

**DESIGN REVIEW BOARD OF MONTEREY PARK  
AGENDA**

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

**Tuesday  
June 18, 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](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, Tammy Sam, and Irma Gorrocino

**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 – 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.

California Environmental Quality Act (CEQA):

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.

- (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-19-04) application; and
- (5) Taking such additional, related, action that may be desirable.

**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, on behalf of the property owner, is requesting design review approval for a new single-family dwelling that will result in a total square footage greater than 2,000 square feet at 481 West El Repetto Avenue in the R-1 (Single-Family 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-19-12) application; and
- (5) Taking such additional, related, action that may be desirable.

**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 for an addition to an existing single-family dwelling 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.

California Environmental Quality Act (CEQA):

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.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-08) application; and
- (5) Taking such additional, related, action that may be desirable.

**[5.] NEW BUSINESS**

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

**[4.] OLD BUSINESS**

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

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

**ADJOURN**

Next regular scheduled meeting on July 2, 2019.



# Design Review Board Staff Report

**DATE:** June 18, 2019

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Mark McAvoy, Director of Public Works/City Engineer  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** Single Family Dwelling Addition Greater than 2,000 Square Feet –  
2358 Vancouver Avenue (DRB-19-04)

## **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) Approve the requested Design Review Board (DRB-19-04) 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, 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 2358 Vancouver Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

## **Background:**

On June 4, 2019, the Design Review Board reviewed the requested addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet. At the meeting, the Board expressed some concerns with the removal of the existing tree in the front yard and that the existing landscaping may not be compatible with the proposed development and requested the applicant to provide new

landscaping and irrigation plans to be in conjunction with the proposal. Since the meeting, the applicant has provided a new landscaping plan and a revised site plan.

The property will provide a new wooden fence painted a dark gray (Sherwin Williams, Elegant Taupe) with beige stucco finish columns (Benjamin Moore, Grant Beige HC-83) at a maximum height of 3 feet in height and new landscaping to consist of new groundcovers and shrubs in the front yard. The proposed shrubs include 1-gallon Azalea, 1-gallon Wild Lilac, 5-gallon Thumbelina Leigh, and 1-gallon Siskiyou Blue Fescue. Portions of the existing sod will remain with the addition of new brown hardwood mulch. The existing landscaping in the rear yard will remain unaltered with the exception of the existing tree in the front yard will be relocated to the rear southeast corner of the property. 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.

**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: Landscape Plan
- Attachment 4: Design Review Board Staff Report dated June 4, 2019

# ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped May 29, 2019, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 1,155 square foot addition and interior remodel of the existing single-family dwelling with a detached 2-car garage (case no. DRB-19-04), 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. 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.

# ATTACHMENT 2

Site, floor and elevation plans



# ATTACHMENT 3

Landscaping Plan

# ATTACHMENT 4

Design Review Staff Report dated June 4, 2019



# Design Review Board Staff Report

DATE: June 18, 2019

AGENDA ITEM NO: 3-B

**TO:** Design Review Board  
**FROM:** Mark A. McAvoy, Director of Public Works/City Engineer  
**BY:** Samantha Tewasart, Senior Planner  
**SUBJECT:** New single-family residential dwelling greater than 2,000 square feet – 481 West El Repetto Avenue (DRB-19-12)

## **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-19-12) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

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

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

## **EXECUTIVE SUMMARY:**

The applicant, Min Li, is requesting design review approval for a new single-family dwelling greater than 2,000 square feet at 481 West El Repetto Avenue. 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 northeast corner of the West El Repetto and Bradshaw Avenue. The lot is 7,640 square feet in size, slopes up towards the rear, and is currently developed with a 1,049 square foot one-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are R-1 zoned lots developed with single-family residences. The subject and adjacent properties are on a hillside. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached

2-car garages located within the front portion of the property, and a mixture of hip and gable roof designs constructed in the 1950s.

