

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
NOVEMBER 5, 2013**

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, November 5, 2013 at 7:05 p.m.

CALL TO ORDER:

Chair Hamner called the Design Review Board meeting to order at 7:05 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chair Krystal Hamner, Vice-Chair Roy Furuto, Members Jack Chiang, and Allen Wong

ALSO PRESENT: Michael Huntley, Community and Economic Development Director; Samantha Tewasart, Acting Senior Planner; Harald Luna, Assistant Planner

APPROVAL OF MINUTES:

July 2, 2013

Action Taken: The Board approved the minutes from the regular meeting of July 2, 2013.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Chiang, motion carried by the following vote:

Ayes: Board Members: Hamner, Furuto, Chiang

Noes: Board Members: None

Absent: Board Members: None

Abstain: Board Members: Wong

ORAL AND WRITTEN COMMUNICATIONS: None

OLD BUSINESS:

1. 120 N GARFIELD AVENUE – NEW WALL SIGN (DRB-13-18)

The Applicant, Shadow Wong, on behalf of the property owner, is requesting design review approval for a new wall sign at 120 N Garfield Avenue in the C-B, P-D (Neighborhood Shopping, Planned Development) Zone.

Planner Luna presented the staff report.

Board Member Chiang inquired whether the project was within any specific plan area, and Planner Tewasart replied that the project is within the Garfield/Garvey Specific Plan area, and the sign meets the criteria set in the Specific Plan. Board Member Chiang commented that the sign is not drawn to scale, which does not reflect how the sign would look on the elevation, and he suggested to Staff to verify the information in order to better present the elevations in the future.

Vice-Chair Furuto agreed with Board member Chiang that the measurement does not match the number, and that the Chinese characters should be bolder.

The applicant came to the meeting to answer questions. Board Member Chiang suggested to the applicant that drawings should be drawn to scale, and that the letters in the sign should be bolder. Vice-Chair Furuto agreed with Member Chiang's suggestion. Vice-Chair Furuto pointed out that the sign looks to be located higher than the maximum permitted height of 15 feet. Board Member Chiang stated that the sign would look smaller compared to the drawing, and suggested to the applicant to shrink the Chinese characters and enlarge the English letters. Vice-Chair Furuto inquired whether one line of text can fit into this building's façade, and Planner Luna replied that Staff can work with the applicant to address the issue. Chair Hamner stated that the sign looks good, but the problem is the elevation is not to scale and the height of the sign is higher than 15 feet.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following removed and added conditions: Remove: Condition 12; Added: Condition 12: A revised sign plan drawn to scale must be submitted to the Planning Division. The sign plan must show the dimensions of the building and how the overall height of the sign will be below 15 feet, subject to the review and approval of the Planner; and Condition 13: The letter stroke of the English text and the Chinese characters must be revised to be bolder with careful consideration given to the scale and maximum sign size permitted, subject to the review and approval of the Planner.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Chiang, motion carried by the following vote:

Ayes: Board Members: Hamner, Furuto, Chiang, Wong
Noes: Board Members: None
Absent: Board Members: None
Abstain: Board Members: None

2. **306 E GARVEY AVENUE – NEW WALL SIGNS, MONUMENT SIGN AND PRICE SIGN REFACE, AND EXTERIOR COMMERCIAL REMODEL WITH NO INCREASE OF FLOOR AREA – PAINT (DRB-13-20)**

The applicant, Gregg Swanson of Calcraft Corporation, is requesting design review approval for new signs and exterior paint at 306 E Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development) Zone.

Planner Tewasart presented the staff report. Board Member Wong excused himself from this item due to a conflict of interest.

Board Member Chiang inquired whether the proposed exterior paint matches with the existing, and Planner Tewasart replied that it's a palette very similar to the existing one. Board Member Chiang suggested to add a landscape condition that incorporates different types of plants, since there are only three planters on the Nicolson Ave. Director Huntley asked whether Board Member Chiang would like to add a condition directing the applicant to work with the Staff to provide a combination of shrubs and ground covers with different types of drought-tolerance specimens, and Board Member Chiang replied yes, stating that it's up to the applicant to decide whether to hire a landscape architect but the landscape issue needs to be addressed. Vice-Chair Furuto inquired the material used by the "Food Mart" sign, and Planner Tewasart replied that the sign company can verify that but it looks like vinyl.

