

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
April 2, 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. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – 118 SOUTH FREMONT AVENUE (DRB-18-17)

The applicant, Romeo Cantal, on behalf of the property owner, Kenny Chiu, is requesting design review approval for the construction of a new single-family dwelling with an attached 3-car garage that will result in a total square footage greater than 2,000 square feet at 118 South Fremont 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 3 (New Construction or Conversion of Small Structures), in that the proposed project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-17) 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 – 212 SOUTH SIERRA VISTA STREET (DRB-18-23)

The applicant, Sam Chen, on behalf of the property owner, is requesting design review approval to construct a new 592 square foot first floor addition and a 848 square foot second floor addition with an attached 844 square foot 2-car garage to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 212 South Sierra Vista Street in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-23) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. TWO NEW WALL SIGNS – 610 EAST GARVEY AVENUE (DRB-19-06)

The applicant, Weiman Quan of Art Signs & Printing, Inc., is requesting design review approval for two new wall signs at 610 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-06) 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 April 16, 2019.



Design Review Board Staff Report

DATE: April 2, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Mark McAvoy, Director of Public Works
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New Single Family Dwelling with an Attached 3-Car Garage – 118 South Fremont Avenue (DRB-18-17)

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-18-17) 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 § 15303, Class 3 (a) (New Construction or Conversion of Small Structures) one single-family residence in a residential zone.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of March 19, 2019 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated March 19, 2019
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated March 19, 2019



Design Review Board Staff Report

DATE: March 19, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Mark McAvoy, Director of Public Works
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New Single Family Dwelling with an Attached 3-Car Garage – 118 South Fremont Avenue (DRB-18-17)

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-18-17) 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 3 (a) (New Construction or Conversion of Small Structures) one single-family residence in a residential zone.

EXECUTIVE SUMMARY:

The applicant, Romeo Cantal, on behalf of the property owner, is requesting design review approval for a new single-family dwelling greater than 2,000 square feet at 118 South Fremont 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 South Fremont Avenue and Knoll Drive. The lot is 6,966 square feet in size and is currently developed with a 352 square foot single-story single-family residential dwelling.

The surrounding properties located to the south, east and west are zoned R-1 and developed with single-family residential dwellings and to the north of the property is zoned C-S (Commercial Services) and developed with a multi-unit commercial office building. 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 and detached 2-car garages, and a mixture of hip and gable roof designs built in the mid 1920's to the early 30's.

Project Description

The applicant proposed to construct a new 2,705 square foot 2-story (4-bedroom) addition, with an attached 693 square foot 3-car garage. Based on the lot area of 6,966 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 2,786 square feet. The proposed square footage will be 81 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 27 feet. The first level will have a living room, kitchen, powder room and a bedroom with a bathroom. The second floor will have three bedrooms, two bathrooms and an open deck area above the garage.

Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the 2-story residential single-family dwelling requires a 2-car garage, but will provide an attached 3-car garage, which is one more space than the required. The proposed residential dwelling will meet the required street side setbacks of 10 feet for the first floor, 15 feet for the second floor, the 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.

Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior walls will have white smooth finish stucco (Valspar: Ultra White 700-24) and sectional wood sidings spaced throughout the first and second floor of the building façade facing Fremont Avenue and Knoll Drive (IPE Shiplap, Color: Tigerwood). The front entry area will be painted a dark gray as an accent to the entry façade (Valspar: Charcoal Gray). The roof will have a hip design with brown colored shingles (GAF-Elk Timeberline Presique, Color: Cool Barkwood). The roof eaves will be painted a brown color (Valspar: Wild Hawk 6007-2B). In slight contrast, the rain gutters, downspouts, window and door trims will be painted a lighter shade of brown (Valspar: Ivory Brown 6006-1C). The windows will be dual pane, sliding and single hung, vinyl frame windows in a bronze color (Jeld-Wen: Single-Hung, Bronze MB40). The decorative main entry door will be comprised of a solid core wooden material (Fella Wood, Mahogany Wood, Solid).

