

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
May 21, 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 –

2-A APPROVAL OF MINUTES

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of April 16, 2019; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. 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) Re-Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-03) application; and
- (5) Taking such additional, related, action that may be desirable.

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 410 WEST HELLMAN AVENUE (DRB-19-11)

The applicant, Kamen Lai of Elite Design Development Inc., on behalf of the property owner, is requesting design review approval to construct a new two-story single-family dwelling with an attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 410 West Hellman 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-19-11) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE – 1839 POTRERO GRANDE DRIVE (DRB-19-01)

The applicant, Dr. Rupinder Singh Goraya and Chandan Goraya, is requesting design review approval for an exterior remodel with an increase in square footage at 1839 Potrero Grande Drive in the C-S (Commercial Services) Zone.

California Environmental Quality Act (CEQA):

The project is Categorically Exempt under § 15301, Class 1(e), (2) (Existing Facilities), in that the proposed project consists of exterior alteration with additions to an existing structure provided that the structure will not result in an increase of more than more 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The project is located in an urbanized area that is developed with commercial and residential uses.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-01) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. 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) 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.

[5.] NEW BUSINESS

[4.] OLD BUSINESS

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on June 4, 2019.



Design Review Board Staff Report

DATE: May 21, 2019

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
BY: Samantha Tewasart, Senior Planner
SUBJECT: Design Review Board Minutes

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meeting of April 16, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,



Mark A. McAvoy
Director of Public Works/City Engineer

Attachments:

Attachment 1: April 16, 2019 DRB regular meeting minutes

ATTACHMENT 1

April 16, 2019 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
April 16, 2019**

The Design Review Board of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, April 16, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Elizabeth Yang called the Design Review Board meeting to order at 7:15 p.m.

ROLL CALL:

Planner Tewasart called the roll:

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

Board Members Absent: Member Tammy Sam

ALSO PRESENT: Samantha Tewasart, Senior Planner and Jeffrey Rimando, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A. 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.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Armando Olguin, 1360 Pebble Hurst Street, Monterey Park, was present to speak on behalf of the project. He stated that he provided photos of surrounding properties to show that the proposed architectural style is consistent with the

surrounding properties. He stated that the intent of the flat roof design for garage was to prevent the dwelling from having a pyramid look.

Vice-Chair Yuen inquired about any existing mature trees on the property and recommended the addition of a condition that requires all existing mature trees on the property to be preserved.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-05) application, subject to the conditions of approval as stated in the staff report, with an added condition.

Added:

13. At the time of plan check submittal, the Landscape and Irrigation Plan must include a notation to indicate that mature trees must be preserved and protected in place, subject to the review and approval of the Planner.

Motion: Moved by Vice-Chair Yuen and seconded by Member Gorrocino, motion carried by the following vote:

Ayes: Members: Yang, Yuen, Lam, and Gorrocino

Noes: Members: None

Absent: Members: Sam

Abstain: Members: None

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.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Michael Chen, 2211 South Hacienda Boulevard #112, Hacienda Heights, 91745, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and

(4) approved the requested Design Review Board (DRB-18-18) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Gorrocino and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yuen, Lam, and Gorrocino
Noes: Members: None
Absent: Members: Yang and Sam
Abstain: Members: None

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.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Derrick Ngo of Coast Sign Inc., 1500 West Embassy Street, Anaheim, CA 92801, was present to speak on behalf of the project.

Member Gorrocino inquired if any signage is proposed on the west elevation. Representative Ngo replied no.

Representative Ngo stated that the colors are corporate colors. Vice-Chair Yuen inquired about the red for the public art. Representative Ngo replied that the owner wanted the art to stand out relative to neutral color scheme on the building. There is a lot of beige and even the stone veneer is very neutral. Usually standout colors are used to bring an art piece to life especially within a landscape area.

Chairperson Yang inquired if it can be a more subtle color. Representative Ngo inquired if there is a recommendation. The proposed color is the owner's preference.

Vice-Chair Yuen stated that she did not prefer the font. Her preference would be something more modern. Representative Ngo stated that much more modern font was proposed in a prior version the art.

