

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

Tuesday
June 4, 2019
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, Ivan Lam, Tammy Sam, and Irma Gorrocino

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. EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 601 SOUTH ATLANTIC BOULEVARD (DRB-19-09)

The applicant, Adrian Ibarra, is requesting design review approval for an exterior remodel with no increase in square footage at 601 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

California Environmental Quality Act (CEQA):

The project is Categorically Exempt under § 15301, Class 1 (Existing Facilities), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel within no increase in square footage of an existing one-story commercial building.

- (1) Re-Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-09) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1538 AVION DRIVE (DRB-19-02)

The applicant, Vincent Yan, on behalf of the property owner, 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 1538 Avion 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 § 15303, 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 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-19-02) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 234 SOUTH ELECTRIC AVENUE (DRB-19-07)

The applicant, Mark Ng, on behalf of the property owner, 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 234 South Electric Avenue 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 § 15303, 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 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-19-07) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 2358 VANCOUVER AVENUE (DRB-19-04)

The applicant, Salvador Jimenez, on behalf of the property owner, 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 234 South Electric Avenue 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 § 15303, 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 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-19-04) 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 June 18, 2019.



Design Review Board Staff Report

DATE: June 4, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board

FROM: Mark A. McAvoy, Director of Public Works/City Engineer

BY: Samantha Tewasart, Senior Planner

SUBJECT: Exterior Remodel with No Increase in Square Footage – 601 South Atlantic Boulevard (DRB-19-09)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Re-Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-09) 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), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel within no increase in square footage of an existing one-story commercial building.

EXECUTIVE SUMMARY:

The applicant, Adrian Ibarra, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 601 South Atlantic Boulevard. The subject property is located on the west side of South Atlantic Boulevard, four lots north of El Portal Place. The property is zoned C-P (Commercial Professional) and is designated C (Commercial) in the General Plan.

Background:

On May 21, 2019, the Design Review Board reviewed the requested exterior remodel with no increase in square footage. At the meeting, the Board expressed some concerns with the inconsistencies between the materials and colors shown on the elevation plan, color rendering, and sample materials/colors board and requested the applicant to clarify details. Since the meeting, the applicant has improved the color

rendering and confirmed that the exterior finish will be a pre-cast stone with score lines in an almond color.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed exterior remodel with no increase in square footage of the building is appropriate for the site and compatible with the building designs from the surrounding commercial and residential uses, with the recommended conditions.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, and Elevation Plans
- Attachment 3: Color Elevations
- Attachment 4: Existing Site Photographs
- Attachment 5: Design Review Board Staff Report dated May 21, 2019

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped March 28, 2019 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 an exterior remodel with no increase in square footage (case no. DRB-19-09), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, must be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
10. 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.
11. All Landscaped areas must be installed and properly maintained at all times.
12. The roof parapet walls must fully screen all roof mount mechanical equipments.
13. Any new signage on the building will require Design Review Board approval.
14. At time of plan check, a trash enclosure must be shown on the site plan. The trash enclosure must be located such that sight distances, circulation, parking space access and driveway access are not impeded. The location and size of the

enclosure is subject to approval by the Planner. The architectural style of the trash enclosure must be consistent the architectural style of the building and have the same finishes and colors. The trash enclosure must have three solid walls with a solid, decorative, self-closing gate, of the same height, enclosing the fourth side to allow access. A solid cover must be provided over the enclosure comprising of a durable, decorative non-combustible material.

15. All outdoor lighting must be located and shielded so as to prevent the direct spillage of light and glare onto adjacent lots and streets. Areas of open parking must be illuminated to provide an average lighting level of no less than two foot-candles, and a minimum individual lighting level of no less than one foot-candle. Any lighting used to illuminate off-street parking or loading facilities must be arranged to reflect the light away from abutting streets or properties. The intensity and design of lighting must be approved by the City Planner and be maintained in good working condition at all times.
16. All parking spaces must be striped in a manner clearly showing the layout of the intended parking stalls. Such striping, not less than three inches in width, must be maintained in a clear, visible and orderly manner.

