

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
April 16, 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. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1360 PEBBLE HURST STREET (DRB-19-05)

The applicant, Armando Olguin, on behalf of the property owners, Karen and Michael Lee, is requesting design review approval to remodel and add to an existing single-family dwelling with an attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 1360 Pebble Hurst Street 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-19-05) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE AND A DETACHED ACCESSORY DWELLING UNIT ADDITION – 342 SOUTH CHANDLER AVENUE (DRB-18-18)

The applicant, Michael Chen, on behalf of the property owner, 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 342 South Chandler Avenue 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-18-18) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. THREE NEW HIGHRISE BUILDING IDENTIFICATION WALL SIGNS, ONE NEW MONUMENT SIGN AND ONE NON-ILLUMINATED GROUND SIGN – 555 NORTH ATLANTIC BOULEVARD (DRB-19-03)

The applicant, Mike Arteaga of Coast Sign Inc., is requesting design review approval for three new highrise building identification wall signs, one new monument sign and one new non-illuminated ground sign at 555 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 § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise wall signage, monument sign and ground 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-19-03) 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 May 7, 2019.



Design Review Board Staff Report

DATE: April 16, 2019

AGENDA ITEM NO: 3-A

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 –
1360 Pebble Hurst Street (DRB-19-05)

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-19-05) 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, Armando Olguin, 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 1360 Pebble Hurst 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 east side of Pebble Hurst Street, eight lots north of Brightwood Street. The lot is 7,200 square feet in size and is currently developed with a 1,403 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 on a hillside with relatively flat building pads. 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 applicant is proposing a new 881 square foot first floor addition with an attached 436 square foot 2-car garage and an interior and exterior remodel of the existing dwelling. Based on the lot area of 7,200 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 2,880 square feet. The proposed square footage will be 634 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 1-story and will have a maximum building height of 18 feet and 7 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, laundry room with a powder room, a pool room, kitchen and dining area, 4 bedrooms and 3 bathrooms. In addition, there will be a new 25 square foot front entry porch and a new 321 square foot covered patio attached to the rear of the residence. 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, 1-inch wide concrete driveway that will take direct access from Pebble Hurst Street.

Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior walls will have a white sand finish stucco (La Habra, Crystal White) with the garage painted in contrast a light gray (La Habra, Morning Side). The main residence will feature a hip roof design with a flat roof incorporated on top of the proposed garage. The roofs will have metallic silver colored clay roof tiles (MCA Tile, Oriental Japanese, Metallic Silver) with a charcoal color flat metal roof on top of the garage. The metal roofing applied to the garage will be screened by a parapet wall with a galvanized cap. The window and door trims will be painted a black color (Jeld-Wen, Black). The roof eaves will be painted white. The windows will be sliding and single-hung, vinyl frame windows in a black color (Jeld-Wen, Black). Near the center of the front entry façade as a compliment, a cedar wood trellis will be mounted on the exterior wall and painted to match the color of the window frames. The decorative rear entry door on the west elevation will be comprised of a polyurethane core painted red with frosted glass windows (MMI Door, Steel, Red).

The garage door will consist of a black aluminum frame with glass panels (Clopay Avante Collection, Black Anodized). The rain gutters and downspouts will be painted

white.

Landscaping

As part of the new construction of the 1-story residential dwelling, the property will include new landscaping consisting of a mixture of shrubs, groundcovers and trees. The proposed trees include a Red Japanese Maple and Plumeria in the front yard and 4 Citrus trees in the rear yard. The proposed shrubs include Giant Timber Bamboo, Scandia Juniper, Giant Liriope and Umpqua Chief Heavenly Bamboo. The proposed ground covers include Asian Jasmine in the front yard, Synthetic Turf and Black Beach Cobble in the rear yard. 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 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped February 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 881 square foot addition and an interior and exterior remodel of the existing single-family dwelling with an attached 2-car garage (case no. DRB-19-05), 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 time of plan check submittal, the landscaping plan must include the quantities and size of each shrub and tree provided.
12. The proposed roofing shall consist of a non-reflective material subject to review and approval of the Planner.



Design Review Board Staff Report

DATE: April 16, 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: New Single Family Dwelling with an Attached 3-Car Garage and a Detached Accessory Dwelling Unit – 342 South Chandler Avenue (DRB-18-18)

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-18-18) 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, Michael Chen, on behalf of the property owner, is requesting design review approval for a new single-family dwelling greater than 2,000 square feet with an attached 3-car garage and a detached accessory dwelling unit (ADU) at 342 South Chandler Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

According to Monterey Park Municipal Code (MPMC) § 21.08.040(A), the City may issue a permit for the construction of an Accessory Dwelling Unit (ADU) in an R-1 Zoned lot developed as a single-family dwelling which is attached to or detached from a primary residence, and the floor area of the detached dwelling unit does not exceed 1,200 square feet.

