

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
November 21, 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 October 3, 2017; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING

3-A. NEW SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 620 CADIZ STREET (623 HERMOSA VISTA STREET) – (DRB-17-10)

The applicant, Herand der Sarkissian, on behalf of the property owner, Oro-Ashi, LLC, is requesting design review approval for a new single-family dwelling greater than 2,000 square feet at 620 Cadiz Street (423 Hermosa Vista Street) in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots for the construction of a single-family dwelling.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-10) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 10-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 224-230 NORTH LINCOLN AVENUE (DRB-17-21)

The applicant, Leo Chuang of James V. Coane & Associates, on behalf of the property owner, Jenny Yam, is requesting design review approval for the construction of a 10-unit residential condominium development at 224-230 North Lincoln Avenue in the R-3 (High Density Residential) Zone.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-21) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. SINGLE-FAMILY DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 500 VAN BUREN DRIVE – (DRB-17-23)

The applicant, Yu Hsiang Wang, on behalf of the property owner, is requesting design review approval for an addition to a single-family dwelling that will result in a total square footage greater than 2,000 square feet at 500 Van Buren Drive in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-23) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 320-322 SOUTH MOORE AVENUE (DRB-17-20)

The applicant, JWDA, on behalf of the property owner, Michelle S. Chang of Proton Rich, LLC, is requesting design review approval for the construction of a 6-unit residential condominium development at 320-322 South Moore Avenue in the R-3 (High Density Residential) Zone.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit condominium development. The project is consistent with the zoning.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;

- (4) Approving the requested Design Review Board (DRB-17-20) application; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS

[4.] OLD BUSINESS

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on December 5, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: November 21, 2017

AGENDA ITEM NO: 2-A

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

RECOMMENDATION:

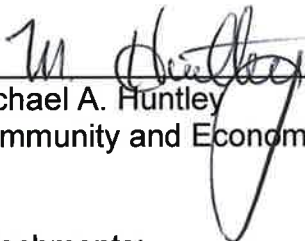
It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meetings of October 3, 2017; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The October 3, 2017 DRB regular meeting minutes were continued from the meetings of October 17, 2017 and November 7, 2017 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated October 17, 2017
Attachment 2: October 3, 2017 DRB regular meeting minutes

ATTACHMENT 1

Design Review Board Staff Report, dated October 17, 2017



Design Review Board Staff Report

DATE: October 17, 2017

AGENDA ITEM NO: 2-A

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

RECOMMENDATION:

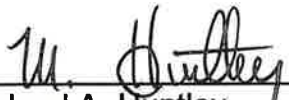
It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meetings of October 3, 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: October 3, 2017 DRB regular meeting minutes

ATTACHMENT 2

October 3, 2017 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
OCTOBER 3, 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, October 3, 2017 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Board Members Absent: None

ALSO PRESENT: Harald Luna, Assistant Planner, and Candice Carrasco, Planning Intern

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A APPROVAL OF MINUTES

August 15, 2017

Action Taken: The Design Review Board approved the minutes from the regular meeting of August 15, 2017

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

September 5, 2017

Action Taken: The Design Review Board approved the minutes from the regular meeting of September 5, 2017

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

[3.] PUBLIC HEARING:

3-A NEW WALL SIGN – 921 EAST GARVEY AVENUE – (DRB-17-16)

The applicant, Ruby Mo Mo of Ruby MoMo Jewelry Inc., is requesting design review approval for a new wall sign at 921 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development Overlay) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-16) 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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

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

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Luna stated that just wants to make it clear that this was a very short agenda, but for the next agenda, we will hopefully have more items. Member Lam mentioned that he actually wanted to communicate with the board and staff, that they are very limited in board members, every one of them has to show up, and so if there are insufficient assignments in the future, he would like to know if they can be consolidated in the future. Chairperson Yang agreed with Member Lam's idea of consolidation. Planner Luna also agreed, and mentioned that the goal of staff is to get projects moving forward, and that they don't want to cause any delay. So they will do their best to try and get two or three items, so there is a meeting for the board with several items to review versus just one at a time. Chairperson Yang and Member Lam thanked Planner Luna.

