

DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

Tuesday
September 3, 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 meeting of June 4, 2019, June 18, 2019, and August 6, 2019; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING -

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

The applicant, Daniel Liu of Tawa Services Inc., on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 771 West Garvey Avenue in the R-S, P-D (Regional Specialty, Planned Development) Zone.

California Environmental Quality Act (CEQA):

The project is categorically exempt under § 15303, Class 1 (Existing Facilities), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel with no increase in square footage of an existing one-story commercial building.

It is recommended that the Design Review Board:

- (1) Re-Opening the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Approve the requested Design Review Board (DRB-19-14) application; and
- (5) Take 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 September 17, 2019.



Design Review Board Staff Report

DATE: September 3, 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 meetings of June 4, 2019, June 18, 2019, and August 6, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. McAvoy", written over a horizontal line.

Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

Attachments:

Attachment 1: June 4, 2019, June 18, 2019, and August 6, 2019 DRB regular meeting minutes

ATTACHMENT 1

June 4, 2019, June 18, 2019, and August 6, 2019 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
June 4, 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, June 4, 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, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: Member Tammy Sam and Member Irma Gorrocino

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. EXERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE – 601 NORTH ATLANTIC BOULEVARD (DRB-19-09)

The applicant, Adrian Ibarra, is requesting design review approval for an exterior remodel with no increase in square footage at 601 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

Planner Tewasart provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant David Alvarez, 3467 West 71st Street, Monterey Park, was present to speak on behalf of the project. He stated that a landscape and irrigation plan was submitted as requested by the Board at the prior meeting.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) re-opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-04) application, subject to the conditions of approval as stated in the staff report.

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

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

3-B. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1538 AVION DRIVE (DRB-19-02)

The applicant, Vincent Yan, 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 1538 Avion Drive in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Vincent Yan, 4435 Rowland Avenue, El Monte, CA, 91731, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-12) application, subject to the conditions of approval as stated in the staff report.

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

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

3-C. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 234 SOUTH ELECTRIC AVENUE (DRB-19-07)

The applicant, Mark Ng, 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 234 South Electric Avenue in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Mark Ng, 301 West Gleason Avenue, Monterey Park, CA 91754, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-07) application, subject to the conditions of approval as stated in the staff report.

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

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

3-D. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 2358 VANCOUVER AVENUE (DRB-19-04)

The applicant, Salvador Jimenez, 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 234 South Electric Avenue in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Representative Salvador Jimenez, 3467 West 71st Street, Los Angeles, CA, 90043, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-19-12) application to the meeting of June 18, 2019.

[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 8:02 p.m.

Next regular scheduled meeting on June 18, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
June 18, 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, June 18, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Elizabeth Yang called the Design Review Board meeting to order at 7:17 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chairperson Elizabeth Yang, Member Ivan Lam, Member Tammy Sam (7:19 p.m. arrival), and Member Irma Gorrocino

Board Members Absent: Vice-Chair Gay Q. Yuen

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 2358 VANCOUVER AVENUE (DRB-19-04)

The applicant, Salvador Jimenez, on behalf of the property owner, is requesting design review approval to remodel and add to an existing single-family dwelling with an attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 2358 Vancouver Avenue in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Salvador Jimenez, 3467 West 71st Street, Monterey Park, was present to speak on behalf of the project. He stated that a landscape and irrigation plan was submitted as requested by the Board at the prior meeting.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) re-opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-04) application, subject to the conditions of approval as stated in the staff report.

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

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

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 481 WEST EL REPETTO AVENUE (DRB-19-12)

The applicant, Min Li, is requesting design review approval for the construction of a new single-family dwelling with an attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 481 El Repetto Avenue in the R-1 (Single-Family Residential) Zone.

Planner Tewasart provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Representative Paul Hu, 8360 Red Oak Street, Suite 202, Rancho Cucamonga, CA, 91730, on behalf of the property owner, Min Li, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-12) application, subject to the conditions of approval as stated in the staff report.

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

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

3-C. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 350 ROCA WAY (DRB-19-08)

The applicant, Jasmine Fang, on behalf of the property owner, is requesting design review approval to remodel and add to an existing single-family dwelling with an

attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 350 Roca Way in the R-1 (Single-Family Residential) Zone.

Planner Tewasart provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Jasmine Fang, 2020 South Hacienda Boulevard, Suite M, Hacienda Heights, CA 91745, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-19-08) application, subject to the conditions of approval as stated in the staff report.

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS:

5-A. ANNUAL RESIDENCY VERIFICATION FOR CONTINUING SERVICE WITH RESPECTIVE COMMISSION

[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 7:56 p.m.

Next regular scheduled meeting on July 2, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
August 6, 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, August 6, 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, 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:

2-A. REORGANIZATION OF THE MONTEREY PARK DESIGN REVIEW BOARD

Action Taken: Design Review Board Member Yang was nominated for Chairperson and Design Review Board Member Yuen was nominated for Vice-Chair

Motion: Moved by Member Lam 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. MASTER SIGN PROGRAM – 861 SOUTH ATLANTIC BOULEVARD (DRB-18-19)

The applicant, John Sterk of Superior Electrical Advertising Inc., on behalf of the property owner, is requesting design review approval for a new Master Sign

Program at 861 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant, Cynthia Lima, 2267 248th Street, Lomita, CA 90717, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-18-19) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Lam 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

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

The applicant, Daniel Liu of Tawa Services Inc., on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 771 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.