Property Description

The property is located on the east side of South Chandler Avenue, one street east of South Atlantic Boulevard. The lot is 9,606 square feet in size and is currently developed with a 1,611 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 on a slight hillside with relatively flat building pads. 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 1940's.

Project Description

The applicant is proposing to demolish the existing residence and other existing structures on the lot and construct a new 2,825 square foot 2-story (6-bedroom) single-family residence with an attached 610 square foot 3-car garage and a detached 1,004 square foot ADU to the rear of the property. The proposed ADU will be less than the 1,200 square-foot maximum allowed by the Zoning Code. Based on the lot area of 9,606 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 3,842 square feet. The proposed overall square footage will be 13 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 ADU's. The primary unit will be 2-stories and will have a maximum building height of 26 feet and the detached ADU will have a maximum building height of 14 feet and 10 inches. The proposed residential dwelling and the detached ADU 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 of the primary residence will include a living room, dining room, kitchen, family room, 3 bedrooms, 2 bathrooms and an attached 3-car garage. The second floor will have a living room, 3 bedrooms and 3 bathrooms. Single-family residential dwellings with 6 bedrooms require 3 enclosed garage spaces and 1 additional open parking space. Based on the number of bedrooms, the proposed 3-car garage and the open parking space meet the required parking for the single-family dwelling. The proposed ADU will consist of a living room, kitchen, 2 bedrooms and 2 bathrooms. Per MPMC § 21.08.040(A), an accessory dwelling unit must provide one off-street parking space per bedroom and these spaces may be provided as tandem parking on an existing driveway. Based on the number of bedrooms, the proposed driveway will accommodate the required parking for the ADU.

Architecture

The proposed residential dwelling and ADU will have a contemporary architectural style. The exterior walls will consist of a combination of a beige sand finish stucco walls (La Habra Stucco: X-475 Viejo) and stone veneer siding (MSI, Coal Canyon Panel). The stone veneer will be used on the primary unit as an accent on the bottom portion of the front (West) and south elevations and wraps to the north and east elevations. The windows will be dual pane sliding and hung, vinyl frame windows in a white color

(Milgard, Tuscany Series, White). The main entry door for the primary unit will be a double iron door with decorative glass and wrought-iron (Hubbard, Tuscany Series, Phoenix). The entry door for the ADU will be a fiberglass pre-hung entry door painted white (Masonite, White).

The first and second floors of the dwelling will feature a hip roof design at varying heights. The roofs will have charcoal colored concrete tile roofing (Eagle Roofing, Malibu #2697 Slate Range). The roof eave fascia boards will be painted white (Dunn Edwards, Dew379 Igloo, White) and the window trims will consist of a precast foam painted the same color as the roof fascia boards. The rain gutters and downspouts will be aluminum painted white to match the trim color. The garage door will be vinyl white (Clopay Classic Collection, White). Furthermore, exterior decorative wall light fixtures will be incorporated into the design of the primary residence and the ADU (Lamp Plus, Black).

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and a new freestanding block wall along the north, south and east property lines with an existing wooden fence along a portion of the north property line to remain. The proposed landscaping consists of new groundcovers, trees and shrubs in the front and rear yard. The proposed trees include a 24-inch box Purple Orchid, 2 24-inch Crape Myrtle and 5 Bonsai Pine Trees. No mature trees are existing on site. The proposed shrubs include 5-gallon Euphorbia, Concha and Dwarf Bottlebrush. The proposed ground covers include Aaron's Beard, Mexican Daisy, Tall Fescue Medallion sod and decomposed granite. 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 1

Conditions of Approval

CONDITIONS OF APPROVAL:

13. All work performed must be in substantial conformance with the plans date-stamped April 4, 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.
14. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
15. The property must be kept free of trash and debris at all times.
16. 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.
17. This approval is for a new 2,825 square foot single family residence with an attached 3-car garage and detached 1,004 square foot accessory dwelling unit (case no. DRB-18-18), and is not an approval of building permits, which must be applied for separately with the Building Division.
18. 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.
19. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
20. 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.
21. All landscaped areas and existing irrigation system must be properly maintained at all times.
22. 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.
23. At the time of plan check submittal, the site plan shall be revised to be consistent with the CMU wall height indicated on the landscaping plan.
24. At the time of plan check the applicant/property owner must submit an elevation plan detail for the proposed CMU wall. The color and material are subject to review and approval of the Planner.



Design Review Board Staff Report

DATE: April 16, 2019

AGENDA ITEM NO: 3-C

TO: Design Review Board

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

BY: Jeffrey Rimando, Assistant Planner

SUBJECT: New Highrise Building Identification Wall Signs, Monument Sign and Non-illuminated Ground Sign – 555 North Atlantic Boulevard (DRB-19-03)

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-19-03) 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 on-premise wall signage, monument sign and ground sign.

