OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 3, 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, December 3, 2013 at 7:06 p.m.

CALL TO ORDER:
Chair Krystal Hamner called the Design Review Board meeting to order at 7:06 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
Board Members Absent: None

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

APPROVAL OF MINUTES:
None.

ORAL AND WRITTEN COMMUNICATIONS:
None.

OLD BUSINESS:
None.

NEW BUSINESS:

1. 1833 FERNBANK AVENUE – A 519 SQUARE FOOT ADDITION TO THE FIRST FLOOR AND A NEW 975 SQUARE FOOT SECOND FLOOR ADDITION, NEW 2-CAR GARAGE AND EXTERIOR REMODEL (DRB-13-26)

The applicant, Charles Morgan, is requesting approval for a new 1,494 square foot addition, new two-car garage and exterior remodel at 1833 Fernbank Avenue in the R-1 zone.

Planner Luna presented the staff report. Board Member Chiang asked whether it is allowed to have water heater encroach into 5 foot setback area. Director Huntley replied that tankless water heater would only project a minimum distance which is similar to an electric panel, thus it is permitted in the side yard. The board discussed with the applicant in terms whether two water heaters are necessary for the house, and the applicant agreed to remove one water heater tank.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: remove one tank water heater; or relocate the exterior water heater to the interior of the house. There is a 15 days appeal period.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Wong, 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. 248 E. GLEASON STREET – A 1,363 SQUARE FOOT ADDITION AND EXTERIOR REMODEL (DRB-13-30)

The applicant, Lawrence and Rosalinda Cervantes, on behalf of the property owner, are requesting design review approval for a 1,363 square foot addition and exterior remodel at 248 E. Gleason Street in the R-1 zone.

Planner Luna presented the staff report. Board Member Chiang asked whether the proposed material for the chimney is brick, and the applicant replied that the chimney would use the same stone veneer proposed on the front elevation of the dwelling. Board Member Chiang asked whether it is possible to extend the height of the main porch in order to bring the roof line higher and match the dwelling, and the applicant agreed to reconsider its height.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) raise the front porch to the height that is to scale with the design of the dwelling with a maximum height of 15 feet; 2) the decorative veneer located on the west elevation of the chimney must match the stone veneer proposed on the front elevation of the dwelling. There is a 15 days appeal period.

Motion: Moved by Board Member Chiang and seconded by Board Member Wong, 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

3. 1442 W. LONGHILL DRIVE – A 500 SQUARE FOOT ADDITION TO THE FIRST FLOOR AND A NEW 750 SQUARE FOOT SECOND FLOOR ADDITION, NEW 2-CAR GARAGE AND EXTERIOR REMODEL (DRB-13-28)

The applicant, Mingsong Yin, is requesting design review approval for a new

1,250 square foot addition, new 2-car garage and exterior remodel at 1442 W. Longhill Drive in the R-1 Zone.

Planner Luna presented the staff report. Vice-Chair Furuto inquired the Staff whether the width of the driveway is per current code, and Planner Luna answered yes. The applicant replied that she intended to have more landscape rather than hardscape on the lot. Vice-Chair Furuto suggested to the applicant to widen the width of the driveway to the width of the garage door, so that both cars can drive in and out without moving the other car.

Board Member Chiang asked whether the proposed house only has siding on the front elevation with plain stucco on the side and rear elevations, and the applicant replied that the siding is up to the budget so it's undecided yet. Chair Hamner inquired the applicant why there are no corner trims, and the applicant replied that since the siding is undecided she could not decide on corner trims. The Board pointed out that the plan submitted should be final product, and the house should be built exactly as the approved plans, so the applicant cannot revise the plan according to the budget after getting the approval. Both Chair Hamner and Board Member Chiang suggested the applicant to break the siding, and use it on parts that intend to stand out for both purposes of saving budget and assuring architectural quality.

Chair Hamner expressed her preference in terms of the brick element in the design, and she suggested to introduce the same brick element to the walkway and porch steps to compliment the overall design scheme.

The Board also raised their concern regarding the roof flashing, and discussed it with the applicant. The board suggested the applicant to bring plans with revised elevations, and work with staff and engineers to solve the problem of roof flashing.

Action Taken: The Board continued the item to date uncertain to allow the applicant additional time to address the items discussed.

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

4. 1022-1024 E. GARVEY AVENUE – NEW WALL SIGN (DRB-13-31)

The applicant, Hung Diep, is requesting design review approval for a new wall sign at 1022-1024 E. Garvey Avenue in the C-S Zone.

Planner Luna presented the staff report. Vice-Chair Furuto asked if the address of the building is shown on the building since it's not shown on the photo, and

Planner Luna answered that the building is undergoing a tenant improvement of merging two tenant spaces so there are two addressed on the building. The Board directed staff to clarify the address of this building with Fire Division.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: put on building addresses as required by the Fire Division. There is a 15 days appeal period.

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

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

5. 220 N. ATLANTIC BOULEVARD – DOUBLE TREE HOTEL (DRB-13-17)

The applicant, 220 Hotel Atlantic, LLC, has requested to present the conceptual design plans for the proposed Double Tree Hotel. Due to the size, scale and location of the proposed project, the applicant presented their project to the DRB to receive preliminary comments.

Board Member Chiang expressed his preference on the materials that are used for the project, including wood panels, glass, etc., which contrast to stucco finish used by most buildings in the City. He also commented on the color scheme in the proposed plan being too heavy, and he would like to see more vivid colors in the design. In addition, Board Member Chiang talked about the importance of the project's frontage on Atlantic Blvd, which will act as pedestrian linkage from one shopping node to another shopping node, so he recommended the applicant to incorporate landscape buffer and more pedestrian friendly space along Atlantic Boulevard.

Vice-Chair Furuto asked the applicant whether he had talked about the project with different agencies from the City, and the applicant replied yes. Vice-Chair Furuto inquired about the ingress and egress for the project, and the applicant replied that traffic coming from the north can make a left turn to get in the hotel, but when vehicles going out, they can only make a right turn. Vice-Chair Furuto suggested to the applicant to work with the staff from different divisions regarding the ingress and egress of the hotel. Vice-Chair Furuto recommended the applicant to pay attention to mechanical screening and HVAC unit location to avoid negative impacts on adjacent properties.

Chair Hamner suggested to the applicant to talk to the owner of the gas station at the corner, who had proposed a 2-story retail building at the corner. Chair Hamner also stated her concern regarding the upper half of the concrete wall along the south property line, she recommended incorporating openings to allow natural light into the service areas or use other design features to mimic openings and provide a decorative green screen design feature on the exterior side of the wall to prevent vandalism.

Action Taken: No actions taken.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on December 17, 2013, at 7:00 p.m.

Michael Huntley
Director of Community and Economic Development