

# DESIGN REVIEW BOARD OF MONTEREY PARK AGENDA

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

Tuesday  
January 7, 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

**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. NEW MONUMENT SIGN – 415 WEST GARVEY AVENUE (DRB-19-23)**

The applicant, Celia Sierra of Sierra Signs, Inc., on behalf of the property owner, is requesting design review approval for a new monument sign at 415 West Garvey Avenue in the C-B (Central Business) zone.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise monument sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-19-23) 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 – 306 SOUTH ELECTRIC AVENUE (DRB-19-13)**

The applicant, Rodolfo Copa, 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 1830 Tyler 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-19-13) 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 – 1113 BRIER CLIFF WAY (DRB-19-28)**

The applicant, Sam Zhou, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1113 Brier Cliff Way 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-19-28) 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 January 21, 2020.



# Design Review Board Staff Report

**DATE:** January 7, 2020

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Mark A. McAvoy, Director of Public Works/City Engineer/City Planner  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** New monument sign – 415 West Garvey Avenue (DRB-19-23)

## **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-19-23) 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 Categorical Exempt under § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise monument sign.

## **EXECUTIVE SUMMARY:**

The proposed project was continued from the meeting of December 17, 2019 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated December 17, 2019  
Attachment 2: Conditions of Approval

# **ATTACHMENT 1**

Design Review Board Staff Report dated December 17, 2019



# Design Review Board Staff Report

**DATE:** December 17, 2019

**AGENDA ITEM NO:** 3-A

**TO:** Design Review Board  
**FROM:** Mark A. McAvoy, Director of Public Works/City Engineer/City Planner  
**BY:** Jeffrey Rimando, Assistant Planner  
**SUBJECT:** New monument sign – 415 West Garvey Avenue (DRB-19-23)

## **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-19-23) 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 § 15311, Class 11(a) (On-premise Signs), in that the proposed project consists of the installation of an on-premise monument sign.

## **EXECUTIVE SUMMARY:**

The applicant, Celia Sierra of Sierra Signs, Inc., is requesting design review approval for a new monument sign at 415 West Garvey Avenue. The subject property is located on the northwest corner of West Garvey Avenue and North McPherrin Avenue. The property is zoned C-B (Central Business) and is designated C (Commercial) in the General Plan.

### **Site Analysis**

The subject property is currently developed with an existing one-story commercial building in the front with its related parking area to the side (east) and rear (northern) portion of the lot. The commercial building is occupied by New Lucky Seafood Restaurant.

The properties located to the west and east consist of one-story commercial buildings, to the south is an elementary school and to the north are single- and multi-family dwellings. The design and character of the surrounding wall signs consist of individual channel letter and cabinet internally-illuminated wall signs that have a combination of

both the modern letter alphabet and Chinese characters contained within one or two rows of text.

### Project Description

As part of the request the applicant is proposing a new monument sign. The monument sign has been designed to accurately reflect a balanced design that incorporates materials and colors that are architecturally consistent and compatible with the design of the building. The monument sign will be located within a new landscape planter at the southeast corner of the lot, east of the driveway. The planter area will have a 6 inch high cement curb and will consist of Turquoise Tails Blue Sedum.

The monument sign will face east and west bound traffic. The proposed sign will be double-faced, internally illuminated with routed out letters and acrylic backing. The monument sign will be rectangular shape with an arched decorative top and bottom design. The property is permitted to construct a monument sign not to exceed 7 feet in height and 56 square feet in area per side. The total height of the monument sign will be 7 feet. The total area of the monument sign will be 29.2 square feet. The monument sign cabinet will measure 4 feet in height, 3 feet 6 inches wide and 1 foot 4 inches in depth. The base will be 1 foot 11 inches tall, 4 feet 2 inches wide and 1 foot 4 inches in depth.

The monument sign will be comprised of a rectangular aluminum sign cabinet and pole covers with a yellow stucco finish (Behr Premium Plus; Color: #PPL-69 Sunkissed Yellow) to match the building wall color. As an accent, the top of the sign will contain a sheet metal cover with a green painted stucco finish (Behr Premium Plus; Color: Forest Green). The monument sign will accommodate up to 3 tenants and each sign panel will consist of an acrylic backing with a white powder coated finish and a black frame. The sign's routed out text will be comprised of 1/8 inch red and green acrylic faces to display each business on the lot. The height of the text will be a maximum of 8 inches for a single row and 5 inches for a double row of text. The monument sign will be solar powered. A solar panel will be installed and integrated with the top of the monument sign and will not project further above the height of the sign.