Vice-Chair Yuen added that it sounded like the item for today's meeting, that the people requesting the review really didn't have an idea of what their timeline is either. Vice-Chair Yuen stated in regards to when they can open their business, put their sign up, and what kind of application process they have to go through. She added that this item could have been delayed to the next meeting. Planner Luna stated that it depends on how far along they are with their certificate of occupancy, he added that they are still pending one inspection from one of the divisions. He mentioned that he does not know the extent of that inspection, but they still have that 10 day appeal period, which they can probably take care of that process in the mean time.

Chairperson Yang mentioned that she did suggest to some folks to apply for the openings, and they submitted their applications. She inquired with Planner Luna if he knew the status. Planner Luna replied that staff has not heard anything from the City Clerk's office at this time, but that he can check with the City Clerk's office tomorrow, if we have had any new applicants. Chairperson Yang mentioned that she got confirmation that they were turned in. Planner Luna added that he will let Director Huntley know and also talk to the City Clerk's office to see what the status is.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:20 p.m.

Next regular scheduled meeting on October 17, 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: November 21, 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: New Single-Family Dwelling – 620 Cadiz Street (623 Hermosa Vista Street) (DRB-17-10)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-10) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

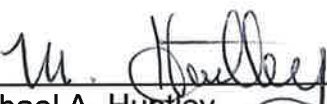
CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots for the construction of a single-family dwelling.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of October 17, 2017 and November 7, 2017 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated October 17, 2017
Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated October 17, 2017



Design Review Board Staff Report

DATE: October 17, 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: New Single-Family Dwelling – 620 Cadiz Street (623 Hermosa Vista Street) (DRB-17-10)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-10) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots for the construction of a single-family dwelling.

EXECUTIVE SUMMARY:

The applicant, Oro-Ashi, LLC, is requesting design review approval for a new single-family dwelling located at 620 Cadiz Street (623 Hermosa Vista Street). On September 26, 2017, the Planning Commission reviewed and approved a tentative map to allow for the subdivision of one lot into two lots to allow for the construction of a new single-family dwelling with frontage on Hermosa Vista Street.

The property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan. The properties to the north, south, east, and west of the project site are R-1 zoned lots. The project site is irregular shaped and 15,091 square feet in size.

The proposed project meets the City's zoning regulations and development standards. The Low Density Residential land use allows traditional single-family homes, with one dwelling unit permitted per legal lot. Residences in this category consist generally of

single-family detached houses with private yards. The subject property is a hillside lot currently developed with a single-family dwelling constructed in 1978. The existing developments on Cadiz Street and Hermosa Vista Street include single-family dwellings many of which were constructed in the 1950s, 1960s, and 1970s.

Project Description

The proposed project is a 3,535 square feet single-family dwelling with 4 bedrooms and an attached 2-car garage. The floor area will be 23 percent of the lot size. According to Monterey Park Municipal Code (MPMC) § 21.36.030(D), new single-family residential dwellings are subject to the review and approval of the Design Review Board.

The proposed dwelling unit will have a rear setback that will exceed the minimum 25 feet requirement. The side setback at the southern portion of the lot will be 25 feet and the side setback on the northern portion of the lot will be 13 feet; both will exceed the minimum requirement of 5 feet for the first story and 10 feet for the second story. In 1976, the Planning Commission approved a variance (Resolution No. 37-76) granting reduced front setbacks to approximately 60 lots within Tract 28612 of the Los Angeles County Assessor Map. A 5 feet front setback was granted to the subject property. The dwelling will be two stories, with a maximum height of 26 feet, which will be less than the allowed 30 feet maximum. The project complies with R-1 development standards.

