuj Dua of SPAD Architects, on behalf of the property owner, is requesting design review approval for the construction of a single-story multi-tenant commercial building (Jade Plaza) at 301 East Garvey Avenue. The property is located

on the north east corner of North Nicholson Avenue and East Garvey Avenue. The property is zoned C-B, P-D (Central Business Commercial, Planned Development Overlay) and is designated MU 2 (Mixed Use II) in the General Plan.

Site Analysis

The subject property is 125 feet wide and 273 feet in depth, totaling 34,255 square feet in size. The property is currently developed with a one-story, 13,657 square foot multi-tenant commercial building constructed in 1979 and its related parking lot areas to the north and south of the commercial building. In December of 2016, the commercial building experienced severe damage due to a fire that occurred on the subject property.

The surrounding properties located to the north, south, east and west are zoned C-B, P-D (Central Business Commercial, Planned Development) and developed with a mixture commercial properties and a multi-family residential development. The subject and adjacent properties are on relatively flat land. The design and character of the surrounding commercial buildings consist of the non-traditional mid-century contemporary architectural styles, consisting of single-story commercial buildings and a two-story multi-family residential structure built in the late 1930's to late 1970's.

Project Description

The applicant is proposing to demolish the existing fire damaged commercial structure, and reconstruct the 13,657 square foot single-story multi-tenant (12-spaces) commercial building with no increase in square footage and occupying the existing footprint. The main change to the commercial center is that the owner intends to update the architectural design of the building. The existing parking lot area will remain and receive a new coat of paint to restripe the parking spaces.

Architecture

The existing exterior finish is comprised of an off-white stucco walls with a mansard roof with terracotta concrete roof tiles. The applicant is proposing a contemporary architectural style with articulated architectural elements, such as wall off-sets, architectural projections, and decorative exterior finishes. While, the architectural style of the surrounding commercial buildings have a variety of non-traditional architectural styles, contemporary is not uncommon throughout the city. Also, within the vicinity of the subject property there are contemporary architectural styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The proposed exterior remodel includes new anodized storefront windows, painting and architectural treatments to revitalize the façade of the commercial building. The applicant is proposing to apply a combination of light brown colored cement plaster with a smooth finish stucco walls (La Habra Stucco, Smooth Finish, 20/30 Cement Plaster: Behr PPU3-02 "Marmalade Glaze" & Behr PPU4-07 "Mushroom Bisque"), and an earth tone stone veneer (Coronado Stone Pro-Ledge, Oakbrook). The stone veneer will be used on the front elevations of six in-line tenant spaces and on the west and south side

elevations of the two end cap tenant spaces (spaces #1 & #13). The proposed glass storefronts will have clear tempered glass with anodized aluminum frames. The roof design will have a simplified look with clean flat roof lines at varying heights. The roof will feature a glass fiber reinforced concrete cornice that will be painted light brown (Behr PPU4-07 "Mushroom Bisque"). In addition to the exterior stucco and stone veneer finishes, the front (south) facing elevation will feature a focal tower to further enhance the design and provide a break to the linear length of the building. The tower will be comprised of a jade colored porcelain tile (Jade Porcelain Tile: Heath Ceramics, Jade Porcelain G.15.2 Hex) with a glass fiber reinforced concrete cornice that will be painted light brown (Behr PPU4-07 "Mushroom Bisque") to compliment the contemporary design of the building.

As part of the contemporary architectural design, the storefront elevations will feature a series of combination metal canopies with an anodized grey finish (Ecoshade Series by Masa Architectural Canopies: Color: Behr 790-F4 (TC-02) "Creek Bend") and grey canvas awnings (Sunbrella SPA 4673-0000). The metal canopies and canvas awnings above the storefronts will serve as an architectural projection feature to provide relief to the height of the building walls and provide shade to the south facing building elevations. The applicant is proposing to incorporate a combination of decorative wall light fixtures with a galvanized finish (Exterior Gooseneck Light: Barn light Electric SP0124; Exterior Wall Sconce: Lithonia WST-LED) to highlight subtle architectural details and provide lighting to pedestrian walkways. The applicant is proposing an outdoor patio area located between the west building elevation of tenant space #1 and the west property line. The outdoor patio area will be secured, as conditioned, with a decorative metal railing and concrete planter boxes.

Landscaping

According to the landscape plan, the existing landscape planters located between the west and south side property lines and the parking lot area will be replanted with 5-gallon size *Arctostaphylos Densiflora* 'Sentinel Manzanita'. The existing trees located within the planter will remain. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Staff has included a condition of approval that requires the applicant to provide additional drought tolerant plants and an appropriate groundcover to be planted in addition to the plants within the planter areas.

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.

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.

Signage

Currently, the elevation plans show the sign placement locations for conceptual purposes only and is not a part of the proposed project. 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 project is appropriately designed for the site and compatible with the surrounding commercial properties, with the recommended conditions. The proposed color palette and architectural style is contemporary with varying architectural features and exterior finishes that help to break up the building walls, 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 August 8, 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 design approval is for a new one-story 13,657 square foot commercial development (case no. DRB-17-11), 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. A Master Sign Program will be required for the multi-tenant commercial development and must be brought before the Design Review Board for review and approval.
11. 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, 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 landscape screening or treated as an architectural feature, subject to the review and approval of the Planner.

12. A revised landscaping plan for the planter areas must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed trees and plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The minimum size of the trees must be 36 inch minimum size and the plants must be 10-gallons minimum size, subject to the review and approval of the Planner.
13. 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.
14. At the time of plan check submittal the outdoor patio area must be secured with a decorative aluminum frame with steel cable rail and smooth finish stucco treated planter boxes painted light brown (La Habra Stucco, Smooth Finish, 20/30 Cement Plaster: Behr PPU3-02 "Marmalade Glaze"), 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