ATTACHMENT 2

Site, Floor, and Elevation Plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Existing Site Photographs

ATTACHMENT 5

Design Review Board Staff Report dated May 21, 2019



Design Review Board Staff Report

DATE: May 21, 2019

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Mark A. McAvoy, Director of Public Works/City Engineer

BY: Samantha Tewasart, Senior Planner

SUBJECT: Exterior Remodel with an Increase in Square Footage – 601 South Atlantic Boulevard (DRB-19-09)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-09) 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), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel within no increase in square footage of an existing one-story commercial building.

EXECUTIVE SUMMARY:

The applicant, Adrian Ibarra, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 601 South Atlantic Boulevard. The subject property is located on the west side of South Atlantic Boulevard, four lots north of El Portal Place. The property is zoned C-P (Commercial Professional) and is designated C (Commercial) in the General Plan.

Property Description

The subject property is currently developed with an existing one-story 2,500 square feet office building and its related parking area to the rear (western) portion of the lot. The building is occupied by an administrative office business. The property is accessible from an alley way west of the property. The properties located to the north and south

are zoned C-P, west are South Atlantic Boulevard and C-P zoned lots, and east are R-1 zoned properties.

Project Description

The applicant proposes an exterior remodel of the existing office building with no additional square footage. The architectural style will be updated from mid-century to a modern interpretation of Mediterranean. The building will have a smooth finish exterior plaster in a medium beige color (La Habra Stucco, color: #25 Saddleback), the roof cornice moldings and trims will also have a smooth finish plaster in the same medium beige color (La Habra Stucco, color: #25 Saddleback), and precast decorative stone veneer (Eldorado Stone, Coastal Reef, color: Pearl White) will be applied above the front entry door in an arched layout and on the pilasters flanking the front entrance. Decorative exterior wall light fixtures in a tradition style and black finish will be installed on the two pilasters.

No signage is proposed at this time; however, all new signage will be subject to Design Review Board approval. Additionally, any mechanical equipment to be located on the roof of a commercial building, or at grade, must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible, screening material. Such screening may either be painted to match the exterior color of the commercial building or treated as an architectural feature, subject to the review and approval of the Planner.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed exterior remodel with no increase in square footage of the building is appropriate for the site and compatible with the building designs from the surrounding commercial and residential uses, with the recommended conditions.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, and Elevation Plans
- Attachment 3: Color Elevations
- Attachment 4: Existing Site Photographs



Design Review Board Staff Report

DATE: June 4, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board

FROM: Mark McAvoy, Director of Public Works/City Engineer

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: Single Family Dwelling Addition Greater than 2,000 Square Feet –
1538 Avion Drive (DRB-19-02)

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-19-02) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 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 addition.

EXECUTIVE SUMMARY:

The applicant, Vincent Yan, on behalf of the property owner, 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 1538 Avion 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 Avion Drive, five lots northeast of Verde Vista Drive. The lot is 5,840 square feet in size and is currently developed with a 1,650 square foot single-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential dwellings. The subject and adjacent

properties are on a hillside. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single-story and two-story dwellings with attached 2-car garages, and a mixture of gable and dutch gable roof designs built in the mid 1960's.

Project Description

The applicant is proposing a new 408 square foot first floor addition, 815 square foot second floor addition and interior remodel of the existing two-story dwelling. The total living area will be 2,741 square feet. Based on the lot area of 5,840 square feet, the maximum allowed floor area ratio is 50 percent of the lot area or 2,920 square feet. The proposed square footage will be 179 square feet less than the maximum square footage allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 25 feet. The proposed residential dwelling will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor and 25 feet from the front and rear property lines.