Pursuant to MPMC § 21.22.050, a single-family dwelling with 4 or fewer bedrooms require 2 enclosed garage spaces. Each enclosed parking space will have a minimum width of 9 feet and a minimum depth of 20 feet. The project site will be accessible from Hermosa Vista Street.

Architecture

The proposed architectural style will be modern. Although the single-family dwellings located on Hermosa Vista Street were constructed in the 50s, 60s, and 70s, some of the dwelling units have mid-century designs and similar architectural features to the proposed modern architectural style, including flat or low pitch roofs, projecting roof eaves, clean lines, rectangular shapes, linear elements, the use of stone veneer, and the proposed grey tone color palette is consistent with the dwellings within the vicinity. While the architectural style of the surrounding residential neighborhood has a variety of non-traditional architectural styles, modern is not uncommon throughout the city.

The dwelling will have smooth finish stucco (La Habra X-40 – Dove Grey) and light grey stone veneer (Coronado Belgian Castle) applied to the vertical elements on the dwelling. The projecting eaves will have a silver aluminum veneer in a satin finish (Chemetal #909). The trims and garage door will be painted light grey (Dunn Edwards DE 6354). The windows and doors will be clear with anodized aluminum frames (Milgard). The driveway will have a salt finish concrete and the patios and stairs will have tile pavers.

Landscaping

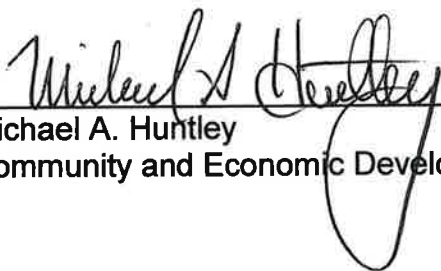
The project will provide sufficient landscaping to comply with the landscaping requirements for a new single-family dwelling. The proposed landscaping is comprised

of a mixture of trees and shrubs. The proposed trees include 24-inch box size Australian Willows. The proposed shrubs include 15 gallon size Toyon and 5 gallon size Holly-Leaved Cherrys. The proposed succulents include Mountain States Red Yucca, Golden Sedum, and Blue Chalksticks. The proposed ground covers include Siskiyou Blue Fescue, Dwarf Coyote Brush, and Morning Glory. A water efficient drip irrigation system will be installed in all landscaped areas to ensure proper maintenance.

CONCLUSION:

Staff reviewed the application and believes the proposed design with the landscaped areas is appropriate for the site and compatible with the dwelling units located within vicinity of the subject property.

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: Site Photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped October 12, 2017 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval is for a new single-family (case no. DRB-17-10), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
8. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
9. 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.
10. All Landscaped areas must be installed and properly maintained at all times.
11. 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.



Design Review Board Staff Report

DATE: November 21, 2017

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New construction greater than 10,000 square feet – 10-unit residential condominium development – 224-230 North Lincoln Avenue (DRB-17-21)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-21) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

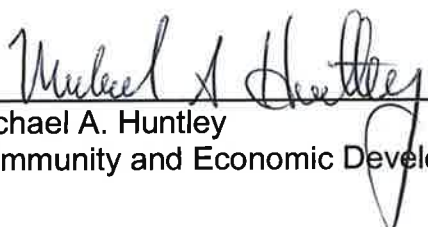
CEQA (California Environmental Quality Act):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

EXECUTIVE SUMMARY:

The proposed project was continued from the meetings of October 17, 2017 and November 7, 2017 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Design Review Board Staff Report, dated October 17, 2017

Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated October 17, 2017



Design Review Board Staff Report

DATE: October 17, 2017

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New construction greater than 10,000 square feet – 10-unit residential condominium development – 224-230 North Lincoln Avenue (DRB-17-21)

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-17-21) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

EXECUTIVE SUMMARY:

