

**DESIGN REVIEW BOARD OF MONTEREY PARK
AGENDA**

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

**Tuesday
February 5, 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 January 15, 2019; and
- (2) Take such additional, related, action that may be desirable.

[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 an 8-unit residential development at 2011 Potrero Grande Drive in the R-2 (Medium Density Residential) Zone.

California Environmental Quality Act (CEQA):

Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development) in that the project is the subdivision of air rights to establish and maintain an 8-unit condominium development. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is a vacant dirt lot and 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, because the City is the utilities and public services provider. No variances are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel is relatively flat and does not have an average slope greater than 20 percent.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-18-21) 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 February 16, 2019.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: February 5, 2019

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:

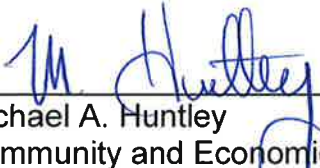
It is recommended that the Design Review Board consider:

- (1) Approve the minutes from the regular meeting of January 15, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

Attachment 1: January 15, 2019 DRB regular meeting minutes

ATTACHMENT 1

January 15, 2019 DRB regular meeting minutes

**UNOFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
January 15, 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, January 15, 2019 at 7:00 p.m.

CALL TO ORDER:

Vice-Chairperson Gay Yuen called the Design Review Board meeting to order at 7:10 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Vice-Chair Gay Q. Yuen, Member Ivan Lam, and Member Tammy Sam

Board Members Absent: Chairperson Elizabeth Yang

ALSO PRESENT: Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:**

2-A **APPROVAL OF MINUTES**

September 18, 2018 and December 18, 2018

Action Taken: The Design Review Board approved the minutes from the regular meetings of September 18, 2018 and December 18, 2018

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

Ayes: Members: Yuen, Lam, and Sam

Noes: Members: None

Absent: Members: Yang

Abstain: Members: None

[3.] **PUBLIC HEARING:**

3-A. **SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1034 RIDGECREST STREET (DRB-18-22)**

The applicant, Winnie and Kevin Lam, are requesting design review approval to remodel and add to an existing single-family dwelling with an attached 2-car garage and 1-car garage that will result in a total square footage greater than 2,000 square feet at 1034 Ridgecrest Street 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-18-22) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

Condition 11. At the time of plan check submittal, the master bedroom western building wall must be setback to provide a minimum 36 inches wide balcony area, subject to the review and approval of the Planner.

Condition 12. At the time of plan check submittal, the partition wall in the master bedroom must be removed, subject to the review and approval of the Planner.

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

Ayes: Members: Yuen, Lam, and Sam
Noes: Members: None
Absent: Members: Yang
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 7:45 p.m.

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

Michael A. Huntley
Director of Community and Economic Development



Design Review Board Staff Report

DATE: February 5, 2019

AGENDA ITEM NO: 3-A

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Samantha Tewart, Senior Planner
SUBJECT: New construction greater than 10,000 square feet – 8-unit residential development – 2011 Potrero Grande Drive (DRB-18-21)

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-18-21) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development) in that the project is the subdivision of air rights to establish and maintain an 8-unit condominium development. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is a vacant dirt lot and 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, because the City is the utilities and public services provider. No variances are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel is relatively flat and does not have an average slope greater than 20 percent.

EXECUTIVE SUMMARY:

The applicant, Eric Everhart of Enterprise One Inc., is requesting design review approval for the construction of an 8-unit residential development at 2011 Potrero Grande Drive.

Background

On September 19, 2018, the City Council adopted Ordinance No. 2157 approving amending the Land Use Map of the General Plan (GPA-17-01) to change the land use designation from C to MDR and the Zoning Map (ZC-17-01) to change the zoning from C-S to R-2 to allow construction of an 8-unit residential condominium development.

Property Description

The project site is located on the north side of Potrero Grande Drive, three lots east of Saturn Street. The property is a 32,424 (0.74) square feet vacant lot. The lot is regular shaped and relatively flat. Properties located to the north of the subject property include a Southern California Edison (SCE) easement, to the south is Potrero Grande Drive and SCE property, to the west is a SCE vacant lot, and to the east is an 80-unit residential development (Encanto Walk). The property is accessible from Potrero Grande Drive, a principal arterial street with a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way.

Project Description

According to MPMC Table 21.08(F), the Medium Density Residential Zone allows for a building density of 1 unit per 2,723 square feet of lot area for a lot at least 100 feet wide and 15,000 square feet in size or up to 11 units for the project site. The proposed project is an 8 unit residential development. The proposed 8-units will range in size from 1,328 square feet to 1,473 square feet will all have 3-bedrooms. The property will remain as one lot.

The proposed project will provide the setbacks required an R-2 zoned residential development, including a 25 feet front setback, 25 feet rear setback, 5 feet side setback for the first floor, and a 10 feet side setback for the second floor.

According to MPMC § 21.22.050, the parking requirement is a two-car garage plus one guest parking space per unit. Each unit will provide a two-car garage plus one guest parking space per two units. The project includes a 26 feet wide driveway.

According to MPMC Table 21.08(E), the minimum required private open space is 250 square feet per unit and 600 square feet of common open space per unit. The proposed project will provide more than the minimum 250 square feet private open space requirement. The required common open space for the development is 4,800 square feet and 4,811 square feet will be provided. The common open space area will be regulated by CC&Rs and maintained by a Homeowner's Association.