The first level addition and remodel will include a family room, kitchen, dining room, living room, powder room, bedroom and bathroom. The existing 2-car garage will remain. The second floor will have a loft, three bedrooms and three bathrooms and an 85 square foot balcony accessible from the master bedroom to the rear of the dwelling. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing 2-car garage meets the required parking for the single-family dwelling.

Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior walls will have a yellow sand finish stucco (La Habra: 12 Chablis (74) Base 100). The first and second floors of the dwelling will feature a hip roof design at varying heights. The roofs will have charcoal blend colored roof tiles (Eagle, Bel Air Series 4697 Slate Range). The window and door trims will be painted an off white color (La Habra, 48 Meadowbrook (73) Base 100). The roof eaves, rain gutters and downspouts will be painted white (Dunn Edwards, Dew328 Pearl White). The windows will be dual pane, sliding, vinyl frame windows in a clay color (Crystal Pacific WIndows, Clay).

The decorative front entry door will be comprised of mahogany wood painted brown (ETO Doors, Mahogany Tokyo; Dunn Edwards, Weathered Brown). The garage door will also be painted brown to match the entry door (Unique Garage Door, Weathered Brown). The second floor balcony will project to the rear of the residence and will have a stucco cover railing system that will match the exterior dwelling walls with black decorative wrought iron railing along the south elevation of the balcony (Kim Iron Works, Decorative Railing, Black).

Landscaping

As part of the new construction of the 2-story residential dwelling, the existing landscaping will remain unaltered. The landscaping consists of a mixture of sod and

hedges in the front yard. In addition, a new gray stucco covered 4 foot high retaining wall will be proposed along the east side yard and a portion of the rear yard. Staff believes that the proposed contemporary architectural style with the existing landscaping areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Attachments:

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

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 15, 2019, 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 1,223 square foot addition and interior remodel of the existing single-family dwelling with an attached 2-car garage (case no. DRB-19-02), 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: June 4, 2019

AGENDA ITEM NO: 3-C

TO: Design Review Board

FROM: Mark McAvoy, Director of Public Works/City Engineer

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: Single Family Dwelling Addition Greater than 2,000 Square Feet – 234 South Electric Avenue (DRB-19-07)

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-19-07) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 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 addition.

EXECUTIVE SUMMARY:

The applicant, Mark Ng, on behalf of the property owner, 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 234 South Electric Avenue. 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 northeast corner on the intersection of West Newmark Avenue and South Electric Avenue. The lot is 12,660 square feet in size and is currently developed with a 1,728 square foot single-story single-family residential dwelling with an attached 2-car garage.

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

Project Description

The existing dwelling consists of two stories with one floor of habitable space and an existing 2-car garage at grade beneath the habitable area. The applicant is proposing a new 840 square foot first floor addition with an attached 840 square foot 2-car garage at grade below and an interior remodel of the existing dwelling. The existing 2-car garage will be closed and converted into an in-accessible, inhabitable void space. Based on the lot area of 12,660 square feet, the maximum allowed floor area ratio is 35 percent of the lot area or 4,431 square feet. The proposed square footage will be 1,863 square feet less than the maximum square footage allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-story and will have a maximum building height of 23 feet and 10 inches. The proposed residential dwelling will meet the required side setbacks of 5 feet for the first floor and 25 feet from the front and rear property lines.

The first floor addition and interior remodel will include a living room, kitchen and dining area, 4 bedrooms and 4 bathrooms. In addition, there will be a new 372 square foot uncovered deck area to the rear of the proposed addition. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the proposed 2-car garage meets the required parking for the single-family dwelling. Access to the 2-car garage will be provided by a 16-foot concrete driveway that will take direct access from South Electric Avenue.

Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior walls will consist of a combination of a white stucco to match the existing residence (Benjamin Moore, Simply White) and a gray fiber cement siding along the front façade and will continue to wrap around the north elevation (Benjamin Moore, Coventry Grey). The new addition will feature a hip roof design with gray asphalt shingles to match the existing residence (GAF, Birchwood). The window and door trims will be painted a black color. The roof eaves and rain gutters and downspouts will be painted black to match the window and door trims.