Planner Tewart stated that the intent of the corner area is to function as a public gathering space. The original proposal by the developer/property owner and reviewed by the Design Review Board was a water fountain feature. Throughout the years there have been concerns about the long-term maintenance of water features and whether it is an appropriate feature at the gateway of the City. During the plan design process, the developer approached staff to inquire if instead of the water

feature, which is typical of the large scale projects in the City if a public art feature would acceptable instead. The public art was inspired by something that the developer saw in a business district park in Chicago. They had something similar, but that type of font was more appropriate in their business district.

Planner Rimando provided the prior version of the art to the Board. Representative Ngo stated that they developed a custom font for it. Vice-Chair Yuen stated that public art is subjective, but the modern font looks cleaner and sharper font than the font presented.

Representative Ngo stated that the font presented is wider and more visible, whereas the prior font is more modern but thinner and maybe more visible in the day, but at night it has little surface area so the up-lighting will bounce on it less noticeably than the one proposed. They also have to be cognizant of that and the red seen at night is dark.

Member Gorrocino inquired if there are any other color palettes used by corporate, since the Board has concerns about the red. Representative Ngo replied that the red is never used unless on secondary signs such as plaques. The primary colors are the grey and white.

Member Lam did not have concerns with the proposed color red or font. He agreed that the prior font is more modern, but can understand the point about the surface area.

Vice-Chair Yuen stated that those are not the only fonts. Representative Ngo stated that there are hundreds of fonts. Vice-Chair Yuen inquired how much more time would be needed to come up with three more font styles that are more modern that the Board can choose from. Representative Ngo replied that he has concerns that the font is subjective and expressed concerns about the timeline with fabrication. The Board indicated that there are no concerns with the wall signs and monument sign. Vice-Chair Yuen stated that the red can remain for the art and recommended continuing the item.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-19-03) application to the May 7, 2019 meeting.

Motion: Moved by Vice-Chair Yuen and seconded by Member Gorrocino, motion carried by the following vote:

Ayes: Members: Yang, Yuen, Lam, and Gorrocino
Noes: Members: None
Absent: Members: Sam
Abstain: Members: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:17 p.m.

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

Samantha Tewasart
Senior Planner



Design Review Board Staff Report

DATE: May 21, 2019

AGENDA ITEM NO: 3-A

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) Re-opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-03) 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.

Background

On April 16, 2019, the Design Review Board reviewed the requested wall signs, monument sign, and public art feature. At the meeting, the Board expressed some concerns with the font style and color of the proposed public art feature and requested

that the applicant provide three font options to consideration. Since the meeting, the applicant has prepared three different font styles for the proposed public art feature. Each design maintains the same red color and configuration as the original proposal.

CONCLUSION:

Staff reviewed the application and believes the proposed wall signs, monument sign and public art feature are 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: Design Review Board Staff Report, dated April 16, 2019

Attachment 3: Sign Plan and Public Art Feature Design Options

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.

ATTACHMENT 2

Design Review Board Staff Report, dated April 16, 2019



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.

ATTACHMENT 2

Sign and Site Plans

ATTACHMENT 3

Existing Site Photographs

ATTACHMENT 3

Public Art Feature Design Options

(15) GELCONE TETRA EDGE STRIP (GEM24-2) LEDS POWERED BY
(11) GELCONE GFS24-100-MA POWER SUPPLIES @ 1.10 AMPS EA.
(14) CUS TOWER PROVIDED 120W/240V/60HZ
DEDICATED CIRCUIT REQUIRED