### Project Description

The applicant proposes to construct a new 3,056 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 478 square foot 2-car garage. Based on the lot area of 7,640 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 3,056 square feet. The proposed living area will be at the maximum allowed in the R-1 zone. 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 27 feet 3 inches. The first level will have a foyer, kitchen, dining area, great room, a bedroom, bathroom, and powder room. The second floor will have a loft, three bedrooms, three bathrooms, and a laundry room.

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 requires a 2-car garage, but will provide an attached 2-car garage. The proposed project will meet the required first floor side setbacks of 5 feet (east interior side) and 10 feet (west street side), second floor side setbacks of 10 feet (east interior side) and 15 feet (west street side), and 25 feet front and rear setbacks.

### Architecture

The proposed residential dwelling will have a contemporary architectural style. The exterior wall will have sand finish stucco in an off-white color (Omega, Color: 434 Vanilla Cream). The roof will have a hip design with S-shaped roof tiles in a reddish brown color (Eagle Roof Tiles, Capistrano, color: 3636 Piedmont Blend). The roof eave fascia boards, window and door trims, second floor balcony balusters, and front porch columns will be a high density foam painted white (Sherwin Williams, Arcade White SW 7100). The roof gutters and downspout will be painted a brownish grey color (Sherwin Williams, Dark Clove SW 9183). At the bottom three feet of the front, south elevation and on the front porch will have an off-white color stone veneer (Eldorado Stone, Sanderling Marquee 24). The main entry will have a decorative wood door with glass accents (Luxe Windows and Doors, Glass Craft, Color: Brazos Cherry and Walnut). The applicant proposes a combination of rectangular shaped sliding and single-hung, dual pane, aluminum framed windows (Value Windows & Doors Inc., Color: anodized gray).

The garage will have decorative sectional insulated steel doors in a brownish grey color (All Star Garage Door, Northwest Door, Color: Sandstone 500 Series), to compliment the architectural style of the dwelling. Decorative outdoor light fixtures (Naturous WLB191 LED Wall Sconce Waterproof Cylinder Porch Light, black finish) will be installed on the exterior wall of the first floor by the garage and second floor balcony area.

### Landscaping

As part of the new construction of the single-family residential dwelling, the property will be planted with a combination of new trees, shrubs, and groundcover. The applicant

also proposes to keep two mature size trees located at the eastern portion of the lot. The proposed trees include Meyer Lemon, Sweet Bay and Italian Cypress. The shrubs include 15-gallon Japanese Privet, White Iceberg Rose, 'Mister Lincoln' Hybrid Tea Rose, Sunshine Dwarf Privet, French Lavender, Rosemary, Boxwood, and Fox Tail Agave. Additionally, the yards will be planted with a combination of Hardy Ice Plant and Hybrid Bermuda groundcover. A condition of approval has been included to require brown mulch within the landscape areas. In addition to new landscaping, a new drip irrigation system will be installed.

The driveway and walkways will be decorative concrete pavers (Shaw and Sons, Color: Warm Gray). The site plan shows existing and new retaining and planter walls will be constructed in the front yard area. A condition of approval of has been included to require the retaining and planter walls to be stucco covered and painted the same color as the dwelling with decorative caps. The maximum height allowed for all walls within the front setback area is 4 feet.

**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. There are other residential properties within the vicinity that have a similar architectural style and use of similar materials, finishes, and colors.

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 May 1, 2019, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of 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 3,922 square foot two-story single-family dwelling with an attached three-car garage (case no. DRB-18-10), and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 10 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the tenth day. After the ten days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All landscaped areas and existing irrigation system must be properly maintained at all times.
10. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and cannot be located any closer than 5 feet to a side or rear property line that abuts a residential zoned property.
11. At the time of Plan check, the Landscape Plan must show that brown mulch will be provided within the front landscape areas, subject to the review and approval of the Planner.
12. At the time of Plan check, the Retaining Wall Details must show that the retaining and planter walls in the front setback area will be stucco covered and painted the same color as the dwelling with decorative caps, subject to the review and approval of the Planner. The maximum height allowed for all walls within the front setback area is 4 feet.

