

**DESIGN REVIEW BOARD OF MONTEREY PARK  
AGENDA**

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

**Tuesday  
February 18, 2020  
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

**SWEAR-IN**                City Clerk

**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

**[3.] PUBLIC HEARING –**

**3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 262 CORAL VIEW STREET (DRB-19-15)**

The applicant, Willie Wong, 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 262 Coral View Street in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is Categorically Exempt under § 15303, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-15) 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 – 290 BLOOM DRIVE (DRB-20-01)**

The applicant, Wayne Lee, 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 290 Bloom Drive in the R-1 (Single-Family Residential) Zone.

California Environmental Quality Act (CEQA):

The project is Categorically Exempt under § 15303, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before addition.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-20-01) application; and
- (5) Taking such additional, related, action that may be desirable.

**[4.] NEW BUSINESS**

**[5.] OLD BUSINESS**

**[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[7.] STAFF COMMUNICATIONS AND MATTERS**

**ADJOURN**

Next regular scheduled meeting on March 3, 2020.



# Design Review Board Staff Report

**DATE:** February 18 , 2020

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Mark McAvoy, Director of Public Works/City Engineer/City Planner  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** Single Family Dwelling Addition Greater than 2,000 Square Feet – 262 Coral View Street (DRB-19-15)

## **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-19-15) 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 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before addition.

## **EXECUTIVE SUMMARY:**

The proposed project was continued from the meeting of February 4, 2020 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated February 4, 2020
- Attachment 2: Conditions of Approval

# ATTACHMENT 1

Design Review Board Staff Report dated February 4, 2020



# Design Review Board Staff Report

**DATE:** February 4, 2020

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Mark McAvoy, Director of Public Works/City Engineer/City Planner  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** Single Family Dwelling Addition Greater than 2,000 Square Feet – 262 Coral View St (DRB-19-15)

## **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-19-15) 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 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before addition.

## **EXECUTIVE SUMMARY:**

The applicant, Willie Wong, 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 262 Coral View Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

### **Property Description**

The property is located on the south side of Coral View Street, two lots east of Bloom Drive. The lot is 10,460 square feet in size and is currently developed with a 2,476 square foot two-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential dwellings. The subject and adjacent

properties are relatively flat. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single-story dwellings with attached 2-car garages and gable roof designs built in the early 1950's.

### Project Description

The applicant is proposing an interior remodel and a new 400 square foot first floor addition. Based on the lot area of 10,460 square feet, the maximum allowed floor area ratio is 35 percent of the lot area or 3,661 square feet. The proposed square footage will be 783 square feet less than the maximum square footage allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be 2-stories and will have a maximum building height of 21 feet and 7 inches. The proposed residential dwelling 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 addition and remodel will include a new bedroom and bathroom and a new laundry room. The second floor consisting of a bathroom and bedroom will remain unaltered. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing attached 2-car garage meets the required parking for the single-family dwelling.

### Architecture

The existing house was built in 1954 and has a mid-century architectural style with a mainly gable roof design with an existing dutch gable roof feature on the front façade of the existing garage and stucco covered exterior walls. The first floor addition will be consistent with the existing architectural style. The addition and existing exterior walls will consist of light blue sand finish stucco (Behr: Light Drizzle N480-1). The proposed addition will feature a hip roof design to be consistent with the roof design of the existing residence. The roof will have black colored shingles to match the existing roof (Owens Corning, Color: Onyx Black). The roof eaves, rain gutters and downspouts will be painted white.

The windows will be single hung and sliding vinyl frame windows in a white color (Milgard: Single Hung/Horizontal Slider, White). In a slight contrast to the proposed stucco, the existing entry door, garage door and window shutters on the front facade will be painted a darker shade of blue (Behr: Compass Blue MQ5-54).

### Landscaping

As part of the new construction of the single-family residential dwelling, the existing landscaping will mainly remain unaltered. However, new landscaping will be proposed in the northeastern corner of the property to help soften the amount of hardscape in the front yard. The new landscaping will consist of a new groundcover and shrubs. The proposed shrubs include Deer Grass and Catmint and a Silver Carpet groundcover. 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 single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

# ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped January 10, 2020, 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 400 square foot addition and interior remodel of the existing single-family dwelling with an attached 2-car garage (case no. DRB-19-15), 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. 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 zone property.