The windows will be sliding and single-hung, vinyl frame windows in a black color (Milgard – Essence, Twilight). The decorative entry door on the west elevation facing South Electric Avenue will be comprised of a solid wood core painted black with laminated glass windows (ETO Doors, Mahogany, Black). The garage door will consist of a black aluminum frame with glass panels (Amarr-Visa, Black). The proposed uncovered deck to the rear of the addition will contain wrought iron guardrail with a black painted finish.

Landscaping

As part of the new construction of the 2-story residential dwelling, the existing landscaping will be mainly unaltered. The landscaping consists of a mixture of grass and hedges in the front yard. The existing driveway will be removed and replaced with grass. Furthermore, new shrubbery will be proposed alongside the new front concrete walkway.

CONCLUSION:

Staff reviewed the application and believes the single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Attachments:

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

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 7, 2019, 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 840 square foot addition and an interior and exterior remodel of the existing single-family dwelling with a new 840 square foot attached 2-car garage (case no. DRB-19-07), 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: June 4, 2019

AGENDA ITEM NO: 3-D

TO: Design Review Board

FROM: Mark McAvoy, Director of Public Works/City Engineer

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: Single Family Dwelling Addition Greater than 2,000 Square Feet –
2358 Vancouver Avenue (DRB-19-04)

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-19-04) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 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 addition.

EXECUTIVE SUMMARY:

The applicant, Salvador Jimenez, on behalf of the property owner, 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 2358 Vancouver Avenue. 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 east side of Vancouver Avenue, eight lots south of Dorner Drive. The lot is 5,800 square feet in size and is currently developed with a 1,222 square foot single-story single-family residential dwelling with a detached 2-car garage.

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

Project Description

The applicant is proposing a new 355 square foot first floor addition, 800 square foot second floor addition and interior remodel. Based on the lot area of 5,800 square feet, the maximum allowed floor area ratio is 50 percent of the lot area or 2,900 square feet. The proposed square footage will be 523 square feet less than the maximum square footage allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 28 feet and 11 inches. The proposed residential dwelling will meet the required side setbacks of 5 feet for the first floor, 10 feet for the second floor and 25 feet from the front and rear property lines.

The first level addition and remodel will include a living room, kitchen, dining room, family room, 1 bedroom and 2 bathrooms. The second floor will have a common hallway, 3 bedrooms and 2 bathrooms. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing detached 2-car garage meets the required parking for the single-family dwelling.

Architecture

The proposed residential dwelling will have a craftsman architectural style. The exterior walls will consist of a light gray fiber cement siding (Benjamin Moore: OC-31 Fog). The first and second floors of the dwelling will feature a hip roof design at varying heights with a gable roof design featured on the front and rear facades. The roofs will have brown blend colored shingles (Owens Corning, Color: Sand Dune). The window and door trims will be painted a beige color (Benjamin Moore, Grant Beige HC-83). The rain gutters and downspouts will be painted to match the color of the window and door trims. The roof eaves will be painted a dark gray (Sherwin Williams, Elegant Taupe).

The windows will be single hung vinyl frame windows in a brown color (Milgard: Single Hung, Clay). The decorative entry door will be comprised of a solid core wooden material painted brown (Pella Doors, Rustic Walnut). Exterior decorative wall light fixtures will be installed on the residential dwelling (Pottery Barn, Bronze).

Landscaping

As part of the new construction of the 2-story residential dwelling, the existing landscaping will mainly remain unaltered. However, an existing tree in the front yard will be removed to accommodate the proposed addition in front of the residence. The current landscaping consists of a mixture of grass and shrubs. Staff believes that the

proposed craftsman architectural style with the existing landscaping areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Attachments:

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

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 29, 2019, 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 1,155 square foot addition and interior remodel of the existing single-family dwelling with a detached 2-car garage (case no. DRB-19-04), 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.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs