

**DESIGN REVIEW BOARD OF MONTEREY PARK  
AGENDA**

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

**Tuesday  
October 16, 2018  
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](http://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** - None

**2-A. APPROVAL OF MINUTES**

It is recommended that the Design Review Board:

- (1) Approve the minutes from the regular meetings of September 18, 2018; and
- (2) Take such additional, related, action that may be desirable.

**[3.] PUBLIC HEARING -**

**3-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 3-UNIT RESIDENTIAL DEVELOPMENT – 314 SOUTH MOORE AVENUE – (DRB-18-13)**

The applicant, Shuochao Zhou, on behalf of the property owners, Chi Pok Cheung and Sin Ying Gen, is requesting design review approval for the construction of a 3-unit residential development at 314 South Moore Avenue in the R-3 (High-Density 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 construction of a three-unit residential development in an urbanized area.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-13) application; and
- (5) Taking such additional, related, action that may be desirable.

**3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1113 EAST EMERSON AVENUE (DRB-18-15)**

The applicant, Tim Cho, on behalf of the property owner, is requesting design review approval to repair an existing 1-story 858 square foot single family dwelling due to fire damage and construct a new 322 square foot first floor addition, 1092 square foot second floor addition, and interior remodel of the existing dwelling with an attached 374 square foot 2-car garage to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1113 East Emerson Avenue in the R-3 (High-Density Residential) Zone.

California Environmental Quality Act (CEQA):

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

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-15) 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 October 2, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** October 16, 2018

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**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 September 18, 2018; and
- (2) Take such additional, related, action that may be desirable.

**EXECUTIVE SUMMARY:**

None.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "MAH" with a flourish, followed by the initials "for".

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Michael A. Huntley  
Community and Economic Development Director

Attachments:

Attachment 1: September 18, 2018 DRB regular meeting minutes

# **ATTACHMENT 1**

September 18, 2018 DRB regular meeting minutes

**UNOFFICIAL MINUTES  
MONTEREY PARK DESIGN REVIEW BOARD  
REGULAR MEETING  
September 18, 2018**

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 18, 2018 at 7:12 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 Ivan Lam, and Member Tammy Sam

Board Members Absent: Vice-Chair Gay Q. Yuen

**ALSO PRESENT:** Samantha Tewasart, Senior Planner, 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**

September 4, 2018

**Action Taken:** The Design Review Board approved the minutes from the regular meeting of September 4, 2018

**Motion:** Moved by Chairperson Yang and seconded by Member Lam, motion carried by the following vote:

Ayes: Members: Yang, Lam, and Sam

Noes: Members: None

Absent: Members: Yuen

Abstain: Members: None

**[3.] PUBLIC HEARING:**

**3-A. MASTER SIGN PROGRAM – 138 EAST GARVEY AVENUE (DRB-18-11)**

The applicant, Lavender Fung of Signs Express Manufacturing Co., is requesting design review approval for a new Master Sign Program at 138 East Garvey Avenue in the C-B, P-D (Central Business, Planned Development) Zone.

**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-18-11) application, subject to the conditions of approval as stated in the staff report with an added condition.

Added:

- 1) Condition 15. At the time of plan check submittal, a revised final master sign program must be submitted to the Planning Division that illustrates the approved sign colors to be acrylic black (#2025), green (#2108), red (#2793), vinyl black (#022), green (#076), red (#033), and established corporate colors. White acrylic (#7328) and vinyl (#20) to be allowed as a background color only.

**Motion:** Moved by Chairperson Yang and seconded by Member Lam, motion carried by the following vote:

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

**3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1901 BROCKWELL AVENUE (DRB-18-14)**

The applicant, Ngon Le, on behalf of the property owner, is requesting design review approval for a new 210 square foot first floor addition, 704 square foot second floor addition, and interior remodel to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1901 Brockwell Avenue in the R-1 (Single- Family Residential) Zone.

**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-18-14) application, subject to conditions of approval as stated in the staff report.

**Motion:** Moved by Member Lam and seconded by Chairperson Yang, motion carried by the following vote:

Ayes: Members: Yang, Lam, and Sam  
Noes: Members: None  
Absent: Members: Yuen  
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 7:38 p.m.

Next regular scheduled meeting on October 2, 2018 at 7:00 p.m. in the Council Chambers.

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Michael A. Huntley  
Director of Community and Economic Development





# Design Review Board Staff Report

**DATE:** October 16, 2018

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** New Construction Less Than 10,000 square feet – 3-Unit Residential Development – 314 South Moore Avenue (DRB-18-13).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-13) 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 (New Construction or Conversion of Small Structures) because the proposed project is the construction of a three-unit residential development in an urbanized area.

## **EXECUTIVE SUMMARY:**

The applicant, Shuochao Zhou, on behalf of the property owners, Chi Pok Cheung and Sin Ying Chen, is requesting design review approval for the construction of a 3-unit residential development at 314 South Moore Avenue. The property is located on the east side of South Moore Avenue, four lots south of West Newmark Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

## **Site Analysis**

To the north, south, east and west are R-3 zoned lots with single and multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single-story and two-story single

and multiple-family residential buildings with attached and detached garages built from 1923 to the present day.

### Project Description

The subject property has a frontage of approximately 63 feet and a depth of approximately 185 feet, with a total lot area of 11,600 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 3 units can be built on the lot, and 3 units are proposed. The subject property is currently developed with an older residential dwelling unit with a detached garage. The property will remain as one lot.

The attached Units B and C will have 3 bedrooms the front Unit A will have 4 bedrooms. The 3 units will range in size from 1,694 square feet to 2,137 square feet. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 25 feet 2 inches. A building separation of at least 11 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, units with 3 or fewer bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 2 dwelling units, and four or more bedrooms require 2 enclosed garage spaces, plus 1 guest parking per dwelling unit. Overall, 6 enclosed garage spaces and 2 guest parking spaces are required and will be provided. The driveway has a width of at least 18 feet minimum and each parking space will have a minimum back-up distance of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,267 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 260 square feet up to 390 square feet.

### Architecture

The proposed architectural style is a modern interpretation of Spanish Mediterranean which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwellings will have a beige colored smooth finished stucco walls (La Habra Stucco: Color Egg Shell 73). The dwelling units will feature a combination of hip and gable roof designs at varying heights. The roofs will have dark brown blend colored concrete tiles (Boral Roofing: Monte Sereno Blend). The wood fascia boards will be painted dark brown (Dunn-Edwards Paints) and the rain gutters will be painted bronze. The windows will have a dark brown color vinyl frame (Jeld-Wen) and gray precast concrete trims, moldings and columns (CDI). The main entry doors will be comprised of a single fiberglass door in a wineberry color with a decorative wrought-iron glass coming (ReliaBilt: Wyngate

Decorative Glass). The garage doors will be sectional steel doors with a faux-wood brown finish (Clopay: Canyon Ridge Collection Ultra Grain).

Throughout the first and second floors of the units, the applicant is proposing to install black brio awnings to complement the projection of proposed juliet balconies and as an accent to the entry way to the front unit A. The incorporated balconies will consist of decorative wrought iron railing that will be painted black. The decorative wall light fixtures (Quozizel Stonington; Portfolio Dovray H; allen + roth Grandura) will be incorporated into the garage, main entry, and the south and rear elevation of the front unit A and into the front and rear elevation of the back units B and C.

As part of the new construction of the 3 dwelling units, the property will include a new driveway and a walkway that leads to the front doors of the units, parking areas, and to the common open space areas. The applicant is proposing to install 4 foot high block walls within the front yard area, and a 6 foot high perimeter block wall along the north and south sides, behind the front yard setback area, and along the rear property line. The perimeter block walls will be a light brown color (Orco: Nufad MW Precision) with a trim cap painted to match the color of the proposed pavers (Spek Brick).

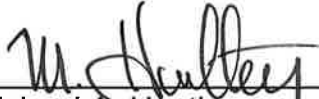
#### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 3-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 36-inch box size Brisbane Box trees, and 24-inch box size Blue Palo Verde trees. The proposed shrubs include 5 gallon size Skylark, Monike Teenie Geenie Latana, Jubilee and 1 gallon size Blue Moon Grass and Provence. The proposed ground covers include mulch in the planter areas and sod. Although, no irrigation plans were submitted for review, a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan. Staff believes that the proposed architectural style and complimentary landscaped areas is in keeping with the residential character of the area.

#### **CONCLUSION:**

Staff reviewed the application and believes the proposed 3 residential units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is consistent with the character of the neighborhood and will help improve the quality of the area.

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

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 September 18, 2018, 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 the design of a 3 two-story dwelling units with their required garage parking (case no. DRB-18-13), 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 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.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.
11. At the time of plan check submittal, the landscaping plans shall be revised to properly label the proposed ground covers.
12. At the time of plan check submittal, the proposed block wall shall be revised to indicate that the maximum height of the wall shall not exceed 6'-0" as measured to the top of the pilaster.

## **ATTACHMENT 2**

Site, floor, and elevation plans

# **ATTACHMENT 3**

## **Color Elevations**



**ATTACHMENT 4**  
Site photographs



# Design Review Board Staff Report

**DATE:** October 16, 2018

**AGENDA ITEM NO:** 3-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Jeffrey Rimando, Assistant Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 1113 East Emerson Avenue (DRB-18-15)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-18-15) 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 (New Construction or Conversion of Small Structures) in that the project consists of the development of a single-family residential dwelling in an urbanized area that is zoned for residential use.

## **EXECUTIVE SUMMARY:**

The applicant, Tim Cho, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1113 East Emerson Avenue. The property is zoned R-3 (High Density Residential) and is designated HDR (High Density Residential) in the General Plan.

### **Site Analysis**

The property is located on the north side of East Emerson Avenue, three lots east of New Avenue. The lot is 5,000 square feet in size and is currently developed with a 858 square foot single-story single-family residential dwelling with a detached 2-car garage.

The surrounding properties located to the north, south and west are zoned R-3 and developed with mainly multiple-family residential dwellings and a church. The properties

to the east are within the City of Rosemead and similarly consist of multiple-family residential dwellings. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single and two-story single and multiple-family dwellings with attached and detached 2-car garages, built in the early 40's to present day.

### Project Description

The applicant is proposing to repair an existing 1-story 858 square foot single family dwelling due to fire damage and construct a 322 square foot first floor addition, 1092 square foot second floor addition, and interior remodel of the existing dwelling with an attached 374 square foot 2-car garage. Based on the lot area of 5,000 square feet, the maximum living area that can be built is 50% or 2,500 square feet. The proposed square footage will be 228 square feet less than the maximum square footage allowed. The R-3 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 24 feet and 5 inches. 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 level will have a living room, kitchen, dining area, a bedroom with a bathroom, and a study room with a powder room. The second level will have an open seating area, 3 bedrooms and 2 bathrooms.

Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the 2-story residential single-family dwelling will provide an attached 2-car garage. Access to the 2-car garage will be provided by a 16-foot wide driveway that will take direct access from East Emerson Drive.

### Architecture

The proposed residential dwelling has a contemporary architectural style. The first and second floor of the dwelling will consist of a combination of lace finish white stucco walls (La Habra Stucco: P-40 Alabaster) and a decorative stone veneer (Pro-Fit Alpine LedgeStone: Black Mountain). The stone veneer will be used as an accent on the front elevation to compliment the recessed front entrance of the dwelling. The first and second floors of the dwelling will feature a hip roof design at varying heights. The roofs will have dark gray concrete tiles (Eagle Roofing: Bel Air). The roof rain gutter system and the downspout will be painted an aluminum off-white. The windows will have a white color vinyl frame (Jeld-Wen) with a smooth finish white trim (La Habra). The main entry door will be of a solid core wood material in a mahogany color with glazing (T.M. Core: 1401 – Newport Brass Mahogany). The garage door will be aluminum white (Clopay: Classic Collection).

The front yard area will include a new driveway and a wrought-iron entry gate to match the design and color of the existing wrought-iron front yard fencing. Alongside the walkway area to the main entrance, the applicant is proposing a 2 foot high block wall with a decorative stone veneer and recessed mounted wall lights.

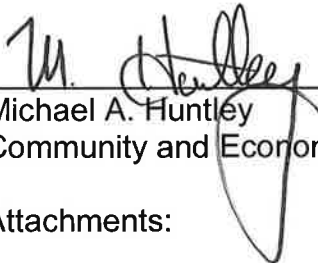
Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping consisting of a mixture of shrubs and groundcovers. The proposed shrubs include 5-gallon size Tiny Tower Italian Cypress, Texanium Japanese Privet, Red Meidland Rose, Dwarf New Zealand Flax, Daruma Chinese Fringe Flower, Kangaroo Paw, Elijah Blue Fesuce, and Fern-leaf Lavender. The proposed groundcovers include Warm Season Turf and Yellow Dwarf Lantana. A total of 2 fruit trees will be removed on site to accommodate the new construction and the remaining fruit trees on front and rear yard of the site will continue to be maintained. Although no irrigation plans were submitted for review, a condition of approval has been added to have the applicant at the time of plan check submit a water efficient irrigation plan. Staff believes that the proposed contemporary architectural style with the existing landscaping areas is in keeping with the residential character of the area.

**CONCLUSION:**

Staff reviewed the application and believes the proposed first and second floor addition and interior remodel of the dwelling with an attached 2-car garage 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 and will help improve the quality of the area.

Respectfully submitted,

  
\_\_\_\_\_  
Michael A. Huntley  
Community and Economic Development Director

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 October 5, 2018, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,414 square foot addition and interior remodel of the single-family dwelling with an attached 374 square foot 2-car garage (case no. DRB-18-15), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. At 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 landscape planter areas, subject to the review and approval of the Planner.
11. At the time of plan check submittal, the landscaping plans shall be revised to match and reflect the location of the HVAC Condenser units as shown on the proposed site plan (Sheet A100).
12. The proposed landscaping on the parkway shall be subject to review and approval by the Public Works Department.

# ATTACHMENT 2

Site, floor, and elevation plans

# ATTACHMENT 3

Color Elevations



# ATTACHMENT 4

Site photographs