

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 4, 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, February 4, 2014 at 7:04 p.m.

CALL TO ORDER:

Chair Hamner called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chair Krystal Hamner, Vice-Chair Roy Furuto, Members Allen Wong, and Billy Yeung

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

APPROVAL OF MINUTES: None

ORAL AND WRITTEN COMMUNICATIONS: None

OLD BUSINESS:

1. 1264 DELL DRIVE – A 526 SQUARE FEET ADDITION AND EXTERIOR REMODEL (DRB-13-37), CONTINUED ITEM FROM JANUARY 21, 2014

The applicant, Danny Wu, is requesting approval for a 526 square foot room addition and exterior remodel at 1264 Dell Drive in the R-1 (Single-Family Residential) Zone.

Planner Luna presented the staff report, stating that this project was continued from January 21, 2014, and the existing floor plan, revised roof plan and elevations were provided according to the requirement from last meeting regarding elevation design and roof plan deficiencies. Director Huntley further stated that, the applicant did work with the Plan Checker from the City to make sure that the revised roof design wouldn't result in any leaking or draining issues. Chair Hamner inquired whether the existing siding material would remain. Planner Luna replied that the wood siding on west elevation of the dwelling and north elevation of the garage would remain with the exception of the wood siding on west elevation of the garage, which would be replaced with stucco. Vice-Chair Furuto inquired whether all the stucco would remain. Planner Luna replied yes, stating that only on the west elevation of the garage, which is the elevation facing the street, the wood siding would be removed and replaced with stucco. Vice-Chair Furuto suggested to the Planner to rephrase

the wording for clarification. Chair Hamner stated that the color rendering should be ignored since it doesn't match the proposed elevations. Planner Luna explained that, in order to prevent confusions, the Board can add a condition to direct the applicant to submit revised color elevations, and Chair Hamner agreed to add that as a condition.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following two modified conditions and one added condition: Modified: 1) Condition 11. The applicant/property owner must maintain the wood siding material on the west (front) elevation of the dwelling and on the north (facing) elevation of the garage; 2) Condition 12. The west (front) elevation of the garage must have stucco material painted (Daybreak Sun-ECC-11-1), to match the existing stucco material on the side and rear elevations of the dwelling; Added: 3) A revised color elevations plan drawn to scale must be submitted to the Planning Division. The colored elevations must accurately reflect the exterior siding materials for all the elevations of the dwelling as shown on the approved elevation plans date-stamped January 27, 2014. The exterior wood siding for the north facing elevation of the garage and the front (west) elevation of the dwelling must remain, subject to the review and approval of the Planner.

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: Yeung

NEW BUSINESS:

2. 1647 ARRIBA DRIVE – NEW 621 SQUARE FOOT SECOND FLOOR ADDITION WITH A 181 SQUARE FOOT COVERED PATIO AND EXTERIOR REMODEL (DRB-13-41)

The applicant, David Durkin, is requesting approval for a new 621 square foot second floor addition with a 181 square foot covered patio and exterior remodel at 1647 Arriba Drive in the R-1 (Single-Family Residential) Zone.

Planner Luna presented the staff report. Vice-Chair Furuto inquired whether the water heater was required to be moved inside the dwelling. Planner Luna explained that he talked with the applicant regarding the location of the tankless water heater, and he suggested to the applicant to place the water heater inside the garage rather than at exterior of the house. Vice-Chair Furuto commented that tankless water heater is usually noisy, and Planner Luna stated that noise is one concern of his since it would be within 25' of the neighboring property, so he suggested to put the water heater inside the garage instead of the rear elevation. Vice-Chair Furuto

inquired the reason why the proposed balcony was categorized as a patio rather than a balcony, and Planner Luna replied that "patio" was referred from the applicant's plans. Vice-Chair Furuto further asked what if the applicant closed the covered deck in the future, and Planner Luna replied that they need to meet the FAR requirement. Vice-Chair Furuto suggested to add a condition stating that if they planned to enclosed the covered deck, they need to get the approval from Planning Division. Planner Luna stated that the current FAR is 33 percent and the allowable maximum FAR is 40 percent, which allows the applicant to enclose the covered deck in the future. Chair Hamner inquired the maximum bedroom number with 2-car garage. Planner Luna replied 4 bedrooms, or 3,000 square feet. Chair Hamner expressed her preference regarding the upstairs office, which cannot be easily changed into a bedroom, since the upstairs bathroom is solely used by the master bedroom.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: The 181 square foot covered deck area on the second floor must be maintained as shown on the approved plans date stamped January 28, 2014. Any future modifications to the covered deck must be reviewed and approved by the Planning Division.

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: Yeung

ITEMS FROM THE BOARD:

Chair Hamner requested to discuss the submittal requirements for the Design Review Board application and other related items for the next meeting.

ITEMS FROM STAFF:

Director Huntley thanked the members of the Design Review Board for attending the joint workshop on Tuesday, and expressed his welcome to the new members of the DRB, stating that a training session will be held by the City's Attorney Office for the Board Members and Planning Commissioners in March.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:40 p.m. on February 4, 2014, until the next regularly scheduled meeting on February 18, 2014, at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development