

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
December 18, 2018**

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, December 18, 2018 at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

Planner Tewasart called the roll:

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

Board Members Absent: None

ALSO PRESENT: Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[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.

Ivan Ivanov of AXIS/GFA stated that they are requesting to substitute metal panels with a synthetic plaster product. They have researched different metal manufacturers and could not come up with a good enough solution that would give the desired design intent and also guarantee that they would not get panels that would deform or result in oil canning. This is a product that has been in the market for awhile that has been used on boutique hotels in downtown. It comes with a 10 year warranty and it comes from a credible company Dryvit. A representative from Dryvit is present to speak more about the product. The sheen and smoothness will

emulate a metal panel and it can also give the desired size that they have, which is quite big. The reason for the size is because they have it on the corner towers, so they did not want to let it get panelized or fragmented into smaller pieces, which is what would have happened with sheet metal. The metal will remain on the first floor level because people will bump up against it, they will touch it, knock on it. When you are that close to it, it is not just the look, but the tactile quality. The colors can be completely matched. There is also an eyebrow that separates the two materials. The synthetic plaster material will be quite high up in the air, so people will not be able to tell if it is really metal or simulating metal.

Member Yuen stated that she would like to learn more about what this material is like, maybe some of the characteristics of this substitute material.

Chuck Bundrick with Dryvit Systems based in Bloomfield, Colorado stated that it is a pearlescent coating that has a pigment that is added to it that they have developed about roughly 10 years ago to specifically simulate metal panel whether design intent or economic reasons or availability in the market. They have seen more and more success with it in terms of the projects where architects have moved towards this product for various reasons. What they have introduced into the market so far they have not seen any of the projects having to go back to do any kind of recoating or touch ups because they are able to limit the weather edging or sealant joints depending on the size of the panels. Because of the way they are able to make this product and the way it is installed they have a little more flexibility in how long the weather edges are, so that allows the owner to have a little bit of a reduction on their maintenance. So it becomes a little bit more of a preferable product for designers and owners. They can match colors. Because it has a pearlescent coating it works well and has not faded to any degree where people would notice a diminished value in the color.

Member Yuen inquired about the difference in weight between the metal and the plaster. Speaker Bundrick replied that their product is a coating that comes in a pail and is applied onsite. This will be over a cement plaster system, so it is a heavy system. It can be installed over an installation system, so it can be a light system. It is much lighter than a metal panel. The weight comes from what it is going on top of.

Member Lam stated that visually he cannot tell the difference between the metal material and the proposed material, but in time would the color change or deteriorate enough where you can tell that there is a difference. The product has a 10 year fade resistant warranty on it. They have had the product in the market for about 10 years. They put that warranty on because a few years ago they moved towards a strata tone pigment which is some of the best pigment in the industry for making color because those pigments are so strong they are able to add some of these fade resistant warranties. They have had products in the market for 8 years that did not have those stronger pigments in it and they have not seen any projects that have had to go back and do anything or noticed that kind of degradation in the color of original product, so it has held its color very well. A lot of it is because it has a metallic pearlescent quality about it. Where when you have a regular acrylic product it does have the ability to do a little bit of fading, so this holds up a lot better.

Member Lam inquired if the durability is similar to the metal material. Speaker Bundrick replied that it is comparable to that.

Member Sam inquired about the thermal properties of the material and the material of the seam in between the panels and if there is a sealant or some kind of backer rod sealant combination and how each panel is sealed. Speaker Bundrick replied that this project is a cement plaster system so there are going to be controlled joints that are designed in the assembly, so those break points will be done with a backer rod and sealant. There is no thermal property in that system by itself, but as far as weather sealant it would be backer rod and sealant at those locations.

Member Sam inquired about the areas with large expanse and the number of control joints and breaks. With a plaster system over time with expansion and contraction there will be cracks and inquired about how it will be controlled. Speaker Bundrick replied that is more of a question for the designer and applicator. Speaker Ivanov replied that the control joints would be much less than if they had metal panels. Member Sam stated that metal panels are separate, so they do not crack. Speaker Ivanov replied that this system will have flexible control joints and the pieces can move slightly against each other.

Director Huntley stated that staff went through the layers of plaster and the last few coating there is a mesh and some additional fine plaster on top of it and base on that the mesh is suppose to hold it together and minimize the cracking and that is one of the concerns that staff had also.

Speaker John Jorgenson of Eagle Storm Group is the construction manager for the owner and his obligation is to make sure that the product is approved and also has the quality. There is waterproofing on the exterior part of the building and the three coat stucco system and then the fiber mesh and the the thin shield finish coat.

Member Sam inquired if cracking has been an issue in the past. Speaker Jorgenson replied that it is a four layer system. The final layer is fiber mesh, so it reduces the cracking and allows a little bit of movement. A regular stucco system is a three-coat system and this will be a four-coat system. Speaker Bundrick stated it is stucco assembly with a three-coat system, a scratch then a brown and then a reinforcing mesh and that reinforcing mesh is a fiberglass mesh and it has a base coat on it, which has a mixture of cement and acrylic. There will be more acrylic as it goes out to the outer layer and the fiberglass mesh combination is adding to the tensile strength into that exterior of the stucco.

Member Sam inquired about the repair of a cracked panel. Speaker Bundrick replied that those sections can just be repaired on-site.

Member Yuen inquired if there are currently any buildings in the Monterey Park that has this type of material. Director Huntley replied no.

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-18-20) 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, Lam, and Sam
Noes: Members: None
Absent: Members: None
Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:25 p.m.

Next regular scheduled meeting on January 1, 2019 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development