EXECUTIVE SUMMARY:

The applicant, Mike Arteaga of Coast Sign Inc., is requesting design review approval for three new high-rise building identification wall signs, one monument sign and one non-illuminated ground sign at 555 North Atlantic Boulevard. The subject property is located on the southwest corner of the North Atlantic Boulevard and West Hellman Avenue. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and is designated MU-I (Mixed-Use-I) in the General Plan.

Site Analysis

The subject property is a vacant lot currently being developed to construct a new hotel (Courtyard by Marriott).

The properties located to the east and south consist of multi-story commercial buildings and west are single-family dwellings. The design and character of the surrounding wall signs consist of a combination of individual internally illuminated and non-illuminated channel letters and cabinet signs 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 applicant is requesting approval for three highrise building identification wall signs, one monument sign and a public art feature.

Wall Signs:

The proposed highrise building identification wall signs will be installed on the front (east) elevation and side (south and north) elevations of the building. Per MPMC § 21.04.797(V) Highrise building identification sign means a sign placed upon any wall or parapet of a structure which is three or more stories in height and contains the name or symbol of the building or principal tenant(s) of the building. The new signs for the hotel will be comprised of individual internally illuminated channel letters. Each wall sign will consist of two rows of text with modern English letters “COURTYARD BY MARRIOTT”.

On the east elevation, the channel letters will be 4 inches deep with a dark gray aluminum face and returns (Pantone, Satin Finish, 426C Gray) to be halo illuminated on 3 $\frac{1}{8}$ inch deep white aluminum pan-mounted panels (AKZO Noble Satin White). The wall sign modern English letters first row of text will be 81 $\frac{7}{8}$ inches high and the second row of text will be 29 $\frac{1}{8}$ inches high with an overall width of 60 feet, for a total sign area of 467.5 square feet. Per MPMC § 21.24.660(A) the total area of such signs cannot exceed an area of one square foot per linear foot of building or structural wall to which the sign is attached and the height of such signs cannot be lower than the height of the third story level and cannot exceed the height of the building parapet or structural wall to which it is attached. The building wall which the sign is attached has a frontage of 558 feet 11 inches, which allows a maximum sign area of 558.9 square feet. The proposed wall sign will be placed on the sixth story level with a maximum height of 85 feet 5 $\frac{7}{8}$ inches measured from the ground floor to the top of the sign.

Similarly, the north and south elevation wall signage will be 3 inches deep with a dark gray aluminum face and returns (Pantone, Satin Finish, 426C Gray) to be halo illuminated on 2 $\frac{1}{8}$ inch deep white aluminum pan-mounted panels (AKZO Noble Satin White). The wall sign modern English letters first row of text will be 2 feet 8 $\frac{3}{4}$ inches high and the second row of text will be 1 foot high with an overall width of 24 feet, for a total sign area of 74.87. The building wall frontage for the north and south elevations are 80 feet 4 inches and 79 feet 3 inches respectively, which allows a maximum sign area of 80.3 square feet on the north elevation and 79.25 square feet on the south elevation. Both wall signs will be placed above the sixth story level.

Monument Sign:

The monument sign has been designed to accurately reflect a balanced design that incorporates materials and colors that are architecturally consistent and compatible with the design of the building. The monument sign will be placed on the northeastern portion of the property along North Atlantic Boulevard. The proposed sign will be double-faced, with individual internally illuminated routed out channel letters to face north and west bound traffic. The monument sign will be rectangular shaped and comprised of an aluminum sign cabinet with a dark gray coated finish (Pantone, Satin Finish, 426C Gray). The sign cabinet will display two rows of text that will read in white acrylic lettering "COURTYARD BY MARRIOTT" (White Lexan). The monument base will have a decorative stone veneer (Coronado Stone, Smooth Limestone, White Sands) to match the design of the building and a red aluminum "555" address plate will be attached on each face of the base. Per MPMC § 21.24.650 total square footage of monument signs shall not exceed an area of 56 square feet and a total height of 7 feet. The proposed monument sign will be 3 feet high and 3 feet in width, for a total square footage of 9 square feet.

Public Art:

As part of the request the applicant is proposing a new public art feature to be placed on the concrete walkway at the northeastern corner of North Atlantic Boulevard and West Hellman Avenue. The signage will have a diagonal orientation towards the intersection of North Atlantic Boulevard and West Hellman Avenue. The public art will be read "555," which is the property's address. Each number "5" will have a 10 inch high and 48³/₈ inch wide gray base (PMS, 10C Cool Grey) with an aluminum non-illuminated number to be anchored on the base. The number will be 60 inches high and 50 inches wide and painted red (PMS, 485C Red). The base will contain an aluminum LED platform in front of the number sign to allow LED module uplights for illumination.

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 April 9, 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 three new internally illuminated channel letter highrise building identification wall signs, one new monument sign and one new public art ground sign (case no. DRB-19-03), 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