The garage door will have a sectional decorative aluminum frame with tempered glass panels (Northwest Doors; Color: Dark Bronze Anodized). The second story will have a balcony above the proposed garage consisting of a decorative aluminum railing system with tempered glass panels that will be painted matte bronze (CRL ARS 100 Series; Color: Bronze Matte). The decorative wall light fixtures will be incorporated into the west elevation of the garage and the second level balcony area, south elevation entry porch, and the first floor east and north elevation entryways.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and decorative combination walls consisting of a gray smooth stucco freestanding block wall (Valspar, Stone Gray) and a brown wooden fence extension located adjacent to the east, north and south property lines (IPE Fencing Material, Tigerwood). The proposed landscaping consists of a mixture of trees, shrubs and groundcovers, however an existing Chinese Elm will remain on the property. The proposed trees include a 15-gallon size Dancy Tangerine, 24-inch box size Dynamite Crape Myrtle and 24-inch box size Southern Magnolias. The proposed shrubs include 1-gallon size Stalked Bulbine, 5-gallon size Dwarf Weeping Bottlebrush, 5-gallon size Rockrose, 5-gallon size New Gold Lantana, 5-gallon size Pink Muhly, 5-gallon size Little Ollie Olive, 5-gallon size Narrow-Leafed Bird of Paradise and 5-gallon size Wynabbie Gem Coast Rosemary. The proposed ground covers include decomposed granite, sod and Honeysuckle Flowering Vines and bark mulch within the planter areas. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area. Although no irrigation plans were submitted for review a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan.

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 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped March 5, 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 2,705 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 3-car garage (case no. DRB-18-17), 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. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner.
11. At the time of plan check submittal, the elevation plans should indicate the color of the roof eaves, window and door trims, rain gutters and downspouts and the front entry façade.
12. At the time of plan check submittal, the fence/gate elevation plan should indicate the color and brand of the CMU wall.
13. The proposed landscaping on the parkway shall be subject to review and approval by the Public Works Department.



Design Review Board Staff Report

DATE: April 2, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board

FROM: Mark McAvoy, Director of Public Works

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: Single Family Dwelling Addition Greater than 2,000 square feet – 212 South Sierra Vista Street (DRB-18-23)

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-18-23) 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 March 19, 2019 due to a lack of quorum.

Attachments:

Attachment 1: Design Review Board Staff Report, dated March 19, 2019

Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated January 2, 2018



Design Review Board Staff Report

DATE: March 19, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board

FROM: Mark McAvoy, Director of Public Works

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: Single Family Dwelling Addition Greater than 2,000 Square Feet – 212 South Sierra Vista Street (DRB-18-23)

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-18-23) 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 § 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, Sam Chen, 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 212 South Sierra Vista Street. 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 South Sierra Vista Street and Edgley Drive. The lot is 6,701 square feet in size and is currently developed with a 1,200 square foot single-story single-family residential dwelling with a detached 2-car garage.

The surrounding properties located to the north, east and west are zoned R-1 and to the south is zoned R-3 (High Density Residential) 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 late 1930's to the late 50's.

Project Description

The applicant is proposing a new 594 square foot first floor addition, 848 square foot second floor addition with an attached 844 square foot 3-car garage. Based on the lot area of 6,701 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 2,680.4 square feet. The proposed square footage will be 0.6 square feet less than the maximum square footage allowed. The R-1 zone allows for a maximum building height of 30 feet and 15 feet for detached garages. The residential dwelling will be 2-stories and will have a maximum building height of 24 feet and 9 inches and the 3-car garage will have a maximum building height of 15 feet. The proposed residential dwelling will meet the required street side setbacks of 10 feet for the first floor, 15 feet for the second floor, the 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 will include a living room, bedroom and bathroom. The second floor will have a family room, two bedrooms and one bathroom and a 218 square foot covered balcony accessible from bedroom #2. Single-family residential dwellings with 5 bedrooms require 3 enclosed garage spaces. Based on the number of bedrooms, the proposed 3-car garage meets the required parking for the single-family dwelling. Access to the 3-car garage will be provided by a 31-foot, 2-inch wide driveway that will take direct access from Edgley Drive.

Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior walls will have a beige sand finish stucco (Merlex: P-174 Desert Beige). The first and second floors of the dwelling will feature a hip roof design at varying heights. The roofs will have brown blend colored shingles (Oakridge Shingles, Color: Brownwood). The window and door trims will be painted a beige color (Advanced Foam). The roof eaves will be painted white. The windows will be tempered glass, sliding, vinyl frame windows in a coffee color (Milgard: Sliding, Coffee). The decorative rear entry door on the east elevation will be comprised of a solid core wooden material painted white (BROSCO, Mahogany Wood, Solid).

