

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

**Tuesday
November 19, 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, and Tammy Sam

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 February 19, 2019 and September 3, 2019; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

3-A. NEW WALL SIGN – 825 EAST GARVEY AVENUE (DRB-19-22)

The applicant, Paul Wu of AD Electrical Advertising, Inc., on behalf of the property owner, is requesting design review approval for a new wall sign at 825 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) zone.

California Environmental Quality Act (CEQA):

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

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-22) 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 – 219 NORTH HUNTINGTON AVENUE (DRB-19-17)

The applicant, Eric C. Tsang, 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 219 North Huntington Avenue in the R-2 (Medium-Density Residential) Zone.

California Environmental Quality Act (CEQA):

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.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-17) application; and
- (5) Taking such additional, related, action that may be desirable.

3-C. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 283 EAST GARVEY AVENUE (DRB-19-18)

The applicant, Wilson Tan of The Architech Group, is requesting design review approval for a new one-story 5,000 square foot single-tenant commercial building at 283 East Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development)

Zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a one-story 5,000 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU-II (Mixed Use II) in the General Plan. According to the C land use category, the Commercial category and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-18) application; and
- (5) Taking such additional, related, action that may be desirable.

3-D. MASTER SIGN PROGRAM – 301 EAST GARVEY AVENUE (DRB-19-24)

The applicant, Signs Express Mfg. Company, on behalf of the property owner, is requesting design review approval for a new Master Sign Program (MSP) at 301 East Garvey Avenue in the C-B, P-D (Central Business, 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 a new Master Sign Program.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-24) 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 December 3, 2019.



Design Review Board Staff Report

DATE: October 24, 2019

AGENDA ITEM NO: 2-A

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
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 February 19, 2019 and September 3, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,



Mark A. McAvoy
Director of Public Works

Attachments:

- Attachment 1: February 19, 2019 DRB regular meeting minutes
Attachment 2: September 3, 2019 DRB regular meeting minutes

ATTACHMENT 1

February 19, 2019 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
February 19, 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, February 19, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Elizabeth Yang called the Design Review Board meeting to order at 7:25 p.m.

ROLL CALL:

Planner Tewasart called the roll:

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

Board Members Absent: Member Ivan Lam

ALSO PRESENT: Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

SWEAR-IN: Irma Gorrino

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:**

2-A APPROVAL OF MINUTES

January 15, 2019

Action Taken: The Design Review Board approved the minutes from the regular meetings of January 15, 2019

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

Ayes: Members: Yang, Yuen, and Sam

Noes: Members: None

Absent: Members: Lam

Abstain: Members: None

[3.] **PUBLIC HEARING:**

3-A. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 8-UNIT RESIDENTIAL DEVELOPMENT – 2011 POTRERO GRANDE DRIVE (DRB-18-21)

The applicant, Eric Everhart of Enterprise One Inc., is requesting design review approval for the construction of a new 8-unit residential development at 2011 Potrero Grande Drive in the R-2 (Medium Density Residential) Zone.

Member Sam inquired about the restrooms with the showers and the width of the vanity and whether there is adequate storage. Applicant Everhart replied yes, on the opposite wall.

Member Gorrocino inquired if there was any overlap with Southern California Edison lines. Applicant Everhart replied no.

Member Yuen inquired if there are any mature trees existing on the property. Applicant Everhart replied no, there are no mature trees on the site.

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-18-21) application, subject to the conditions of approval as stated in the staff report with added conditions.

Motion: Moved by Member Yuen and seconded by Member Sam, motion carried by the following vote:

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

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1616 LUPINE AVENUE (DRB-18-10)

The applicant, Kevin Dinsmore, is requesting design review approval for 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 1616 Lupine Street in the R-1 (Single-Family Residential) Zone.

Member Sam inquired about the height of the retaining walls. Applicant Dinsmore more replied 6 feet. Member Sam inquired if there will be a layer of crush gravel behind the walls. Applicant Dinsmore replied that it will be a combination of French drains and perforations to the wall.

Member Yuen inquired about the existing tree on the property. Applicant Dinsmore replied that his neighbor complained about the tree and asked that it be cut, but as part of the project new trees will be planted.

