OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 21, 2014

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 21, 2014 at 7:08 p.m.

CALL TO ORDER:
Chair Hamner called the Design Review Board meeting to order at 7:08 p.m.

ROLL CALL:
Planner Luna called the roll:
Board Members Present: Chair Krystal Hamner, Vice-Chair Roy Furuto, Members Allen Wong

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

APPROVAL OF MINUTES: None

ORAL AND WRITTEN COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. 420 EAST GARVEY AVENUE – NEW WALL SIGN AND MONUMENT SIGN REFACE (DRB-13-38)

The applicant, Diep Hung, is requesting approval for a new wall sign and monument sign reface in the C-S, P-D (Commercial Services, Planned Development) Zone.

Planner Luna presented the staff report. Vice-Chair Furuto required the background material of the monument sign to be lexan plastic. Chair Hamner expressed her concerns regarding the layout of the proposed logo text “FOOT MASSAGE”, and asked whether the “FOOT MASSAGE” logo can be an illuminated box and whether the logo “Y” can be separated as an individual letter. The applicant replied that he can work with the staff to meet the requirement. In addition, since the background color of the signage doesn’t contrast against the wall color, both Chair Hamner and Vice-Chair Furuto talked about their concerns regarding the color of the sign. The applicant replied that the photo doesn't reflect the real color of the wall, and Chair Hamner pointed out that the photo provided should be showing the actual color. Vice-Chair Furuto suggested a heavier color trim-cap to be used, and the applicant replied that the brown color of the proposed trim cap has been utilized for many similar projects and won't cause any issues.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) The monument sign background material must be a lexan plastic; 2) The sign plan must show the logo letter "Y" as an internally illuminated individual channel letter, with the second row of the logo text "FOOT MASSAGE" within an internally illuminated box sign; 3) Submit a sign plan to the Planning Division. 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, Wong
Noes:	Board Members:	None
Absent:	Board Members:	None
Abstain:	Board Members:	None

2. <u>2630 CORPORATE PLACE – NEW MONUMENT SIGN (DRB-13-40)</u>

The applicant, Jasen Montiel, is requesting approval for a new monument sign in the S-C (Shopping Center) Zone.

Planner Luna presented the staff report. Vice-Chair Furuto inquired the applicant whether they agree to move the address to the left of the sign, and the applicant replied yes. Chair Hamner suggested the landscape area to be replaced with plants that is compatible with the simple design of the monument sign. The applicant discussed with the Board regarding landscape area maintenance and types of plantation to be used, and agreed to work with the staff regarding the plantation.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) A minimum of 10-gallon shrubs must be used with careful consideration given to the use of drought-tolerant specimens, and groundcover must be used throughout the planter areas; 2) A drip irrigation system plan for the new planter area around the monument sign and within the existing planter areas on either side of the driveway must be submitted to the Planning Division for reviewed and approval; 3) The address numbers on the two sides of the monument sign must be located towards the north side of the lower half of the base panel. 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, Wong
Noes:	Board Members:	None
Absent:	Board Members:	None
Abstain:	Board Members:	None

3. <u>1264 DELL DRIVE – A 526 SQUARE FEET ADDITION AND EXTERIOR REMODEL (DRB-13-37)</u>

The applicant, Danny Wu, is requesting approval for a 526 square foot room addition and exterior remodel in the R-1 (Single-Family Residential) Zone.

Planner Luna presented the staff report. Chair Hamner suggested the proposed gable roof to be raised and one entire gable roof to be used for the existing dwelling and proposed addition. The applicant stated that the existing gable roof would be kept and another gable roof is going to be added in order to cover the addition, and that the owner has a budget concern. Both Chair Hamner and Vice-Chair Furuto expressed their concerns regarding the roof valley created by the remodel, which may lead to leakage and repair expenditure. In addition, Chair Hamner doubted whether the roof can be constructed per plan. Director Huntley suggested that the staff will check with the Building Division Plan Checker regarding roof framing to make sure that the plan is feasible and won't result in leaking issues.