The applicant, Leo Chuang of James V. Coane & Associates, on behalf of the property owner, Jenny Yam, is requesting design review approval for the construction of a 10-unit residential condominium development at 224-230 North Lincoln Avenue. The property is located on the east side of Lincoln Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On June 9, 2015, the Planning Commission adopted Resolution No. 11-15 approving Tentative Map No. 072627 (TM-15-01) to allow the subdivision of air-rights for a 10-unit residential condominium development. On June 21, 2017, the City Council approved Resolution No. 11935 for a one-year time extension to June 9, 2018 for Tentative Parcel Map No. 072627 in order to receive sufficient time for final map recordation.

On November 03, 2015, the Design Review Board had reviewed and approved the project under a separate Design Review Board (DRB-15-20) application. Subsequently, per Monterey Park Municipal Code (MPMC) §21.36.140, the Design Review Board approval expired one-year later on November 3, 2016 since no building permits were issued for the project. It is therefore the applicant's intent to re-entitle the project that had previously been approved by the Design Review Board.

Site Analysis

To the north, south, east and west are R-3 zoned lots with multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the Craftsman, mid-century tract and contemporary architectural styles, consisting of single-story and two-story multiple-family residential buildings with attached and detached garages built, as early as, from 1912 to present day.

Project Description

The subject property has a frontage of 125 feet and a depth of 273 feet, with a total lot area of 34,254 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 11 units can be built on the lot, and 10 units are proposed. The subject property is currently a vacant lot. The property will remain as one lot.

All 10 units will range in size between 2,313 square feet and 2,735 square feet in area and will have 4 bedrooms. 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 11 feet and up to 20 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 10 2-car enclosed garage spaces and 10 guest parking spaces are required. According the subterranean parking level, each unit will be provided with a two-car garage and one guest parking space meeting the off-street parking requirement. The driveway has a width of at least 18 feet minimum and up to 26 feet, and each parking space will have a back-up area of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet. The garage doors widths, as required, will be 18 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 4,000 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 8,229 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 253 square feet up to 280 square feet.

Architecture

The proposed architectural style is a modern interpretation of a Spanish Revival 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 smooth finish stucco walls painted in a off-white color (La Habra: Smooth finish X-12: Chablis) and a variety of building elements with a decorative smooth finish precast concrete finish (Aristone Design: Acid Etch texture, Pebble color), a hip roof system at varying heights, wood window trim moldings, and stone veneer. The stone veneer (Cultured Stone: Boral Hudson Bay: Country Ledge stone) will be used as an accent on the entire front and side elevations of the front porch for units 101 and 102 and the planter areas adjacent to the dwelling units. The roof will have a terracotta color light weight roof tiles (Eagle Roofing Products: Capistrano concrete tile blend: 3124 Hilo Sunset) with exposed wood rafters stained in a dark brown color (Zar Oil: Based wood stain: 123 Moorish Teak). The windows will feature a combination of rectangular and arched windows with green vinyl frames and divided lights (Simonton Windows and Doors: Vinyl Frame, Pine). The second floor north elevation of unit 101 and south elevation of unit 102 will be cantilevered to provide relief to the elevations building height. The applicant is proposing to use a decorative wrought-iron railing system painted in a dark patina color on the second floor balconies and windows of the north and south side elevations of all the units. The main entry doors will consist of a solid core wood material with either a flat or radius top glazing and an ornamental iron design in a rust patina finish (Jeld-Wen: Wood door, Model: 1260 Flat or Radius Top; with decorative grille in a Dark Patina Finish: Color Bavarian Forest). The front porch arcades, columns, and the main entry surrounds will be comprised of a precast concrete material (Aristone Design: Acid Etch texture, Pebble) to compliment the architectural style of the dwelling. The aluminum garage doors will be painted dark brown (Amarr Steel Roll-up Garage Door: Lincoln 3000; Dark Brown). The wrought iron fencing, vehicle and walkway gates, as conditioned, located within the front yard area will be painted in a dark patina finish color to match the entry door grilles and balcony wrought iron railing.