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-18-21) application, subject to the conditions of approval as stated in the staff report with added conditions.

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

Ayes: Members: Yang, Yuen, and Sam
Noes: Members: None
Absent: Members: Lam
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 8:00 p.m.

Next regular scheduled meeting on March 5, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner

ATTACHMENT 2

September 3, 2019 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
September 3, 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, September 3, 2019 at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chairperson Elizabeth Yang, Member Gay Yuen, Member Ivan Lam (7:02 p.m.), and Member Tammy Sam

Board Members Absent: None

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

2-A APPROVAL OF MINUTES

June 4, 2019, June 18, 2019, and August 6, 2019

Action Taken: The Design Review Board approved the minutes from the regular meetings of June 4, 2018, June 18, 2019, and August 6, 2019

Motion: Moved by Member Yuen and seconded by Member Sam, motion carried by the following vote:

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

Noes: Members: None

Absent: Members: None

Abstain: Members: None

[3.] **PUBLIC HEARING:**

3-A. EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 771 WEST GARVEY AVENUE – (DRB-19-14)

The applicant, Daniel Liu, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 755 West Garvey Avenue 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, Daniel Liu, 6638 Regio Avenue, Buena Park, CA 90620, was present to speak on behalf of the project.

Member Sam inquired if the notation on the plan that states “rooftop” in teal is an existing piece that juts out or if it is new to attach the frame to. Applicant Liu replied that it is something existing and they are not adding any structural members to the roof. Member Sam inquired if it is 9 inches tall consistently across the roof. Applicant Liu replied that it is a minimum 12-inch gap at the center, less of a gap to the west and a little more of a gap to the east. Member Sam stated that she wanted to see a plan of where the awning intersects with the roof. She inquired if the prior awning was damaged due to wind load. Planner Tewasart replied that prior awning had deteriorated over time. Applicant Liu stated that the prior awning had been up for 20 years. Member Sam stated that she wanted to make sure that it was not a structural issue.

Member Lam wanted to clarify that the awning design will be curved to resemble the prior design and not angled as it was last presented to the Board. Applicant Liu replied yes.

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-19-14) application, subject to the conditions of approval as stated in the staff report.

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

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

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:27 p.m.

Next regular scheduled meeting on September 17, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner



Design Review Board Staff Report

DATE: November 19, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New wall sign – 825 East Garvey Avenue (DRB-19-22)

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-19-22) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

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

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of November 5, 2019 due to a lack of quorum.

Attachments:

Attachment 1: Design Review Board Staff Report, dated November 5, 2019
Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated November 5, 2019



Design Review Board Staff Report

DATE: November 5, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New wall sign – 825 East Garvey Avenue (DRB-19-22)

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-19-22) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

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

EXECUTIVE SUMMARY:

The applicant, Paul Wu of AD Electrical Advertising, Inc., is requesting design review approval for a new wall sign at 825 East Garvey Avenue. The subject property is located on the north side of the East Garvey Avenue between Florence Avenue and Gladys Avenue. The property is zoned C-S, P-D (Commercial Services, Planned Development) and is designated MU-II (Mixed-Use-II) in the General Plan.

Site Analysis

The subject property is currently developed with an existing one-story commercial building in the front with its related parking area to the side (western) and front (southern) portion of the lot and two multi-family dwellings in the rear. The commercial building is occupied by Wah Fung 2016, Inc.

The properties located to the south, east and west consist of one-story commercial buildings and north are single-family dwellings. The design and character of the surrounding wall signs consist of individual foam channel letters that have a

combination of both the modern English letter alphabet and Chinese characters contained within two rows of text.

Project Description

The proposed wall sign will be installed on the front (south) elevation of the building. The sign will be comprised of individual foam channel letters. The wall sign will consist of one row of Chinese characters and one row of text below with modern English letters "WAHFUNG2016 INC". The Chinese characters are a translation of the business name.