**TOTAL CIRCUIT LOAD: 1.10 AMPS @ 120 VAC
ON ASTRONOMICAL TIMER BY OWNERS**

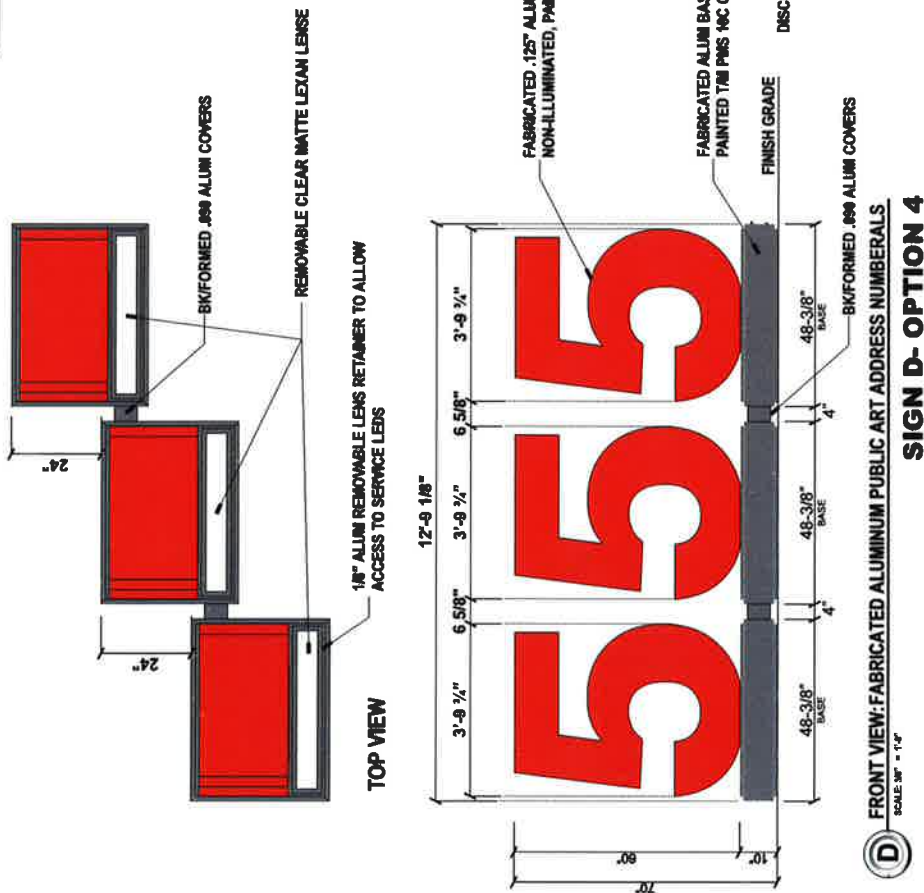
- 1) THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 604 OF THE NATIONAL ELECTRICAL CODE (NEC) AND IS NOT APPLICABLE TO LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND WIRING.
- 2) ALL ELECTRICAL CONNECTIONS OF THE SIGN MUST BE MADE TO THE SIGN.
- 3) ALL SIGNMOUNTING CARRIERS FOR THIS SIGN MUST BE TOTALLY INDICATED TO SIGNS (INCLUDING DESIGNATED CONNECTION AND REMOVAL) - (SEE INSTRUCTIONS, THIS CARRIER).
- 4) CARRIER MUST NOT BE TOUCHED WITH OTHER TOOLS SUCH AS LEVERING, AND CONSIDERING AND REMOVAL OF THE SIGN.
- 5) PROPERTY SIZE REQUIRED WHERE THAT CAN BE TOUCHED TO THE BREAKER PANEL MUST BE PROVIDED.
- 6) ALL UL AND DATA LABELS REQUIRED.
- 7) ALL SIGNS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 604 OF THE NATIONAL ELECTRICAL CODE (NEC) AND IS NOT APPLICABLE TO LOCAL CODES, THIS INCLUDES PROPER GROUNDING AND WIRING.
- 8) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCELL OR OUTDOOR AUTOMATIC TIMER.