Representative Daniel Liu, 6338 Regio Avenue, Buena Park, CA 90620, on behalf of the property owner, was present to speak on behalf of the project. The previous awning required maintenance and the business received notice to address the matter. Based on the condition the business took down the awning. It has taken awhile, but they are putting the awning back up with a more up to date color. The previous awning was about 20 years old.

Chairperson Yang closed the public hearing.

The Board requested the applicant to submit a few awning styles for the Board to review and provide additional mounting details for the frame and attachment details for the canvas.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) continued the requested Design Review Board (DRB-19-14) application to the meeting of August 20, 2019.

Motion: Moved by Member Lam 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

[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 7:56 p.m.

Next regular scheduled meeting on August 20, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner



Design Review Board Staff Report

DATE: September 3, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: Exterior Remodel with no Increase in Square Footage – 771 West Garvey Avenue (DRB-19-14)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Re-opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-03) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15301, Class 1 (Existing Facilities), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel within no increase in square footage of an existing one-story commercial building.

EXECUTIVE SUMMARY:

The applicant, Daniel Liu of Tawa Services Inc., on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 771 West Garvey Avenue. The subject property is located on the east side of North Atlantic Boulevard, two lots north of West Garvey Avenue. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and is designated MU1 (Mixed Use I) in the General Plan.

Background

On August 6, 2019, the Design Review Board reviewed the requested exterior remodel to install an awning. At the meeting, the Board expressed some concerns about the style of the awning design and lack of attachment and mounting details. The Board requested that the applicant provide additional awning details to clarify the fabric

attachment and several awning style design options for consideration. Since the meeting, the applicant has provided additional details and prepared a new design for review. Specifically, the design style of the awning will be the same as the previous awning that was removed, and will maintain the same burgundy color that was presented to the Board at the August 6 meeting.

CONCLUSION:

Staff reviewed the application and believes the proposed exterior remodel with no increase in square footage of the building is appropriate for the site and compatible with the building designs from the surrounding commercial and residential uses, with the recommended conditions.

Attachments:

Attachment 1: Conditions of Approval

Attachment 2: Revised Site Plan, Elevation Plan and Awning Details

Attachment 3: Design Review Board Staff Report dated August 6, 2019

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped August 28, 2019 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. 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.
5. The property must be kept free of trash and debris at all times.
6. 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.
7. This design approval is for an exterior remodel with no increase in square footage (case no. DRB-19-14), and is not an approval of building permits, which must be applied for separately with the Building Division.
8. 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.
9. 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.
10. 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.
11. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
12. 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.

ATTACHMENT 2

Revised Site Plan, Elevation Plan and Awning Details

ATTACHMENT 3

Design Review Board Staff Report dated August 6, 2019



Design Review Board Staff Report

DATE: August 6, 2019

AGENDA ITEM NO: 3-B

TO: Design Review Board
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
BY: Jeffrey Rimando, Assistant Planner
SUBJECT: Exterior Remodel with no Increase in Square Footage – 771 West Garvey Avenue (DRB-19-14)

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-19-14) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15301, Class 1 (Existing Facilities), in that the proposed project consists of minor alterations involving no expansion of existing use. The proposed project is an exterior remodel within no increase in square footage of an existing one-story commercial building.

EXECUTIVE SUMMARY:

The applicant, Daniel Liu of Tawa Services Inc., on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 771 West Garvey Avenue. The subject property is located on the east side of North Atlantic Boulevard, two lots north of West Garvey Avenue. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and is designated MU1 (Mixed Use I) in the General Plan.

Property Description

The subject property is currently developed with an existing one-story 22,105 square foot commercial building and its related parking area to the front (southern) and western portion of the lot. The building is occupied by a supermarket business. The properties

located to the north, east and south are zoned R-S and P-D, and west are South Atlantic Boulevard and R-S zoned lots.

Project Description

The applicant proposes an exterior remodel of the existing supermarket building with no additional square footage. The entrance of the building is oriented towards the southern portion of the lot facing West Garvey Avenue. The existing building exterior is covered with a white stucco finish. The applicant requests to install a burgundy canvas awning centered on the south elevation of the building (Sunbrella Awning, Burgundy). The awning installed will measure 61 feet wide and will comprise of a step-like design consisting of 3 frontages at varying projections. The center portion of the awning will have a maximum projection of 4 feet from the building wall with the sides slightly recessed at a maximum projection of 3 feet. No other changes are proposed to the building.

CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed exterior remodel with no increase in square footage of the building is appropriate for the site and compatible with the building designs from the surrounding commercial and residential uses, with the recommended conditions.

Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Site Plan, Elevation Plan and Awning Details
- Attachment 3: Existing Site Photographs

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped July 2, 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. Any damage caused to the building's façade as a result of the installation of the awning shall be repaired and painted to match the building exterior color and material, subject to the Planner's approval.
4. 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.
5. The property must be kept free of trash and debris at all times.
6. 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.
7. This design approval is for an exterior remodel with no increase in square footage (case no. DRB-19-14), and is not an approval of building permits, which must be applied for separately with the Building Division.
8. 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.
9. 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.
10. 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.
11. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
12. 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.

ATTACHMENT 2

Site Plan, Elevation Plans and Awning Details

ATTACHMENT 3

Existing Site Photographs