The Chinese characters will be comprised of a 1/8 inch yellow acrylic face with red vinyl and the modern English letters will have a 1/8 inch green acrylic face. The wall sign will be have 3/4 inch black trim caps with 2-inch deep black foam returns. The Chinese characters will be 16 inches tall and the modern English text will be 12 inches tall. The overall sign width will be 8 feet and the total sign area will be 19.3 square feet. The width of the building frontage is 20 feet, which allows for a maximum sign of 20 square feet. The proposed sign area will be 0.7 square feet less than the maximum area allowed. The sign will be installed within the maximum allowed sign height of 15 feet and will be vertically and horizontally centered on the building wall.

CONCLUSION:

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

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Sign & Site Plans

Attachment 3: Existing Site Photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped October 1, 2019 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval is for a new foam letter wall sign (case no. DRB-19-22), 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 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.



Design Review Board Staff Report

DATE: November 19, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New Single Family Dwelling with an Attached 2-Car Garage – 219 North Huntington Avenue (DRB-19-17)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-19-17) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (a) (New Construction or Conversion of Small Structures) one single-family residence in a residential zone.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of November 5, 2019 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated November 5, 2019
- Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report dated November 5, 2019



Design Review Board Staff Report

DATE: November 5, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New Single Family Dwelling with an Attached 2-Car Garage – 219 North Huntington Avenue (DRB-19-17)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-19-17) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (a) (New Construction or Conversion of Small Structures) one single-family residence in a residential zone.

EXECUTIVE SUMMARY:

The applicant, Eric C. Tsang, 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 219 North Huntington 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 west side of North Huntington Avenue, between West Garcelon Avenue and Avondale Avenue. The lot is 48 feet wide and 207.63 feet deep, totaling 9,966 square feet in size, and is currently developed with a one-story 930 square foot single-story single-family residential dwelling with a detached two-car garage.

The surrounding properties located to the north, south, east and west are zoned R-2 and developed with a mixture of single-family and multi-family residential properties.

The subject lot and adjacent properties are rectangular shaped and relatively flat. The portion of Huntington Avenue, between Avondale Avenue and Garcelon Avenue is comprised of a mixture of architectural styles consisting of one- and two-story dwellings with attached and detached one- and two-car garages constructed between the early 1920s and 1980s. There are a couple of two-story higher density attached apartment and condominium buildings constructed in the 1960s and 1980s with boxy designs, as well as, older detached one-story apartment units with some Spanish architectural elements such as the use of S-shaped roof tiles and arched front porch entryways. A few of the properties have been redeveloped into relatively newer two-story dwellings or remodeled one-story dwellings using more contemporary materials such as light-weight roof tiles and foam trims and moldings. There is not one consistent architectural style that is prevalent on this portion of the street.

Project Description

The Applicant proposes to demolish all existing structures on the property and construct a new 3,986 square feet, two-story single-family dwelling with an attached 504 square feet two-car garage. Based on the lot area of 9,966 square feet, the maximum living area that can be built is 3,986.4 square feet. The proposed square footage will be 0.4 square feet less than the maximum square footage allowed. The building height of the dwelling will be 22 feet and 6 inches. 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 first floor area includes a living room, kitchen, dining room, three bedrooms, two bathrooms, a powder room, a library and a tea room. The second floor includes one bedroom, one bathroom, a laundry room, a loft area and a balcony accessed through the master bedroom in the rear. Based on the total number of bedrooms, the proposed two-car garage meets the required parking for the single-family dwelling.

Architecture

The proposed architectural style will be contemporary consisting of a series of flat roof lines with strong horizontal lines, articulation, and the use of natural materials. The siding will be a combination of stucco, stone, and wood. Although the architectural style will be contemporary, the rooflines will not be out of character with other properties in the vicinity that also have flat roof lines, the use of wood siding, and thick trim accent details. The proposed color pallet will also be consistent with the colors that can be found along the street, such as whites, browns, and grays.

The exterior walls will have a mixture of stone veneer (El Dorado Stone Ledgecut33 Whitecap), wood siding (James Hardie V-Groove Siding, Wood Finish/Walnut Stain) and a gray and white finish stucco throughout each elevation (Merlex Stucco P-2090 Thunder Sky and P-100 Glacier White). The windows and glass doors will be sliding, dual-pane with black vinyl trims (Milgard Tuscany, color: Black). The front entry door will have a contemporary design and painted black with decorative fiberglass (Jeldwen Aurora Fiberglass, Color: Black).