INSTALLATION INSTRUCTIONS FOR PYLONS AND MONUMENTS:

- [illegible]

COLOR SPECIFICATIONS:

- PANT: TAM PANTONE 426C GRAY, SATIN FINISH**
- PANT: TAM PANTONE 877C SILVER, SATIN FINISH**
- PANT: TAM PANTONE 465C RED, SATIN FINISH**



MANUFACTURER TO INSTALL PICK-UPS AS REQUIRED

 COAST SIGN INCORPORATED 1508 West Broadway St., Anaheim, CA 92802 (714) 526-1166 FAX (714) 526-3367		Date: 4/22/19 Scale: NOTED Drawn: TROY Sales: OMEED	Project Name: COURTLYARD MARRIOTT MONTEREY PARK CA Coast Sign Description (if applicable): 70" OAH ADDRESS SIGN Customer Description (if applicable): Client Approval: _____ Date: _____	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a sign project created by Coast Sign, Inc. And shall not be reproduced, used by or dedicated to any firm or corporation for any purpose whatsoever without written permission.		Product Number: 555 OPTIONS 4-22-19 File Location: W:\COURTYARD\ENGINEERING\		ENGINEERING DWG. 4 of 10	
ECO Description		Employer		Date		No.			
						1			
						2			
						3			
						4			
						5			
						6			

(1) GELCORE TETRA EDGE STRIP (GEBCS-2) LEDS POWERED BY
(1) GELCORE GEPS24-100-MA POWER SUPPLIES @ 1.0 AMPS EA
(1) CUSTOMER PROVIDED 120V/240V/50HZ
DEDICATED CIRCUIT REQUIRED

**TOTAL CIRCUIT LOAD: 1.10 AMPS @ 120 VAC
ON ASTRONOMICAL TIMER BY OWNERS**

[illegible]

- 1.) UPON DELIVERY INSPECT AND TEST LIGHT BOMB. BOMB TEST COAST RICH IMMEDIATELY OF ANY PROBLEM.
- 2.) EXAMINE FOUNDATION AND ELECTRICAL CONDUIT. SET REBAR CAGE AND ANCHOR BOLTS IF REQUIRED.
- 3.) SET COLUMN PLUM AND LEVEL. POUR CONCRETE AND ALLOW TO CURE.
- 4.) SET 800 COLUMN COVER AND SIGN HEAD DOWN HANDSOME PROVIDED.
- 5.) MAKE ALL ELECTRICAL CONNECTIONS AND TEST LIGHT.
- 6.) REMOVE ALL WIRING AND ALL ELECTRICAL CONNECTIONS MUST BE MADE BY PERSONNEL QUALIFIED IN ELECTRICAL CODES AND ALL ELECTRICAL CONNECTIONS MUST BE MADE BY PERSONNEL QUALIFIED IN ELECTRICAL CODES.
- 7.) ALL UNDERGROUND ELECTRICAL CONNECTIONS MUST BE ACCESSIBLE AND APPROVED WATERPROOF ELECTRICAL BOXES.
- 8.) MAKE CERTAIN THAT SERVICE TRUCK EQUIPMENT IS PROPERLY GROUNDED BEFORE SERVICING SIGNAL EQUIPMENT.
- 9.) CLEAN CABLES, FACES AND TOUCH UP WITH PAINT PROVIDED.
- 10.) CLEAN SITE OF ALL DEBRIS.
- 11.) INSTALLATION MUST COMPLY WITH NATIONAL ELECTRICAL CODES AND ALL LOCAL ELECTRICAL CODES.

PAINT: TMI PANTONE 426C GRAY, SATIN FINISH

PAINT: TMI PANTONE 877C SILVER, SATIN FINISH

PAINT: TMI PANTONE 485C RED, SATIN FINISH



FMFG TO INSTALL PICK-UPS AS REQUIRED

 COAST SIGN INCORPORATED 1268 West Siskiyou St., Astoria, OR 97103 (774) 326-1966 FAX: (774) 326-3667	Date: 4/22/18		Project Name: COUNTYARD HARRIOTT MONTEREY PARK CA		This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being prepared for you by Coast Sign. It shall not be reproduced, copied, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.		No. _____ Engineer _____ Date _____		ECO Description _____		PROJECTED BY: CUSTOMER		ENGINEERING DWG. 5 of 10	
	Scale: NOTED	Customer Name: COUNTYARD SIGN												
	Drawn: TROY	Customer Description (if applicable):												
	Sales: OMEED	Client Approval:												
Product Number: 555 OPTIONS 4-22-19 File Location: WCOURTYARDENGINEING\ ECO Level: 0000														