As part of the new construction of the 10 condominium units, the front yard area will include a new concrete driveway that leads to the subterranean parking areas. The orientation of the buildings site design layout is reminiscent of a courtyard style setting with landscaped planter areas, stone surfaced walkways that lead to the front doors of the units and to the common open space areas. The perimeter block walls, as conditioned, will have a smooth stucco finish painted an off-white color (La Habra: Smooth finish X-12 Chablis) with a decorative concrete cap to match the dwelling units exterior finishes. Furthermore the applicant is proposing to use decorative wall light fixtures (Hampden: Wall Mount Lantern: 5-5085-BK) on the first and second floor of all the dwellings.

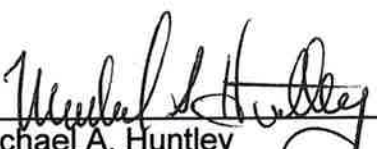
Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 10-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 36-inch box size Chinese Magnolia, Champaca, Maiden Hair tree, 24-inch box size Lavender Trumpet and Japanese Maple tree. The proposed shrubs include 24-inch box size Carolina Cherry, 15 gallon size Long Leafed Yellow Yarrow, Wax Leaf Privet, 5 gallon size Sweet Pea Shrub, False Heather, Rock Rose, Mock Orange, Lily of the Nile, Bearded Tongue, California Lilac, Iceberg Rose, Bougainvillea, Camellia, Daylily, Fortnight Lily, and Fringe Flower. The proposed ground covers include Dymondia, Fescue Marathon II, and Dwarf Mondo Grass. Other landscaping materials and features set within the common open space area include, as conditioned, dark brown mulch within landscaped planter areas, bench seating, a pergola with precast concrete columns (color: Pebble texture: Acid Etch) and a cedar wood lattice cover that is stained in a dark brown (Zar Oil: Based wood stain: 123 Moorish Teak) color, a play area that includes a sand box with a swing set, slide and a toddler play area with rocking horses. Staff believes that the proposed modern interpretation of a Spanish Revival architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 10-unit residential condominium development 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 modern interpretation of a Spanish Revival 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, Elevation and Landscape/Irrigation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the design plans date-stamped September 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 the design of 10 residential condominium dwelling units with their required garage parking (Case No. DRB-17-21), 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. The irrigation system must be installed and operating prior to final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. The proposed concrete block walls located along the side (north and south), and rear (east) property lines must have a decorative stucco finish and concrete cap (La Habra: Smooth finish X-12 Chablis) that is color treated to match the dwelling, subject to the review and approval of the Planner.

14. The balcony and fencing wrought-iron material must be painted in a dark patina color to match the entry door window grilles.
15. The tankless water heaters must be located within the private open space area for each unit and screened from public view, subject to the review and approval of the Planner.
16. The vehicle and pedestrian access gates to the subterranean parking level must be decorative wrought iron with a rust patina finish color to match the custom wrought iron railing system for the balconies, subject to the review and approval of the Planner.
17. Landscape and Irrigation plans must be submitted at the time of plan check. The landscape and irrigation plans must show how the project applies Low Impact Development (LID) principles and practices to manage stormwater in a way that reduces the impact of built area and promotes the natural movement of water within an ecosystem or watershed, such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.



Design Review Board Staff Report

DATE: November 21, 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: Addition to single-family residential dwelling greater than 2,000 square feet – 500 Van Buren Drive (DRB-17-23)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-23) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of November 7, 2017 due to a lack of quorum.

Respectfully submitted,

A handwritten signature in cursive script, reading "Michael A. Huntley", is written over a horizontal line.

Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Design Review Board Staff Report, dated November 7, 2017
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated November 7, 2017



Design Review Board Staff Report

DATE: November 7, 2017

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Candice Carrasco, Planning Intern
SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 500 Van Buren Drive (DRB-17-23)

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-17-23) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

EXECUTIVE SUMMARY:

The applicant, Yu Hisang Wang, on behalf of the property owner, George Lui, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 500 Van Buren Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Property Description

The property is located on the south side of Van Buren Drive. The lot is 6,900 square feet in size, and is currently developed with a 1,695 square foot single-story single-family residential dwelling with an attached 2-car turn-in garage.

Site Analysis

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style, consisting of single and two-story dwellings with attached 2-car garages, and low pitched gable roof designs built in the late 1950's to the early 1960's.

Project Description

The applicant is proposing a new 950 square foot second floor addition, and remodel the exterior of the existing dwelling. The total living area will be 2,645 square feet. Based on the lot area of 6,900 square feet, the maximum living area that can be built is 2,760 square feet. The proposed square footage will be 115 square feet less than the maximum square footage allowed. The building height of the dwelling will be 24 feet 3 inches. The R-1 zone allows for a maximum building height of 30 feet. The proposed second floor addition will meet the required side setback of 10 feet for the second floor, and 25 foot setback from the front and rear property lines.

The existing and renovated first floor area will include a living room, dining room, kitchen, two bedrooms, and two bathrooms. The first floor remodel includes an expanded living area, a half bathroom, covered patio, and new front porch. The new second floor addition includes a new family room, two bedrooms, two bathrooms, and a new covered patio/balcony. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

The existing house was built in 1959 and has a mid-century architectural style with a low-pitched gable roof style and a combination of stucco and wood siding materials. The applicant is proposing to remodel the exterior materials of the existing dwelling with new stucco and paint to keep consistent with the existing dwelling. The new addition and existing exterior walls will have different shades of gray stucco with a float finish (Merlex Stucco. 16/20 Float Finish. P-2090 Thunder Sky and Merlex 16/20 Float Finish. P-1661 Titanium). The stucco on the front porch, first floor, and second floor bay windows will consist of the lighter shade of gray color (Merlex 16/20 Float Finish. P-1661 Titanium). The window trims, as conditioned, will be treated with stucco and painted white (Merlex Stucco. 16/20 Float Finish, Sherwin Williams Alabaster SW 7008) to match the fascia boards of the dwelling. As part of the proposed addition, the applicant is proposing to build two separate attached patios with trellis covers to the rear (south) elevation of the dwelling. The new patio and wood trellis covers will be painted white (Sherwin Williams SW 7008 Alabaster) and the decorative wrought-iron railing will be painted gray (Sherwin Williams SW 7664 Steely Gray).

The new roof of the second floor will have a gable roof design that is consistent with the gable roof design of the existing dwelling and surrounding residential dwellings. The

roof will have gray colored flat tiles (Eagle, Bel Air Tile, Slate Range 4697) to emulate the composition shingle roofing material from the surrounding residential dwellings. The fascia boards will be painted white (Sherwin Williams Alabaster SW 7008). The proposed rain gutters and downspouts will be (Amerimax 4, Galvanized Steel) painted white to match the fascias and trim color.

The applicant is proposing to install new white vinyl framed windows in a combination of gliding, single hung, awning, and picture styles (Andersen 100 Series Windows with Grilles, color: white). The new entry doors on the front (north) elevation will be white fiberglass doors (Milliken Millwork Double 2-Panel Fiberglass Smooth Door, color: white).

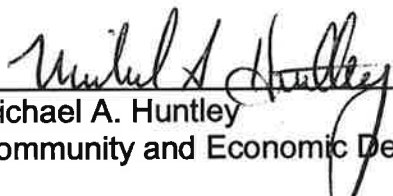
Landscaping

The applicant is proposing to retain the existing landscape and no alternations are proposed at this time. A condition of approval has been included that requires the property owner to properly maintain the current landscaping and irrigation system at all times.