The garage door will consist of a flush steel panel design painted black with frosted glass windows (Clopay: Modern Steel Collection, Color: Black). A black aluminum awning with horizontal louvers will wrap around the front (east) elevation and side (south) elevation of the proposed garage. All four elevations will have exterior light fixtures in a modern design and bronze color (Stackhouse VX, LED Outdoor Wall Sconce, color: Bronze).

Overall, the materials and colors featured will complement with the varying designs prominent in the neighborhood. In addition, the flat roof design will be compatible with the surrounding properties as the design element is not uncommon throughout the street.

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 Bonita Olive tree, Ivy Geranium, Dwarf Pink Lantana, English Lavender, and Autumn Sage shrubs, and Blue Chalk Sticks groundcover and Saint Augustine Sod. The side and rear setback areas will include a combination of two Bonita Olive trees, Carolina Laurel, Iceberg Rose, Autumn Sage, Dark Purple Verbena, and Santa Barbara Sage shrubs, and Blue Chalk Sticks groundcover, 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 a beige decorative stamped concrete (Matcrete, Honey Beige).

The existing chain link fencing will be removed and a new 6 feet tall concrete block wall will be constructed along the north, south, 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.

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 and axonometric view plans
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped October 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 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, 3,986 square feet (4-bedrooms) single-family dwelling with an attached two-car garage (case no. DRB-19-17), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. 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.

12. At the time of plan check submittal, the applicant/property owner must submit an elevation plan detail for the proposed concrete block wall. The proposed concrete block wall shall have the same stucco finish and color as the dwelling exterior walls with a decorative cap, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: November 19, 2019

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: New construction less than 10,000 square feet – 283 East Garvey Avenue (DRB-19-18)

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) Approving the requested Design Review Board (DRB-19-18) 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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a one-story 5,000 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU-II (Mixed Use II) in the General Plan. According to the C land use category, the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

The proposed project was continued from the meeting of November 5, 2019 due to a lack of quorum.

Staff Report
Page 2

Attachments:

Attachment 1: Design Review Board Staff Report, dated November 5, 2019
Attachment 2: Conditions of Approval

ATTACHMENT 1

Design Review Board Staff Report, dated November 5, 2019



Design Review Board Staff Report

DATE: November 5, 2019

AGENDA ITEM NO: 3-C

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Jeffrey Rimando, Assistant Planner
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It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
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- (3) Closing the public hearing;
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- (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 § 15332, Class 32 (In-Fill Development), in that the proposed project consists of the development of a one-story 5,000 square foot commercial building on a commercial zoned site that is consistent with the Zoning regulations and General Plan land use designation. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU-II (Mixed Use II) in the General Plan. According to the C land use category, the Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. The proposed project is located within the city limits, is within a project site that is less than 5 acres and substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Wilson Tan of The Architech Group, on behalf of the property owners., are requesting design review approval for a new one-story 5,000 square foot single-

tenant commercial building with its related parking at 283 East Garvey Avenue (APN 5255-017-009). The subject property is located on the northwest corner of East Garvey Avenue and North Nicholson Avenue.

Site Analysis

The subject site is currently developed with a 288 square foot commercial building which is to be demolished to accommodate the new construction. The property is zoned C-B, P-D (Central Business Commercial, Planned Development) and designated MU II (Mixed Use II) in the General Plan. The lot is relatively flat, with a total area of 14,203 square feet (0.33 acre) in size. The surrounding properties to the west and south of the property are a mix of one-story single and multi-tenant commercial buildings within the C-B, P-D zone. Directly to the east are new multi-tenant commercial buildings within the C-B, P-D zone currently under construction. To the north is a two-story multiple-family residential dwelling within the C-B, P-D (Central Business Commercial, Planned Development) zone followed by single and two-story multiple-family residential dwellings within the R-3 (High-Density Residential) zone.

The design and character of the surrounding commercial buildings consist of a mixture of architectural styles consisting of single and multi-story commercial buildings built from the 1920's to 1960's.