(15) BELCORE TETRA EDGE STRIP (SEB90-4) LEDS POWERED BY
(1) GELCORE GEPS24-100-MA POWER SUPPLIES @ 1.10 AMPS EA.
(17) CUSTOMER PROVIDED 12V/20A/50HZ
TOTAL CIRCUIT LOAD: 1.10 AMPS @ 120 VAC
ON ASTRONOMICAL TIMER BY OWNERS
DEDICATED CIRCUIT REQUIRED

1) THIS SIGN MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 15 OF THE INTERNATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE INSTALLED POWER SHALL BE AS SHOWN ON THE SIGN.

2) ALL SIGN CIRCUITS FOR THIS SIGN MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED POWER EQUIPMENT).

3) PROPERLY EARTHED GROUNDS ARE REQUIRED FOR ALL SIGN CIRCUITS.

4) SIGN LAMP(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 15 OF THE INTERNATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE INSTALLED POWER SHALL BE AS SHOWN ON THE SIGN.

5) SIGN SATISFIES ALL REQUIREMENTS OF WET, DAMP OR DRY LOCATION.

6) SIGN SATISFIES ALL REQUIREMENTS OF TYPE 2A.

[illegible]

PAINT: THE PAINTSOME 425C GRAY, SATIN FINISH

PAINT: THE PAINTSOME 477C SILVER, SATIN FINISH

PAINT: THE PAINTSOME 465C RED, SATIN FINISH



MFG TO INSTALL PICK-UPS AS REQUIRED

 COAST SIGN INCORPORATED 1568 Reed Highway N., Anaheim, CA 92803 (714) 536-3164 FAX: (714) 536-3867	Date: 4/22/19		Project Name: COURTYARD MARIOTT MONTEREY PARK CA		This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project for Coast Sign, Inc. and is not to be reproduced, stored in a retrieval system, or used by any other person or corporation for any purpose whatsoever without written permission.	No. 1 2 3 4 5 6	Engineer 	Date 	ECO Description 	ENGINEERING DWG. 9 of 10
	Scale: NOTED		Coast Sign Description (if any): 717 OAH ADDRESS SIGN							
	Drawn: TROY		Customer Description (if applicable):							
	Sales: OMEED		Client Approval:							
	Product Number: 555 OPTIONS 4-22-19		Product Name: ECO Levelt							
	File Location: W:\COURTYARD\ENGINEERING\		ECO Levelt: 0000							



Design Review Board Staff Report

DATE: May 21, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board

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

BY: Samantha Tewasart, Senior Planner

SUBJECT: Addition to single-family residential dwelling greater than 2,000 square feet – 410 West Hellman Avenue (DRB-19-11)

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-19-11) 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 § 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 applicant, Kamen Lai of Elite Design Development Inc., on behalf of the property owner, is requesting design review approval for a new two-story single-family dwelling greater than 2,000 square feet at 410 West Hellman Avenue. The property is zoned R-2 (Medium Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

Property Description

The property is located on the south side of West Hellman Avenue, between North McPherrin Avenue and North Ynez Avenue. The lot is 45 feet wide and 95.06 feet deep, totaling 4,277 square feet in size, and is currently developed with a one-story 464 square foot single-story single-family residential dwelling with a detached one-car garage.

The surrounding properties located to the north are single-family dwellings in the City of Alhambra, and south, east and west are zoned R-2 and developed with single-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings have a California bungalow architectural style consisting of single and two-story dwellings with attached and detached 1 and 2-car garages, and a mixture of hip and gable roof designs built in the early 1920's.