### **CONCLUSION:**

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign is appropriate for the site and compatible with the building design and signs from the surrounding commercial uses, with the recommended conditions.

#### Attachments:

- Attachment 1: Conditions of Approval
- Attachment 2: Sign & Site Plans
- Attachment 3: Landscaping Plan
- Attachment 4: Existing Site Photographs

# ATTACHMENT 1

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped October 14, 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. The property must be kept free of trash and debris at all times.
5. 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.
6. This design approval is for a new monument sign (case no. DRB-19-23), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. 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.
8. 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.
9. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
10. 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.
11. All Landscaped areas must be installed and properly maintained at all times.
12. All signs, together with all of their supports, braces, guys and anchors, must 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.
13. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the propose quantity, type and size of all proposed groundcover and plants within the planter area with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.

# ATTACHMENT 2

Sign and Site Plans

# ATTACHMENT 3

Landscape Plan

# ATTACHMENT 4

Existing Site Photographs

# ATTACHMENT 2

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped October 14, 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. The property must be kept free of trash and debris at all times.
5. 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.
6. This design approval is for a new monument sign (case no. DRB-19-23), and is not an approval of building permits, which must be applied for separately with the Building Division.
7. 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.
8. 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.
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13. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the propose quantity, type and size of all proposed groundcover and plants within the planter area with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.



# Design Review Board Staff Report

**DATE:** January 7, 2020

**AGENDA ITEM NO:** 3-B

**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 – 306 South Electric Avenue (DRB-19-13)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-19-13) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

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

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 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 December 17, 2019 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated December 17, 2019
- Attachment 2: Conditions of Approval

# ATTACHMENT 1

Design Review Board Staff Report dated December 17, 2019



# Design Review Board Staff Report

**DATE:** December 17, 2019

**AGENDA ITEM NO:** 3-C

**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 – 306 South Electric Avenue (DRB-19-13)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-19-13) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

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

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 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, Rodolfo Copa, 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 306 South Electric 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 east side of South Electric Avenue, two lots south of West Newmark Avenue. The lot is 6,945 square feet in size and is currently developed with a 1,603 square foot single-story single-family residential dwelling with a detached 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 hillside lots. The grade slopes up from the sidewalk elevation. The design and character of the surrounding residential dwellings have a mid-century architectural style consisting of single-story and two-story dwellings with detached and attached 2-car garages, and a mixture of hip and gable roof designs built in the mid 1950's.

### Project Description

The applicant proposes a new 992 square foot first floor addition at the rear of the dwelling and interior remodel. The total living area will be 2,595 square feet. Based on the lot area of 6,945 square feet, the maximum allowed floor area ratio is 40 percent of the lot area or 2,778 square feet. The proposed square footage will be 183 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 remain 1-story and the addition will have a maximum building height of 12 feet and 9 inches. The proposed addition will meet the required side setbacks of 5 feet and 25 feet from the front and rear property lines.

The addition and remodel will include a new family room, laundry room, bedroom and bathroom and an existing bedroom will be converted to a study. The existing 2-car garage will remain. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing 2-car garage meets the required parking for the single-family dwelling.

### Architecture

The existing house was built in 1951 and has a mid-century architectural style with a low-pitched gable roof style and stucco covered exterior walls. The proposed rear addition will be consistent with the existing architectural style. The applicant is proposing to maintain the exterior materials of the existing dwelling. The new addition walls will have stucco walls painted in a gray color (Omega SW, Repose Gray) to match the existing dwelling.

The new roof will have a gable roof design that is consistent with the gable roof design of the existing dwelling. The roof will have white colored asphalt shingles that will match the existing roof material (Owens Corning, GAF Royal Sovereign White). The fascia boards will be painted white (Behr, Ultrapure White Semi-Gloss). The windows will be sliding and single-hung, vinyl frame windows in a white color (Milgard, White). Although no rain gutters or downspouts are shown on the plans, Staff has conditioned the project to have the applicant/property owner at the time of plan check to revise the elevation plans to show roof drainage, such as gutters and downspouts, to match the exterior building colors.

### Landscaping

No alterations are proposed to the existing landscaping. The current landscaping includes a mixture of plants, shrubs and groundcovers in the front yard. In addition, new

gray stucco covered 3 foot high retaining wall will be proposed within the rear yard to accommodate additional space for the proposed addition.