Project Description

The proposed commercial building will be one-story with a floor area of 5,000 square feet. The floor area ratio will be 35 percent of the lot, which is less than the 65 percent floor area ratio allowed in the C-B Zone. The building height will be 20 feet to the highest point, which is less than the maximum 40 feet allowed in the C-B Zone. The rear (north) elevation will have a 532 square foot covered walkway area. The building will be situated towards the southern portion of the lot and will comply with the minimum front yard setback requirement of 5 feet. A 15 foot wide pedestrian realm will be provided along East Garvey Avenue, per Monterey Park Municipal Code (MPMC) § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped area).

According to MPMC Section §21.14.09(C)(5)(d), at least 75 percent of the first floor building frontage area (847.5 square feet) along Garvey Avenue shall be comprised of clear fenestration (store windows and doors), in which the building frontage is calculated by multiplying the front lineal feet dimension by a factor of 10 feet. On the southern elevation, the storefront along Garvey Avenue will consist of 904.5 square feet of store windows and doors.

The related parking area will be located to the north portion of the lot behind the building. The total required number of parking spaces will be 20 and the total number provided will be 20 at-grade parking spaces. The parking for the commercial building will be accessible from North Nicholson Avenue.

Architecture

The proposed architectural style is modern. The building will be rectangular in shape with decorative exterior finishes and a flat roof design. The building elevations will mainly be comprised of white sand smooth finish stucco walls (Merlex, Color: P-100 "Glacier") accented with a wood simulated porcelain wall tile on the upper portion of the corner façade (Porcelanosa, Parker Series, Color: Delaware Natural). The storefront windows and doors will have a natural aluminum finish (Kawneer, Natural Aluminum Finish Mullion).

The eastern portion of the storefront will consist of orange painted steel tube beams and columns (PPG Architectural Coatings, Color: PPG1080-5 Tropical Tan) to accommodate the enclosed extension and covered walkway along the north and east elevation of the building. As an accent, aluminum reversed box rib metal wall panels will be constructed on a portion of the east elevation (AEP Span; Color: Natural Aluminum). The roof fascia will be painted gray (PPG Architectural Coatings, Color: PPG1011-5 Improbable). An exterior steel door and a high steel roll up door will be painted gray and installed in the rear of the building.

No signage is proposed at this time; however, all new signage will be subject to Design Review Board approval.

Landscaping

According to the landscape plan, the proposed landscape area is located along portions of the lot boundaries, and distributed in the surface parking area. The total landscape area will be 1,217 square feet in size. According to the MPMC § 21.22.270, a parking lot area with more than five spaces requires at least 10 percent of the parking area (7,310 square feet) to be landscaped, so the minimum required landscape area for this parking lot is 731 square feet. The proposed planting bed with groundcovers along the parking lot boundary has a minimum width of at least 3 feet and will be planted with 24 inch box size Crape Myrtle and Southern Magnolia trees. The proposed shrubs will be minimum 5-gallon size Rock Rose, Kaffir Lily, Bush Morning Glory, Red/Yellow Yucca, English Lavender, Golden Abundance, Deer Grass, Myrsine Africana and New Zealand Flax. Additionally, the shrubs must be 3 feet tall to screen the parking area. The groundcovers will include Trailing Lantana and Redwood Mulch.

The trash enclosure will have a dark gray stucco finish (Orco, Color: Charcoal #8P) with a dark gray metal roof (Sherwin Williams Paint, Color: Roycroft Pewter). Three freestanding shoebox light poles will be provided within the parking area.

Mechanical Equipment

Two air conditioning units will be installed on the roof of the covered walkway on the rear of the building. A 4 foot high aluminum reversed box rib metal wall will be constructed to properly screen the units from public view.

Although the plans currently do not show the location of all the mechanical equipment, staff is recommending that at the time of plan check the applicant/property owner submit revised plans to show the locations of all the mechanical equipment and how it will be screened from public rights-of-way and adjacent properties.

Signage

At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

CONCLUSION:

Staff believes that the proposed modern architectural style is appropriate for the subject property and compatible with surrounding buildings, with the recommended conditions. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, Floor, Elevation, Roof and Landscape Plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

ATTACHMENT 2

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped October 30, 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 for a new 5,000 square foot commercial building 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 mechanical equipment located on the roof must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment including transformers and backflow devices and how they will be

screened. Such screening may either be painted to match the exterior color of the building, subject to the review and approval of the Planner.