The applicant raised the issue of wood siding, stating that the owner wanted to remove the wood siding on the front elevation, which is being required to be kept by the Planning Division. The Board discussed the wood siding issue, and stated that the wood siding adds architectural character on the street facing elevation. The Board suggested to the applicant to consider hardiboard material, as an alternative siding for the front elevations. The Board suggested the applicant to work with staff, and to bring back revised elevations and roof plan.

Action Taken: The Board Continued the item due to the issues discussed above.

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

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

4. <u>808 WEST GARVEY AVENUE – ATLANTIC & GARVEY PLAZA MIXED-USE DEVELOPMENT</u>

The applicant, M & A Gabaee, LP, has requested to present the conceptual design plans for the proposed mixed-use project. Due to the size, scale and location of the proposed project, the applicant presented their project to the DRB to receive preliminary comments.

Representative from Charles Company briefly introduced the project, stating that they are going to propose a mixed-use project, consisting of 98-unit residence, 148-room hotel, restaurants, and retail spaces, and that the building would have 8 stories, the first three stories of which would be used as parking, with residence and hotel above. The project architect introduced the design idea, illustrating that by utilizing a mixture of traditional materials and contemporary architectural style, the vision of the project is to create an iconic building for the area.

All Board members expressed their preferences on the contemporary design of the project. Board member Wong asked if the hotel would be occupied by any national brand hotels, and the applicant replied that they are still under negotiation with different companies, it would be occupied by a 3-star recognized brand hotel but not sure which one yet. Board member Wong inquired whether the bus stop at that intersection would be moved. The applicant replied that they had considered moving it, yet a walkway is needed, so they wouldn't touch the bus-stop.

Vice-Chair Furuto inquired whether the applicant would provide any furniture or amenities near the bus stop for pedestrians, and the applicant replied yes. He also stated his concern regarding the pocket area created by the proposed tour bus stop, and the applicant replied that the traffic engineer has looked into that part, and it has been analyzed and included in the traffic study. Vice-Chair Furuto further explained his concern regarding the visual access to the street, and the applicant replied that a new signal light is proposed. Vice-Chair Furuto asked whether a new island would be added, and Planner Tewasart replied that there is an existing median on Garvey Avenue, and the signal would be placed in the island. Vice-Chair Furuto inquired the equipment location for the hotel and restaurants, and HVAC system, and the applicant replied that the cooling tower would be on the roof and most of the mechanical equipment would be located in the basement. Vice-Chair Furuto pointed out that the parapet wall itself is 75 feet, and adding mechanicals would exceed that height limit. The applicant stated that these are very typical projections, which should be allowable. Vice-Chair Furuto asked whether the design of signage would be brought to the Board next time, and Planner Tewasart replied yes. Vice-Chair Furuto suggested to the applicant to think the utility and equipment location and arrangement ahead. He also mentioned to the applicant that the parking structure fencing should be reviewed in order to muffle the noise, since there would be residents living there. Vice-Chair Furuto inquired the applicant whether they had met or worked with residents nearby due to the scale of the project, and the applicant replied that the site is a north facing site thus won't block the sun for surrounding residential area. Vice-Chair Furuto also talked about possible negative impacts that might be brought about by the loading deck on the ground level, and the applicant agreed to work with staff addressing this issue.

Chair Hamner asked whether the applicant had worked on preliminary budget, and the applicant replied yes, stating that they understand whatever is presented needs to match what would be built. Chair Hamner expressed her concern regarding a tall plain wall located next to the project, and the applicant replied that the wall is not part of the site. Chair Hamner spoke about her preference on strategies used to address different entrances and elevations in this project. She inquired whether residential and hotel parts would share the trash, and the applicant replied no. She also inquired whether hardscape and softscape plans would be prepared, and the applicant replied that it would be brought to the Board next time.

Director Huntley suggested the applicant to introduce how different uses would work with each other. The applicant stated that the fitness, retail, restaurant part of the project would be utilized by both residents and the hotel component, and that by providing a residential component in the project allows the company to spend more on the commercial. In addition, different from a one-time investment for traditional townhouse project, the rental apartment component of the project would mean a long-term investment and management, and would bring in a continuous cash flow to the project.

Action Taken: No actions taken.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on February 4, 2014, at 7:00 p.m.

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Michael Huntley
Director of Community and Economic Development