

# **DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA**

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

**Tuesday  
December 18, 2018  
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](http://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, Ivan Lam, and Tammy Sam

## **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 – COURTYARD BY MARRIOTT – 521-633 NORTH ATLANTIC BOULEVARD (DRB-18-20)**

The applicant, Ethan Capital, LLC, is requesting design review approval to modify an exterior building finish that was previously approved for a hotel development at 521-633 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15301 as a Class 1 categorical exemption (Existing Facilities). The project consists of minor alterations to the exterior building finishes of a hotel project that is currently under construction, and involves no expansion of use beyond that existing at the time of the lead agency's determination.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-20) application, subject to conditions of approval contained therein; and
- (5) Take 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 January 15, 2019.

APPROVED BY:

|                       |                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------|
| MICHAEL A.<br>HUNTLEY |  |
|-----------------------|---------------------------------------------------------------------------------------|



# Design Review Board Staff Report

**DATE:** December 18, 2018

**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 –  
Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-18-20)

## **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-18-20) 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 additional environmental review pursuant to CEQA Guidelines § 15301 as a Class 1 categorical exemption (Existing Facilities). The project consists of minor alterations to the exterior building finishes of a hotel project that is currently under construction, and involves no expansion of use beyond that existing at the time of the lead agency's determination.

## **EXECUTIVE SUMMARY:**

The applicant, Ethan Capital LLC, is requesting design review approval to modify an exterior building finish that was previously approved for a hotel development. On March 17, 2015, the Design Review Board approved the design of a new 210,390 square feet, 6-story 288-room hotel with 365 parking spaces at 521-633 North Atlantic Boulevard. On May 17, 2016, the Design Review Board approved modifications to the roof style and center focal wall. The May 17, 2016 staff report is attached for reference.

Staff believes that although one of the exterior building finishes will be substituted with an alternate finish, that the overall project design remains consistent with the objectives of the General Plan, North Atlantic Specific Plan, and Planned Development Overlay Zone.

### Property Description

The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. The project site is 93,218 square feet (2.14 acres) in size. 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).

North of the subject property are West Hellman Avenue, the Interstate 10 Freeway, and the City of Alhambra, south is a two-story, multi-tenant commercial building (Shun Fat Supermarket), east are North Atlantic Boulevard and the Atlantic Times Square development, and west are R-2 (Medium Density Residential) zoned lots.

### Background

The applicant is requesting design review approval to substitute the previously approved metal panel veneer at the east elevation/center section, north tower at the corner of Atlantic Boulevard and Hellman Avenue, and south tower at Atlantic Boulevard to a synthetic plaster finish by Dryvit. The synthetic plaster finish will match the look and quality of the metal panels.

According to the applicant, the reason for the change was the limitation of metal panel sizes available by the manufacturer. The largest metal panel size was only 2 feet wide by 6 feet high. However, the proposed design - as approved by Design Review Board - had the panel sizes varying at 5 feet wide by 10 feet 8 inches high, and it was designed with the objective of having the joint lines match other elevations for all sides of the building.

Additionally, the metal panel applications of such dimensions, deformations and imperfections such as "oil canning" tend to occur due to temperature fluctuations during the day. These imperfections are especially evident at certain hours of the day, when sunlight hits the surface at a very sharp angle. The synthetic finish by Dryvit mimics the metal look while ensuring better quality control. The issue of "oil canning" is eliminated due to the dimensional stability of the Dryvit application.

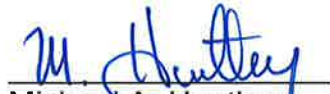
Lastly, the look of smaller size metal panels was not in scale and proportion to the massing of the building. The synthetic plaster option provides broader size application and ability to match the building joint lines. The finish on the synthetic plaster will have special coating that provides for a very smooth finish and a slight sheen to the surface, which is visually equivalent to the originally proposed look created by the metal panels. The plaster will be applied to the areas mentioned above. However, the metal panels will remain as proposed at the first level center sections on both sides of the main entrance facing North Atlantic Boulevard. The location of this application is more visually accessible to guests arriving to the hotel.

### CONCLUSION:

Although staff would prefer the use of the metal panels as originally proposed, staff understands that sometimes during construction the materials may not always be available, especially when a large amount of a specific material is required – sometimes

either being out of stock or discontinued by a manufacturer altogether. Therefore, as an alternative, staff believes that the applicant has put forth effort to emulate the finish and color of the metal panels, which may not be obvious from a distant perspective, such as from Atlantic Boulevard of the Interstate 10 Freeway. The overall building design remains contemporary and is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Color Elevations
- Attachment 3: Narrative of Changes for Exterior Finish Legend

# ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped December 13, 2018, 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 for the design of a new hotel development 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 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 mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment. The backflow device must be placed within the ground floor outdoor dining area behind the building west elevation wall. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner.
10. All Landscaped areas must be installed and properly maintained at all times.
11. The sidewalk materials and parkway landscaping within the City's public right-of-ways are subject to the approval of the Public Works Department. A revised site plan must be submitted to the Public Works Department depicting the sidewalk materials and parkway landscaping, subject to the review and approval of the Public Works Department.