Vice-Chair Furuto inquired whether the City permits reader board signs, and Planner Tewasart replied that animated type signage is not allowed within the City. Chair Hamner inquired the location and condition of trash enclosure, and Planner Tewasart replied that trash enclosure is located at the southeast side of the property abutting the alley way with no cover and gate.

The applicant came forward to the Board. Board Member Chiang inquired whether this application was done by the Shell Company, and the applicant replied yes, stating that every 7-10 years these gas companies tend to refresh their company images. Board Member Chiang inquired whether the applicant understands the condition regarding landscape, and the applicant replied yes.

Vice-Chair Furuto inquired the material used for the "Food Mart" sign, and the applicant replied that these are plastic letters different from sticker letters as existing sign. Vice-Chair Furuto inquired whether the white part around the "Food Mart" is taller than the band, and the applicant replied that the white being taller than the yellow bands is because the sign is designed in a way to look three-dimensional. Planner Tewasart pointed out that the plans shown here is an older version of the design and the white part has been reduced to fit within the band, which is mentioned in the staff report. Vice-Chair Furuto inquired whether the sign is illuminated, and the applicant replied that the sign is non-illuminated.

Chair Hamner inquired whether the contractor is also doing the remodel for the gas station on Potrero Grande Drive. The applicant replied no, stating that the project is similar to this one but done by a different company. Chair Hamner asked the property owner if he agreed to add landscaping, and the property owner replied yes, stating that they would add flowers to the area beneath the sign. Board Member

Chiang stated that not only the area beneath the sign but along the street front should be provided with landscape, and the property owner agreed.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added condition: The landscape planters located along East Garvey Avenue, Nicholson Avenue, and the northwest corner of the property must be planted with a combination of shrubs and groundcover with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices, subject to the review and approval of the Planner. A minimum of 10-gallon shrubs must be used. Groundcover must be used throughout the planter area.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Chiang, motion carried by the following vote:

Ayes: Board Members: Hamner, Furuto, Chiang
Noes: Board Members: None
Absent: Board Members: None
Abstain: Board Members: Wong

NEW BUSINESS:

3. 543 MONTEREY PASS ROAD – TIME EXTENSION – EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE – NEW PAINT AND ADDITION OF 1,188 SQUARE FEET STORAGE ROOM (EX-13-01/DRB-12-10)

Vice-Chair Furuto excused himself from this item, as he is the applicant of the project.

The applicant, Roy Furuto, on behalf of the property owner, La Colonial Tortilla, is requesting approval for a one-year time extension at 543 Monterey Pass Road in the O-P (Office Professional) Zone.

Planner Tewasart presented the report, summarizing that the applicant is applying for the one-year time extension due to financial issues and the fact that construction plans haven't been submitted for building permit yet. And the new approval would get expired on October 19th, 2015.

Action Taken: The Board Approved the application for a one-year time extension at 543 Monterey Pass Road.

Motion: Moved by Board Member Chiang and seconded by Board Member Wong, motion carried by the following vote:

Ayes: Board Members: Hamner, Chiang, Wong
Noes: Board Members: None
Absent: Board Members: None
Abstain: Board Members: Furuto

ITEMS FROM THE BOARD:

Board Member Chiang inquired whether there is a hotel project proposed on the lot adjacent to Bank of American on Atlantic Blvd. Planner Tewasart replied yes, stating that the entitlement process for the project has not started.

ITEMS FROM STAFF:

Director Huntley stated that there will be a few major projects coming to the City in the future, and there will be a joint study session with Planning Commission, and City Council. He stated that the study session is an opportunity for the Design Review Board to evaluate these significant projects at an earlier stage.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:54 p.m. on November 5, 2013 until the next regularly scheduled meeting on November 19, 2013, at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development