13. 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.
14. The shrubs in the landscape strip adjacent to the public right of way must be 3 feet tall to screen the parking area. All shrubs to be planted must be at minimum 5-gallon size.
15. Any new signage on the building will require Design Review approval.



Design Review Board Staff Report

DATE: November 19, 2019

AGENDA ITEM NO: 3-D

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
BY: Samantha Tewasart, Senior Planner
SUBJECT: New Master Sign Program – 301 East Garvey Avenue (DRB-19-24)

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-19-24) 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 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

EXECUTIVE SUMMARY:

The applicant, Signs Express Mfg. Company, on behalf of the property owner is requesting design review approval for a new Master Sign Program (MSP) for a multi-unit commercial shopping center located at 301 East Garvey Avenue. The subject property is located at the northeast corner of East Garvey Avenue and North Nicholson Avenue. The proposed MSP for the shopping center – otherwise known as Jade Plaza – is designed to encourage signs, which are integrated with and harmonious in size, design, style, material and appearance to the commercial building. The applicants request meets the zoning requirements and rights afforded to other businesses from the surrounding area.

Property Description

The property is zoned C-B, P-D (Central Business, Planned Development) and designated Mixed-Use II (MU-II) in the General Plan. The lot is relatively flat, has a lot

area of approximately 34,255 square feet (0.79 acres) in size and is rectangular-shaped.

The surrounding properties located to the north, south, east and west are zoned C-B, P-D (Central Business Commercial, Planned Development) and developed with a mixture commercial properties and a multi-family residential development. The subject and adjacent properties are on relatively flat land. The design and character of the surrounding commercial buildings consist of the non-traditional mid-century contemporary architectural styles, consisting of single-story commercial buildings and a two-story multi-family residential structure built in the late 1930's to late 1970's.

On September 5, 2017, the Design Review Board granted design approval for the reconstruction of the commercial plaza due to severe fire damages that occurred in December of 2016. The proposal was to demolish the existing fire damaged commercial structure, and reconstruct the 13,657 square foot single-story multi-tenant (12-spaces) commercial building with no increase in square footage and occupying the existing footprint. The main change to the commercial center was the owner's intent to update the architectural design of the building. No changes were proposed to the existing parking lot area, except a new coat of paint to restripe the parking spaces.

Master Sign Program

According to MPMC § 21.24.580, a Master Sign Plan is required for any new or existing commercial project with three or more units involving exterior remodels. The Master Sign Plan must address the size, location, number, and design of all proposed signs, but need not show the actual sign copy. The applicant is requesting approval for a new Master Sign Program for the multi-unit commercial center that addresses the types of signage permitted for buildings. Specific criteria for primary and secondary wall signs, window signage, and for the existing freestanding signage have been provided within section D and the exhibits of the MSP (Exhibit B).

Master Sign Program Criteria

Wall Signs:

The MSP provides criteria for a plaza identification sign. The plaza identification sign will read, "Jade Plaza" in modern English letters and Chinese characters. The text will be 3-inch deep aluminum reverse channel letters with halo illumination, powder coated silver grey (RAL-90500). The letters and characters will be 18-inches tall.

The MSP allows for wall signs comprised of internally illuminated channel letters with 1/8-inch acrylic faces, 3-inch aluminum dark bronze returns, and 3/4-inch aluminum trim caps in dark bronze. The sign faces will be a white acrylic with color vinyl limited to three colors, including red, green, and blue or established corporate colors, subject to the approval of the landlord. Additionally, no more than two colors will be allowed per sign, with the exception of established corporate colors.