# ATTACHMENT 2

Color Elevations

# ATTACHMENT 3

## Narrative of Changes for Exterior Finish Legend

December 12, 2018

Project: Courtyard by Marriott, Monterey Park  
AXIS/GFA Project #: LA13.40

**Narrative of Changes for Exterior Finish Legend**

| No.  | DRB Approval dated 11/10/2016 |                                                | 12/18/2018                       |                                                               |
|------|-------------------------------|------------------------------------------------|----------------------------------|---------------------------------------------------------------|
|      | Material                      | Color                                          | Material                         | Color                                                         |
| S-1  | Plaster                       | Benjamin Moore<br>1469 – Eagle Rock            | Plaster                          | Benjamin Moore<br>DE6228 Play on Gray                         |
| S-2  | Plaster                       | Benjamin Moore<br>981 – Wind's Breath          | n/a                              | n/a                                                           |
| S-3  | Plaster                       | Dunn Edwards<br>DEW 383 – Cool December        | Plaster                          | Dunn Edwards<br>DEW 383 – Cool December<br>(NO CHANGE)        |
| S-4  | n/a                           | n/a                                            | Plaster                          | Linetec ANO-302 AE<br>Medium Dark Limit                       |
| SP   | n/a                           | n/a                                            | Synthetic<br>Plaster/Dryvit      | Linetec ANO-302 AE<br>Medium Dark Limit                       |
| ST-1 | Stone<br>Veneer               | Coronado Stone<br>Smooth Limestone White Sands | Stone Veneer                     | Coronado Stone<br>Smooth Limestone White<br>Sands (NO CHANGE) |
| G-1  | 1"<br>Insulated<br>Glass      | Clear Solarban 67                              | 1" Insulated<br>Glass            | Clear Solarban 67<br>(NO CHANGE)                              |
| G-2  | Spandrel<br>Glass<br>Panels   | Clear Solarban 67 Spandrel                     | Spandrel Glass<br>Panels         | Clear/Snow White Solarban<br>67 Spandrel                      |
| M-1  | Aluminum<br>Window<br>Mullion | Light Champaign                                | Aluminum<br>Window Mullion       | Light Champaign<br>(NO CHANGE)                                |
| M-2  | Porte<br>Cochere<br>Metal     | Renaissance Silver                             | Porte Cochere<br>Metal           | Renaissance Silver<br>(NO CHANGE)                             |
| M-3  | Ext. Metal<br>Panel           | Reyno Bond Classic Bronze                      | Metal Panel (at<br>Ground Floor) | Linetec ANO-302 AE<br>Medium Dark Limit                       |



# Design Review Board Staff Report

**DATE:** May 17, 2016

**AGENDA ITEM NO:** 1-A

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**BY:** Samantha Tewasart, Senior Planner  
**SUBJECT:** Consent – Modification to New Construction Greater than 10,000 Square Feet – Courtyard by Marriott – 521-633 North Atlantic Boulevard (DRB-16-18)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Approving the requested Modification for Design Review Board (DRB-16-18);  
and
- (2) Taking such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Ethan Capital LLC, is requesting design review approval to modify the roof style of a previously approved hotel project. On March 17, 2015, the Design Review Board approved the design of a new 210,390 square feet, 6-story 288-room hotel with 365 parking spaces at 521-633 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).

The Planning Commission approved Precise Plan (PP-14-02) for the construction of the hotel development and Conditional Use Permit (CUP-14-09) to allow general on-sale of alcohol in conjunction with the operation of the new hotel on January 25, 2015. Currently, foundation and grading plans have been submitted for building plan check. As the project architects and engineers continue to work on the construction drawings, a couple of design features and elements are being refined that differ from the previously approved design, specifically the roof style and center focal feature. Staff believes that although these elements have been modified, the overall project design remains consistent with the objectives of the General Plan, North Atlantic Specific Plan, and Planned Development Overlay Zone.

## **Property Description**

The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. The project site is comprised of four parcels totaling 93,218 square feet (2.14 acres) in size. The lot at the corner of the Hellman Avenue and

Atlantic Boulevard is currently vacant, south of the vacant lot is a one-story auto repair building, followed by a vacant one-story commercial building that was previously occupied by a bank, and a one-story car wash.

North of the subject property are West Hellman Avenue, the Interstate 10 Freeway, and the City of Alhambra, south is a two-story, multi-tenant commercial building (Shun Fat Supermarket), east are North Atlantic Boulevard and the Atlantic Times Square development, and west are R-2 (Medium Density Residential) zoned lots.

#### Project Description

The applicant is proposing to modify the previously approved roof design and center focal feature. The approved roof style was a standing seam combination hipped mansard roof, powder-coated dark grey (Bistro Bronze). The proposed roof style will be a flat roof with parapets finished with a white trim. The proposed redesign was spurred on by two factors, first, current State regulations regarding window washer safety and second, the operator's desire to create a center focal feature with a glass curtain wall.

The prior building architectural style was classical. The architectural style with the proposed modifications will be more contemporary. Aside from the roof redesign and focal feature, the remainder of the building will remain relatively the same. The building mass will still be articulated with architectural elements, such as a porte-cochere, wall off-sets, and recessed windows and entries. The building design will feature the use of La Habra smooth stucco painted in a combination of Benjamin Moore earth tone colors, including Monterey White, Monroe Bisque, Stampede, and Super White, precast concrete in Olive, a metal canopy panel system powder-coated Bone White. The spandrels will be powder-coated a grayish blue. The frontage along Atlantic Boulevard is approximately 630 feet. The north, south, and east elevations will be predominately glass. The storefront mullions will be Renaissance Silver and the glass will be insulated clear glass.

#### **CONCLUSION:**

Staff believes that the proposed modification to the roof design and center focal feature is adequate for the project. The proposed colors and finishes remain high quality and compatible with the surrounding properties. Additionally, the proposed glass curtain wall provides visual interest. The proposed contemporary design is consistent with the General Plan which identifies the community's commitment to high quality design and development.

Respectfully submitted,

  
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Michael A. Huntley  
Community and Economic Development Director

Attachments:

Exhibit A: Color elevations