Project Description

The applicant is proposing a new 2,118 square feet, two-story single-family dwelling with an attached 407 square feet two-car garage. Based on the lot area of 4,277 square feet, the maximum living area that can be built is 2,138 square feet. The proposed square footage will be 20 square feet less than the maximum square footage allowed. The building height of the dwelling will be 26 feet. The R-2 zone allows for a maximum building height of 30 feet. The proposed addition 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 existing first floor area includes a living room, kitchen, dining room, one bedroom, a bathroom, and a powder room. The second floor addition includes three bedrooms, two bathrooms, and a loft area. Based on the total number of bedrooms, the existing two-car garage meets the required parking for the single-family dwelling.

Architecture

As part of the proposed project, all the existing structures on the property will be demolished. The proposed architectural style will be modern with a flat roof design, articulation, and varying roof heights. The exterior walls will have two tone beige sand finish stucco (La Habra Stucco X-86 Sandstone and X-81584 Suffolk). Additionally, the second floor window pop-out will have an exterior natural wood siding (Kayu Borneo Mahogany). The windows and glass doors will be sliding, dual-pane with dark brown vinyl trims (Jeld Wen, color: Dark Chocolate). The front entry door will have contemporary design (Mimi Doors, Model: 4-Lite Celeste 651H4 with sidelite, Color: Brown). The garage door will be wood sectional panels (Clopay: Reserve Collection, Door Design: Design 1, color: Dark Oak Stain). A one-foot thick metal canopy painted dark brown (Dunn Edwards: DE6063 Black Walnut) will wrap around the front (south) elevation and side (west) elevation. On the second floor, above the garage, there will be a balcony with metal guardrails also painted dark brown (Dunn Edwards: DE6343 Salem Black). All four elevations will have exterior light fixtures in modern design and dark brown rust color (The Great Outdoors Wall Light, Artisan Lane, Model: 72252-66, color: Vintage Rust).

Landscaping

As part of the new construction of the single-family residential dwelling, the project will include new landscaping and a drip irrigation system. There are currently no existing mature trees on the lot. The lot will be planted with a combination of trees, shrubs, and

groundcover. The front setback area will be planted with a Golden Rain tree and a Western Redbud tree, Kangaroo Paw, Dwarf Kangaroo Paw, Blue Glow Agave, Bells of Fire Esperanza, and Lion's Tail shrubs, and Blue Chalkstick groundcover. The side and rear setback areas will include a combination of a Strawberry tree, Spanish Lavender, Autumn Sage, Little Revy Flax Lily, Dwarf Kangaroo Paw, Blue Gem Coast Rosemary, and Red Bird of Paradise shrubs, and Wall Germander ground cover, and Saint Augustine sod. Additionally, at the time of plan check submittal, the plans must show the use of a water efficient irrigation system, such as drip irrigation, within the landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection. The driveway will have decorative inter-locking pavers in a herringbone pattern (Angelus Block Co, Antique Cobble 1, color: Sandstone).

A new 6 feet tall concrete block wall will be constructed along the north, east, and west property lines. A condition of approval has been included requiring the perimeter block walls to have the same stucco finish and colors as the dwelling exterior walls and a decorative cap. The fencing within the 25 feet front setback area will be 3 feet tall and a combination of black wrought iron and 15 inches wide square pilaster columns. The pilasters will also be required to have a stucco finish and decorative caps. Along the front property line there will also be an electric sliding black wrought iron gate.

CONCLUSION:

Staff reviewed the application and believes the proposed new two-story 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 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.
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 two-story, 2,118 square feet (4-bedrooms) single-family dwelling with an attached two-car garage (case no. DRB-19-11), 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. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of plan check submittal, 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 landscaped areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs



Design Review Board Staff Report

DATE: May 21, 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: Exterior Remodel with an Increase in Square Footage – 1839 Potrero Grande Drive (DRB-19-01)

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-19-01) 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(e), (2) (Existing Facilities), in that the proposed project consists of exterior alteration with additions to an existing structure provided that the structure will not result in an increase of more than more 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The project is located in an urbanized area that is developed with commercial and residential uses.

EXECUTIVE SUMMARY:

The applicants, Dr. Rupinder Singh Goraya and Chandan Goraya, are requesting design review approval for an exterior remodel and addition to existing animal hospital at 1839 Potrero Grande Drive. The subject property is located on the west side of Potrero Grande Drive, two lots south of Arroyo Drive. The property is zoned C-S (Commercial Services) and is designated C (Commercial) in the General Plan.