Primary wall signs will be permitted to have a maximum sign area of one square foot per lineal foot of the business frontage with a maximum width of no more than 75% of

the business frontage. Secondary wall signs are limited to the tenant spaces 301 and 327 which have secondary frontages. Secondary wall signs, where permitted, will be permitted to have a maximum sign area of ½ square foot per lineal foot of the business frontage. The maximum sign areas are consistent with the maximum sign area allowed by the Monterey Park Municipal Code (MPMC) sign regulations. The MSP will allow for a single row of text and logo for each tenant sign with a minimum height of 12-inches up to 18-inches maximum. The channel letters will be mounted on a 1/8-inch thick aluminum backing powder coated silver grey. The backing will be attached to a 4-inches thick decorative aluminum square tube powder coated silver grey. The aluminum tube will be supported by a 4-inches deep aluminum support.

The sign specifications including the size, location, number, and design for each unit are further illustrated in the master sign program.

Window signs:

Window signs are permitted for all the tenant spaces that have window frontages. The maximum window sign area for tenant spaces is limited to 10% of the glass area. The window text will be white vinyl and may include the company name, logo, and business hours.

Banners:

Banners will be permitted as temporary signage only and allowed per the City of Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations, and subject to Planning Division review approval.

Freestanding Sign:

The center currently has an existing double-face freestanding sign that will be redesigned to match the style of the rebuilt center. The existing freestanding sign is located in a planter area at the southwest corner of the property. According to the MSP, the freestanding sign will remain at the existing location and will retaining its existing height of 20 feet. As part of the reconstruction, the planter areas will be planted with new 10-gallon Sentinel Manzanita.

The update to the freestanding sign includes a new aluminum powder coated cabinet in a custom color to match the exterior building colors (taupe with a dark green accent bar). The freestanding sign will include the plaza identification name "Jade Plaza" in modern English letters and Chinese characters. The text will be push-thru white acrylic. The Chinese text will have a red vinyl overlay. The freestanding sign will have seven aluminum sign panels on both sides of the sign structure. The sign panels will be powder coated silver grey with routed-out text backed with white acrylic and a vinyl overlay limited to three colors, including red, green, and blue or established corporate colors. Similar to the wall signs, no more than two colors will be allowed per sign. The maximum letter heights for the freestanding sign panels will range in size from 16-inches minimum up to 24-inches maximum. The sign criteria for each sign area are further illustrated in the MSP.

According to MPMC § 21.24.600, to approve a master sign plan, the Design Review Board must make the following findings:

- (A) The master sign plan complies with the purpose of the signage chapter, including the sign design guidelines;

The proposed master sign plan complies with the purpose of the signage chapter because it encourages the effective use of the signs as a means of communication in the City. The master sign plan also encourages signs that are integrated with and harmonious in size, design, style, material, and appearance to the buildings and sites, which they are occupy and surround. Lastly, the master sign plan will enable the fair and consistent enforcement of these sign restrictions.

- (B) Proposed signs enhance the overall development and are in harmony with other signs included in the plan with the structures they identify and with surrounding development;

The proposed master sign program criteria and signs will enhance the overall development and are in harmony with other signs included the master sign plan.

- (C) The master sign plan contains provisions to accommodate future revisions that may be required because of changes in use or tenants;

The proposed master sign plan contains provisions to accommodate further revisions that may be required because of changes in use or tenants.

- (D) The master sign plan complies with the standards of the signage chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the master sign plan will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of this chapter.

The proposed master sign program complies with the standards of the Monterey Park Municipal Code (MPMC) § 21.24 Sign Regulations chapter because the sign plan follows the criteria set in the signage chapter.

CONCLUSION:

Staff reviewed the application and believes the proposed master sign program is appropriately designed for the site, compatible with the signs from the surrounding commercial properties, with the recommended conditions.

Attachments:

Attachment 1: Conditions of Approval
Attachment 2: Master Sign Program

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the Master Sign Program date-stamped October 21, 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 for a new Master Sign Program is not an approval of building permits, which must be applied for separately with the Building Division.
7. All signs, together with all of their supports, braces, guys and anchors, shall 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.
8. 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.
9. 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.
10. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
11. Decision by the Board will be finalized 15 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 fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
12. A sign plan drawn to scale must be submitted to the Planning Division for any new signage on the building. New signs must meet the specified criteria of the Master Sign Program to allow for design compatibility with existing signage, subject to the review and approval of the Planner. All wall signs must be centered horizontally and vertically along the sign band area.

13. Signs may not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials.

ATTACHMENT 2

Master Sign Program