Architecture

The proposed architectural style is contemporary. The architectural style of the surrounding neighborhood is a variety of styles since the subject property abuts a vacant SCE lot to the west, SCE property to the south (across the Potrero Grande Drive), Montebello Resurrection Cemetery to the south, the Encanto Walk Housing

Development to the east, and a couple of one-story commercial centers a little further to the east. Encanto Walk is a modern interpretation of Spanish Mediterranean and the commercial centers to the east are masonry block buildings constructed in the late 1980s and early 1990s with a few retail stores, but predominately warehousing uses. As such, the area does not have a defined architectural style. Although, the proposed project will be using exterior materials and finishes that will be different from Encanto Walk, the size, scale, and massing of the proposed units will be similar. Also, the proposed exterior materials and finishes will be similar to the single-family dwelling units located to the north and east of the project site.

Units "A", "B", "D", and "E" will have the same floor plan and exterior design. Units "C", "F", "G", and "H" all have varying floor plans and exterior designs. The proposed dwelling units will be clad with a combination of lap and shake siding (Hardie Plank Siding) and sand finish stucco (La Habra Stucco). The Hardie siding will be painted and cured by the manufacturer before installation on the dwelling units. The exterior colors include blue (Color: Booth Bay Blue and Evening Blue), green-yellow (Color: Monterey Taupe and Timber Bark), beige (Color: Cobble Stone and Monterey Taupe), green (Color: Heather Moss and Mountain Sage). The stucco colors will be similar to the Hardie colors including blue, green-yellow, beige, and green (Colors: Blue Gray, Silverado, Clay, and Mesa Verde, respectively).

The roofs will be gable with shingles in a charcoal color (CertainTeed Roofing, Color: Landmark Thunderstorm Gray). The roof fascia and window and door trims will be comprised of Hardietrim in white. The rain gutters will be aluminum painted white to match the roof fascia and downspout will aluminum painted to match the exterior building color. The windows and glass doors will be dual-pane, sliding, vinyl framed in a tan color (Miligard – Montecito Series). The window shutters will be a charcoal color (Benjamin Moore Paint, Color: Gravel Gray). The decorative main entry door will be comprised of a solid core wood material in a Craftsman style. The units with the blue color palette will have an aqua color (Jeld-Wen, Color: Cool Aqua) door. The units with the green-yellow color palette will have a dark mustard color (Jeld-Wen, Color: Durango) door. The units with the beige color palette will have a red (Jeld-Wen, Color: Dollar Red) door. The units with the green color palette will have a dark green (Jeld-Wen, Color: Avocado) door.

The garage doors will be sectional aluminum doors with a top glass panel ('Clopay,' Coach Man Collection Series 1/ Design 11 with REC13 top glass design). Units A and E, with the blue color palette, will have white garage doors, Units B and F, with the green-yellow color palette, will have an almond color garage door. Units C, D, G, and H, with the green and beige color palettes will have a sandstone color garage door. Decorative exterior wall light fixtures in a Craftsman design (J du J Sierra Craftsman, metal Color: Bronze) will be installed on the first floor of the dwelling units by the front, rear, and side doors.

As part of the project, the applicant proposes to provide stamped color concrete on the first 50 feet of the driveway. However, a condition of approval has been included that requires the first 25 feet of the driveway and all the walkways to be comprised of

decorative pavers or tiles instead of the color stamped concrete. The project also includes the installation of a new 6-foot tall split-face perimeter block wall with a pre-cast concrete cap along the north (rear) property line and a new 6-foot tall redwood fence along the west (side) property line with the exception of the front setback which will be 42-inches tall. However, Monterey Park Municipal Code (MPMC) § 21.08.080(W), (2), (b) requires a solid perimeter masonry wall 6 feet in height to be provided along the side and rear lot lines. A condition of approval has been included that requires a split-face block wall, similar to the rear block wall, along the west property line. Setback 3 feet from the front property line will be a 3-foot tall block wall with a smooth plaster finish and precast concrete cap. The private open space areas for the dwelling units will be provided with 6-foot tall redwood fences.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for an 8-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Desert Museum Palo Verde (*Cercidium x*) and Western Redbud (*Cercis Occidentalis*) trees. The proposed plants and shrubs include a mixture of 1-gallon and 5-gallon size Blue Hibiscus, Dwarf Coyote Brush, Small Cape Rush, White Rockrose, Kaffir Lily, Island Snapdragon, Lion's Tail, Kurapia, Hall's Honeysuckle, Bee's Bliss Sage, and Gem Coast Rosemary. The proposed ground cover includes sod. Other landscaping materials and features set within the common open space area includes a sitting and barbecue area. Staff believes that the proposed modern interpretation of Craftsman architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 8 residential condominium 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 a modern interpretation of Craftsman, which 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, Elevation and Landscape 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 design plans date-stamped December 17, 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 8 residential condominium dwelling units with their required garage parking (Case No. DRB-18-21), 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. The irrigation system must be installed and operating prior to final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. At the time of plan check submittal, the elevation plans must include and show the rain gutters and downspouts on the 8 dwelling units, subject to the review and approval of the Planner.

14. At the time of plan check submittal, the site plan must show that the first 25 feet of the driveway and all the walkways will be comprised of decorative pavers or tiles instead of the color stamped concrete, subject to the review and approval of the Planner.
15. At the time of plan check submittal, the site plan must show a split-face block wall, similar to the rear block wall, along the west property line, subject to the review and approval of the Planner.
16. At the time of plan check submittal, the site plan must show that the proposed trash enclosure will be setback 5 feet from the (east) side property line.

ATTACHMENT 2

Site, Floor, Elevation, and Landscape plans

ATTACHMENT 3

Color Elevations

ATTACHMENT 4

Site photographs