# ATTACHMENT 2

Site, floor, and elevation plans



# ATTACHMENT 3

Color Elevations

# ATTACHMENT 4

Site photographs



# Design Review Board Staff Report

DATE: June 18, 2019

AGENDA ITEM NO: 3-C

**TO:** Design Review Board  
**FROM:** Mark A. McAvoy, Director of Public Works/City Engineer  
**BY:** Samantha Tewasart, Senior Planner  
**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 350 Roca Way (DRB-19-08)

## **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-19-08) 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 applicants, Jasmine Fang, 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 350 Roca Way. 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 Roca Way, between Grandridge Avenue and Bradshaw Avenue. The lot is 7,283 square feet in size, slopes up from east to west, and is currently developed with a 1,092 square foot one-story single-family residential dwelling with an attached 2-car garage.

The surrounding properties located to the north, south, east and west are R-1 zoned lots developed with single-family residences. The subject and adjacent properties are on a hillside. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single and two-story dwellings with attached 2-car garages located within the front portion of the property, and a mixture of hip and gable roof designs constructed in 1950s.

### Project Description

The applicant proposes a 439 square feet first floor addition and remodel, and a 1,179 square feet second story addition. The total proposed living area will be 2,710 square feet. Based on the lot area of 7,283 square feet, the maximum living area that can be built is 2,913 square feet. The proposed living area will be 203 square feet less than the maximum 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 26 feet 11 inches. The first floor addition will allow for the expansion of the living room and kitchen and addition of a new laundry room and bathroom. The second floor will include a loft area, master bedroom with an on-suite and office space, a bedroom, bathroom, and 308 square feet deck.

Based on the total number of bedrooms, the existing 2- car garage will meet the required parking for the single-family dwelling. 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.

### Architecture

The existing house was constructed in 1954 and has a California ranch architectural style with a low pitched hip roof and vertical wood siding exterior walls. The proposed architectural style will be contemporary. The exterior walls will have smooth finish stucco in an off-white color (La Habra Stucco: Steamed Milk). The roof will have a hip design with light weight roof tiles in a light brown color (Slate Roof, color: Bleach Blonde). The roof eave fascia boards and window and door trims will be painted white. The roof gutters and downspout will be painted dark brown. There will be light brown stone veneer running vertically along the west side of the front door up to the second story and on the eastern side of the garage on front, north elevation (Stack Stone). The main entry will have a decorative wood door with glass accents (Jeld-Wen, Color: Fir Wood Grain). The proposed windows and glass doors will be rectangular shaped, sliding, dual pane, and vinyl framed (Jeld-Wen, Color: black).

The applicant proposes to maintain the existing garage door, which will have decorative sectional insulated steel doors in white with a top window panel. Decorative outdoor light fixtures (Globe Electric, Scottsdale, bronze finish) will be installed on the exterior wall of the first floor by the garage, front, side, and rear pedestrian doors. The light fixtures will have a contemporary cylindrical design with frosted glass. The decorative wrought iron railing will be black.

Landscaping

As part of the addition to the existing to the single-family residential dwelling, the property will include the preservation of most of the existing landscaping as well as the existing irrigation system within the landscaped areas. The trees include 2-foot diameter Acacia, Chinese Juniper, and Salix Matsudana Koidz trees within the front, rear, west setback areas and ivy. Staff believes that the proposed architectural style and the preservation of the existing landscaped areas are in keeping with the residential character of the area.

**CONCLUSION:**

Staff reviewed the application and believes the proposed addition and exterior remodel of the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style fits within the character of the neighborhood. There are other residential properties within the vicinity that have a similar architectural style and use of similar materials, finishes, and colors.

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 March 26, 2019, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 439 square feet first floor addition and remodel, and a 1,179 square feet second story addition (case no. DRB-19-08), 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.

# ATTACHMENT 2

Site, floor, and elevation plans



# ATTACHMENT 3

Color Elevations

# ATTACHMENT 4

Site photographs