CONCLUSION:

Staff reviewed the application and believes the proposed second floor addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped October 11, 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 950 square foot second floor addition and exterior remodel of the existing single-family dwelling with an attached two-car garage (case no. DRB-17-23), 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. The window trims must be painted white (Sherwin Williams SW 7008 Alabaster) to match the white color fascia boards.
12. At the time of plan check submittal, the construction drawings must show the "living room" area on the 2nd floor labeled as a "family room".



Design Review Board Staff Report

DATE: November 21, 2017

AGENDA ITEM NO: 3-D

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 – 6-unit residential condominium development – 320-322 South Moore Avenue (DRB-17-20)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-17-20) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

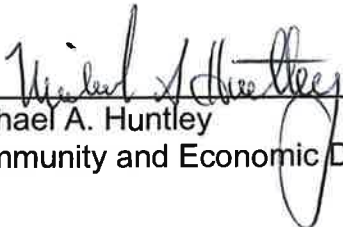
CEQA (California Environmental Quality Act):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit residential condominium development. The project is consistent with the zoning.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of November 7, 2017 due to a lack of quorum.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: Design Review Board Staff Report, dated November 7, 2017

Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated November 7, 2017



Design Review Board Staff Report

DATE: November 7, 2017

AGENDA ITEM NO: 3-D

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 – 6-unit residential condominium development – 320-322 South Moore Avenue (DRB-17-20)

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-17-20) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit residential condominium development. The project is consistent with the zoning.

EXECUTIVE SUMMARY:

The applicant, JWDA, on behalf of the property owner, Michelle S. Chang of Proton Rich, LLC, is requesting design review approval for the construction of a 6-unit residential condominium development at 320-322 South Moore Avenue. The properties are located on the east side of South Moore Avenue between West Newmark Avenue and Harding Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On September 12, 2017, the Planning Commission adopted Resolution No. 09-17 approving Tentative Map No. 75007 (TM-17-03) to allow the subdivision of air-rights to establish and maintain a 6-unit residential condominium development.

Site Analysis

The properties to the north, east and west are R-3 zoned lots. The properties located to the south are R-1 (Single-Family Residential) zoned lots. 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. The surrounding properties consist of a mixture of one and two-story detached and attached multi-family residential buildings and single-family dwelling units built, as early as, from 1920 to 1991. Multi-unit residential developments are not uncommon within the vicinity of the subject property.

Project Description

The applicant is proposing to consolidate the existing two parcels into one lot. The subject property will have a frontage of 100 feet, with a total lot area of 18,484+/- square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 6 units can be built on the lot, and 6 units are proposed. The subject property is currently developed with two single-family dwellings with detached garages. The property will remain as one lot.

All 6 units will range in size between 1,580 square feet and 1,691 square feet in area and will have 3 bedrooms. 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 25 feet 1 inch. A building separation of at least 12 feet and up to 26 feet will be provided between the residential buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with three or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest space per 2 dwelling units. Overall, 6 2-car enclosed garage spaces and 3 guest parking spaces are required and will be provided in the subterranean parking level. The driveway has a width of at least 19 feet minimum and up to 24 feet, and each parking space will have a back-up area of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet. The garage doors widths, as required, will be 18 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 2,400 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 2,440 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 251 square feet up to 330 square feet.

Architecture

The proposed architectural style is a modern interpretation of a Spanish Revival architectural style which is in keeping 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 white color (Cement plaster-sand finish, Dunn Edwards DEW 380 White). The roof design will have a combination hip roof with gable ends on certain building elevations at varying heights, with decorative under eave moldings painted white to match the building wall color (Dunn Edwards DEW 741 Bone White). The roof will have different shades of weathered terracotta color light weight roof tiles (Eagle Roofing Products: Sunset Blend: #2555 Alhambra 60%, #2698 Kona Red Range 20%, and #2615 Weathered Terracotta 20%). A decorative Spanish tile (MerolaTile. Ceramic Wall Tile, Glazed smooth finish with a high sheen and slight variation in tone) will be used as an accent on a portion of the front (west) and side (south) elevations of unit 2.