**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 mid-century 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 May 10, 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 992 square foot addition and interior remodel of the existing single-family dwelling with a detached 2-car garage (case no. DRB-19-02), 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 plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.

# 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 May 10, 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 992 square foot addition and interior remodel of the existing single-family dwelling with a detached 2-car garage (case no. DRB-19-02), 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.
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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 plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.



# Design Review Board Staff Report

**DATE:** January 7, 2020

**AGENDA ITEM NO:** 3-C

**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 –  
1113 Brier Cliff Way (DRB-19-28)

## **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-19-28) 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 proposed project was continued from the meeting of December 17, 2019 due to a lack of quorum.

Attachments:

- Attachment 1: Design Review Board Staff Report, dated December 17, 2019
- Attachment 2: Conditions of Approval

# ATTACHMENT 1

Design Review Board Staff Report dated December 17, 2019



# Design Review Board Staff Report

**DATE:** December 17, 2019

**AGENDA ITEM NO:** 3-D

**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 –  
1113 Brier Cliff Way (DRB-19-28)

## **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-19-28) 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, Sam Zhou, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1113 Brier Cliff 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 north side of Brier Cliff Way, between Ridgecrest Street and Crest Vista Drive. The lot is 19,420 square feet in size and is currently developed with a 1,618 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. Brier Cliff Way slopes up from east to west. 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 a mixture of hip and gable roof designs built in the early 1950's.

### Project Description

The applicant proposes to convert an existing 441 square foot garage to a new bedroom, add 673 square feet to the existing dwelling and a new 32 square feet front porch. Additionally, a new detached 430 square feet 2-car garage will be constructed with an attached 474 square feet accessory dwelling unit (ADU). Based on the lot area of 19,420 square feet, the maximum allowed floor area ratio is 35 percent of the lot area or 6,797 square feet. The total proposed floor area ratio, including the accessory dwelling unit, will be 3,206 square feet, which will be 47 percent less than the maximum allowed. The R-1 zone allows for a maximum building height of 30 feet. The residential dwelling will remain one-story, 17 feet 10 inches tall. The accessory dwelling unit will be one-story, 14 feet 3 inches tall. The proposed residential dwelling will meet the required side setbacks of 5 feet for the first floor and 25 feet from the front and rear property lines.

The first level addition and remodel will include a living room, kitchen, dining room, family room, 4 bedrooms, 3 bathrooms, and a powder room. Single-family residential dwellings with 4 bedrooms require 2 enclosed garage spaces. Based on the number of bedrooms, the existing detached 2-car garage meets the required parking for the single-family dwelling. The ADU will have a living room, kitchen, dining area, one bedroom, and 1 bathroom.

### Architecture

The primary dwelling and ADU will have a contemporary architectural style. The exterior walls will consist of a light beige smooth stucco (La Habra Stucco: X-475 Viejo Base 200). The dwelling and ADU will have a hip roof design. The roofs will have grey/brown blend colored shingles (CertainTeed Presidential Shake TL, Color: Shadowy Grey). The window and door trims, and roof eave fascia boards will be painted dark beige (Behr, Shikake N220-4). Stone veneer in a light beige blend (Coronado Stone: Amalfi Ledge Pompeii) will be applied to the front porch columns and at the base of the dwelling 14-inches high.

The windows will be a combination of single hung and slider vinyl frame windows in a white color (Value: Single Hung and Sliders, White). The decorative front entry door will be double-swing and have a square top with an eyebrow glass top painted bronze (Universal Iron Doors and Hardware). Exterior decorative wall light fixtures in a contemporary design will be installed on the residential dwelling (Feit Electric, 12-inch LED Coach Lantern, Model: LAN12Bz60/2/RP, Color: Bronze).

Landscaping

As part of the project, the existing landscaping will mainly remain unaltered. The proposed addition will occur at the existing driveway area. Although some landscaping will be removed for the construction of the new garage and ADU at the rear, there will remain approximately 100 feet deep of landscaping. 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 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 the conversion of an existing 441 square foot garage to a bedroom, 673 square feet addition, new 32 square feet front porch, new detached 430 square feet 2-car garage with an attached 474 square feet accessory dwelling unit (ADU) (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.

# ATTACHMENT 2

Site, floor and elevation plans

# ATTACHMENT 3

Color Elevations

# ATTACHMENT 4

Existing Site Photographs

# ATTACHMENT 2

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