Property Description

The subject property is currently developed with an existing one-story animal hospital and its related parking area to the front (eastern) portion of the lot. The building is

occupied by San Gabriel Animal Hospital. There is a shared common driveway between the subject property and two residential lots located to the west of the subject property. The property is accessible from two driveways on Potrero Grande Drive.

The properties located to the north and south are zoned C-S, west are R-1 zoned lots, and east is Resurrection Cemetery in the City of Montebello. The design and character of the surrounding properties have a mid-century architectural style consisting of one-story dwellings converted to commercial uses on the interior constructed in the 1950s.

Project Description

The applicant proposes to add 585 square feet to the existing 1,272 square feet one-story building. The total building area will be 1,857 square feet. Based on the lot area of 16,804 square feet, the maximum allowed floor area ratio is 50 percent of the lot area or 8,402 square feet. The proposed addition will be substantially less than the maximum square footage allowed. The C-S zone allows for a maximum building height of 3-stories or 40 feet. The building will be one-story, 12 feet 3 inches tall. The front porch entryway will be 16 feet 6 inches tall. The proposed addition will allow for an expanded waiting area at the front of the building and a new restroom and grooming area at the rear of the building. The project also includes the addition of a new 67 square feet covered front porch. The required number of parking spaces for an animal hospital is 4 spaces per 1,000 square feet of gross building area. The required number of parking spaces for the total building area is 7 spaces and there are 9 existing spaces provided on the property. All parking spaces must be striped in a manner clearly showing the layout of the intended parking stalls. The striping must be maintained in a clear, visible and orderly manner.

The proposed project also includes an exterior remodel of the building. 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 (Sherwin William: Nomadic Desert – SW6106), the roof cornice moldings and trims above the stone veneer will also have a smooth finish plaster in a dark brown color (Sherwin Williams: Umber SW6146), stone veneer will be applied to the base of the building on the front (east) elevation. The veneer will be 3 feet high and will wrap 1-foot 6 inches around on the north and south elevations. Stone veneer will also be applied to the two front porch columns. The building will primarily have a flat roof with the exception of the front porch entrance which will have a hip roof with S-shaped concrete roof tiles in a brownish red color (Eagle Roofing: Capistrano). Below the roof eaves there will be exposed wood rafter tails painted dark brown (Sherwin Williams: Umber SW6146). All four elevations will have three decorative square ceramic wall tiles in a dark brown color (Ceramic Daltile, color: Artisan Brown) and decorative exterior wall light fixtures in a tradition style and black finish (Maxim Lighting; Model 86014LTES, Finish: Espresso Black).

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.

There is an existing low concrete block wall located along front (east) property line. A condition of approval has been included requiring the block wall to be stucco covered and painted to match the building exterior walls. A condition of approval has also been included requiring the existing vinyl and chain link fence located along the north property line to be replaced with a new wood, vinyl, or wrought iron fence. A condition of approval has been included requiring the existing landscaping to be cut and maintained. According to Monterey Park Municipal Code (MPMC) § 21.10.110, all lots must include facilities for the storage and collection of trash. Trash enclosures must be located such that sight distances, circulation, parking space access and driveway access are not impeded. The location and size of enclosures are subject to approval by the City Planner.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed exterior remodel with an 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 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped January 8, 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 increase in square footage (case no. DRB-19-01), 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 irrigation system must be drip system, subject to the review and approval of the Planner.
13. The roof parapet walls must fully screen all roof mount mechanical equipments.
14. Any new signage on the building will require Design Review Board approval.

15. The existing block wall located along the front (east) property line must be stucco covered and painted to match the finish and color as the building exterior walls, subject to the review and approval of the Planner.
16. The existing vinyl and chain link fence located along the northern (side) of the property must be replaced with a new wood, vinyl, or wrought iron fence, subject to the review and approval of the Planner.
17. 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.
18. 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.
19. 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



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

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