The garage door will be aluminum white (Clopay Classic Collection, White). The second floor balcony will span the width of the second floor and will have a stucco cover railing system that will match the exterior dwelling walls. Exterior decorative wall light fixtures will be installed on the residential dwelling (Hinkley Lighting, Black). The rain gutters and downspouts will be painted white.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping, a decorative combination wall consisting of a light yellow stucco covered block wall with coffee color wrought iron fencing (Perfect Fence Company, Coffee) along the south property line and a light yellow stucco covered block wall with a decorative cap along the east property line. The proposed landscaping consists of new groundcovers, trees and shrubs in the front and rear yard. The proposed trees include a 24-inch box Burgundy Leaf Peppermint Tree and a 24-inch box Timeless Beauty Seedless Desert Willow. The proposed shrubs include 15-gallon size Varigated Century Plant, 5-gallon Bush Games Kangaroo Paw, 1-gallon Japanese Barberry and 1-gallon Bowles Golden Sedge. The proposed ground covers include Silver Carpet and sod. In addition to new landscaping, a new drip irrigation system will be installed.

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 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped March 14, 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 1442 square foot first floor addition and exterior remodel of the existing single-family dwelling with an attached 3-car garage (case no. DRB-18-23), 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. At time of plan check submittal, the south side elevation plan must include the manufacturing specifications for the CMU wall, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: April 2, 2019

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
BY: Samantha Tewasart, Senior Planner
SUBJECT: New wall sign – 610 East Garvey Avenue (DRB-19-06)

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-19-06) 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 § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall sign.

EXECUTIVE SUMMARY:

The applicant, Weiman Quan of Art Signs & Printing, Inc., is requesting design review approval for two new wall signs at 610 East Garvey Avenue. The subject property is located on the southwest corner of the East Garvey Avenue and Rural Drive. The property is zoned C-S, P-D (Commercial Services, Planned Development) and is designated MU-II (Mixed-Use-II) in the General Plan.

Site Analysis

The subject property is currently developed with an existing one-story restaurant and its related parking area to the rear (southern) portion of the lot. The building is occupied by Yi Kebab Bar.

The properties located to the north, east and west consist of one-story commercial buildings and south are single-family dwellings. The design and character of the surrounding wall signs consist of individual internally illuminated and non-illuminated channel letters that have a combination of both the modern English letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

The proposed wall signs will be installed on the front (north) elevation and side (east) elevation of the building. The signs will be comprised of individual internally illuminated channel letters. Both wall signs will consist of one row of text. On the north elevation, the sign will be comprised of a combination of Chinese characters and modern English letters. The modern English letters will read, "YI KEBAB BAR". The Chinese characters are a translation of the business name. The sign on the east elevation will only have Chinese characters and translates to the business name.

The channel letters and characters will be 5 inches deep with a 1/8 inch thick white plexiglass face. The logo will have a red acrylic face. The wall signs will have 3/4 inch black trim caps and black aluminum returns. The Chinese characters will be 18 inches tall and the modern English text will be 12 inches tall. On the north elevation, the overall sign width will be 18 feet and the total sign area will be 20 square feet. The width of the building frontage is 43 feet, which allows for a maximum sign of 32.25 square feet. The proposed sign area will be 12 square feet less than the maximum area allowed. On the east elevation, the overall sign width will be 7 feet 2 inches and the total sign area will be 12.9 square feet. The width of the building frontage is 28 feet, which allows for a maximum sign area of 14 square feet. The proposed sign area will be 2 square feet less than the maximum allowed. The sign will be installed within the maximum allowed sign height of 15 feet and will be vertically and horizontally centered on the roof parapet wall.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the building design and signs from the surrounding commercial uses, with the recommended conditions.

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Sign & Site Plans

Attachment 3: 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 February 20, 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 a new illuminated channel letter wall sign (case no. DRB-19-06), 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. All signs, together with all of their supports, braces, guys and anchors, must be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly posted at all times. The sign faces must be re-paired at any sign of chipping or fading.

ATTACHMENT 2

Sign and Site Plans

ATTACHMENT 3

Existing Site Photographs