# ATTACHMENT 2

Site, floor, and elevation plans

# ATTACHMENT 3

Color Elevations

# ATTACHMENT 4

Site photographs

# ATTACHMENT 2

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped January 10, 2020, 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 400 square foot addition and interior remodel of the existing single-family dwelling with an attached 2-car garage (case no. DRB-19-15), 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. 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 zone property.



# Design Review Board Staff Report

**DATE:** February 18, 2020

**AGENDA ITEM NO:** 3-B

**TO:** Design Review Board  
**FROM:** Mark McAvoy, Director of Public Works/City Engineer/City Planner  
**BY:** Samantha Tewasart, Senior Planner  
**SUBJECT:** Single Family Dwelling Addition Greater than 2,000 Square Feet – 290 Bloom Drive (DRB-20-01)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-20-01) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

## **CEQA (California Environmental Quality Act):**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 1 (Existing Facilities) (e) (1) Addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before addition.

## **EXECUTIVE SUMMARY:**

The applicant, Wayne Lei, on behalf of the property owners, 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 290 Bloom Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

### **Property Description**

The property is located on the south side of Bloom Drive, between Mancha Way and Coral View Street. The lot is 15,250 square feet in size and is currently developed with a 2,058 square foot single-story single-family residential dwelling with a attached turn-in 2-car garage located in the front of the dwelling.

The surrounding properties located to the north, south, east and west are zoned R-1 and developed with single-family residential dwellings. The subject and adjacent

properties are hillside lots. Bloom Drive slopes up from west to east. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single-story dwellings with attached 2-car garages located at the front of the properties, and a mixture of gable and Dutch hip roof designs built in the early 1950's.

### Project Description

The applicant proposes to add 504 square feet to the rear portion of the dwelling, construct a 1,400 square feet second floor addition and add new 100 square feet front porch. Based on the lot area of 15,250 square feet, the maximum allowed floor area ratio is 35 percent of the lot area or 5,337 square feet. The total proposed floor area ratio will be 3,962 square feet, which will be less than the maximum allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will be two-story, 25 feet 6 inches tall. The proposed residential dwelling unit 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 addition and remodel will include a foyer, living room, bedroom with an en-suite bathroom and walk-in closet, laundry closet, bathroom, pantry, dining room, and kitchen. The second floor will include three bedrooms with en-suite bathrooms. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing attached 2-car garage meets the required parking for the single-family dwelling.

### Architecture

The primary dwelling will have a contemporary architectural style. The exterior walls will consist of a light beige smooth stucco (La Habra Stucco: San Simeone 34(61), Base 200). The dwelling will have a hip roof design. The roof will be hip with S-shaped roof tiles in a terracotta color (Eagle Roofing: Capistrano-3118, Color: Terracotta Gold) and decorative under eave white foam molding. The window and door trims, and roof eave fascia boards will be painted white. Stone veneer in a brown blend (Eldorado Stone: Mountain Ledge Panels - Russet) will be applied at the base of the dwelling 48-inches high with a precast concrete top molding and rounded trim stone-coral cast.

The windows will be a combination of single hung and slider vinyl frame windows in a white color (Jeld Wen: Single Hung and Sliders, White). The decorative front entry door will be single-swing and have frosted glass panels with iron work (Masonite-Belleville Oak Textured, Fiberglass Jet Black). Exterior decorative wall light fixtures in a traditional design will be installed on the residential dwelling (Bellagio Collection, 21-inch high LED, Color: Bronze).

### Landscaping

As part of the project, the existing landscaping will mainly remain unaltered. The current landscaping consists of a mixture of mature trees, shrubs and ground cover. Staff believes that the proposed architectural style with the existing landscaping is in keeping with the residential character of the area.

**CONCLUSION:**

Staff reviewed the application and believes the single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed contemporary architectural style fits within the character of the neighborhood.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site, floor and elevation plans
- Attachment 3: Color elevations
- Attachment 4: Existing site photographs

# ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped January 17, 2020, 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 must 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 504 square feet addition to the rear portion of the dwelling and construction of a 1,400 square feet second floor addition (case no. DRB-20-01) 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, must 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.

# ATTACHMENT 2

Site, floor and elevation plans

# ATTACHMENT 3

Color Elevations

# ATTACHMENT 4

Existing Site Photographs