The windows will feature a combination of square and rectangular windows with white vinyl frames (Milgard Window and Door: Vinyl Frame, Color: White). The sliding windows located on the second floor of the dwelling units will have decorative wood shutters in a dark brown color (Builders Edge. Shutters, Three Equal Panels Shutter – P4, Color: Tuxedo Grey (018)). The square picture windows located in various elevations of the first and second floors along with the round recessed architectural features below the gable end roof will have decorative wrought-iron cross bars painted black. Certain building elevations of the second floor will be cantilevered to provide articulation and relief to the elevations building wall heights. The applicant is also proposing to use a decorative wrought-iron railing system painted black on the first floor balconies of all the units.

The main entry doors will consist of a solid core wood material with a radius top and ornamental hardware (Lemieux Doors: Wood Core, C11-RT). The aluminum garage doors will be white sectional doors in the traditional short style with decorative plain glazing along the top panel (Clopay: Value Series, Traditional Short Style, Standard White, Decorative Insert Windows: Plain). The wrought iron fencing, and walkway gates located within the front yard area will be painted in a black color to match the balcony wrought iron railing. The rain gutters and downspouts will be aluminum with an anodized dark brown finish (Spectra Metals K-Style Royal Brown Aluminum Gutter, Model #5KRB8).

As part of the new construction of the 6 condominium units, the front yard area will include a new concrete driveway with decorative pavers that lead to the subterranean parking areas. New concrete surfaced walkways that lead to the front doors of the units and to the common open space areas will be provided. The perimeter block walls, as conditioned, will have a smooth stucco finish painted a white color (Cement plaster-Sand finish, Dunn Edwards DEW 380 White) with a decorative concrete cap. Furthermore, the applicant is proposing to use decorative wall light fixtures (Capital Lighting Fixture Company: Carriage House, 9721 BK, Black) on the first and second floor of all the dwellings.

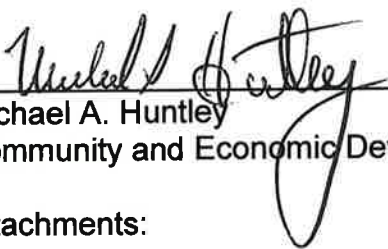
Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 6-unit residential condominium development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 36-inch box size Gold Medallion tree, 24-inch box size Crape Myrtle tree. The proposed shrubs include, as conditioned, 5 gallon size Aloe Striata, Chinese Hibiscus, Dwarf Bottlebrush, Euphorbia, Coral Beard, Aaron's Beard, and Mexican Daisy. The proposed ground covers include Fescue Marathon II. Other landscaping materials and features set within the common open space area include, as conditioned, dark brown mulch within landscaped planter areas, and seating areas. Although no new irrigation is proposed, staff has included a condition of approval that requires the property owner to submit a water efficient irrigation plan at the time of plan check. Staff believes that the proposed modern interpretation of a Spanish Revival architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 6-unit residential condominium development 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 modern interpretation of a Spanish Revival architectural style, which fits within the character of the neighborhood.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, Elevation and Landscape plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the design plans date-stamped September 26, 2017, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 6 residential condominium dwelling units with their required garage parking (Case No. DRB-17-20), 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. The irrigation system must be installed and operating prior to final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. The proposed concrete block walls located along the side (north and south), and rear (east) property lines must have a white decorative stucco finish and concrete cap that is color treated (Cement plaster-Sand finish, Dunn Edwards DEW 380 White) to match the dwelling, subject to the review and approval of the Planner.

14. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.
15. At the time of plan check, the landscape plans must be revised to include 5 gallon minimum size drought-tolerant landscaping, subject to the review and approval by the planner.