OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 18, 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, March 18, 2014 at 7:08 p.m.

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

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

ALSO PRESENT: Samantha Tewasart, Senior Planner and Harald Luna, Assistant Planner

APPROVAL OF MINUTES:

February 4, 2014 and February 18, 2014

Action Taken: The Board approved the minutes.

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

Ayes: Board Members: Furuto, Wong and Yeung
Noes:
Absent: Chair Krystal Hamner
Abstain:

ORAL AND WRITTEN COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. 1163 CREST HAVEN WAY – 58 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 1,134 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-13-39)

The applicant, Joe Khaine, is requesting design review approval for a 58 square foot addition to the first floor, a new 1,134 square foot second floor addition and exterior remodel at 1163 Crest Haven Way and is currently developed with a 1,362 square foot single-story single-family residence with an attached 2-car garage. The subject property is 11,660 square feet in area. The property is zoned R-1 (Single-Family Residential) and designated LDR (Low Density Residential) in the General Plan.

Planner Luna presented the staff report. The applicant Joe Khaine was present at the meeting. Member Wong asked the applicant if they were removing the fireplace. The applicant concurred.

Vice-Chair Furturo questioned staff about the 3 car garage requirement. Planner Luna responded that the requirement was for projects with 5 bedrooms or a floor area of greater than 3000 sq. ft. This project was not subject to this requirement.

The Board stated the project was a good design.

Action Taken: The Design Review Board Approved the application with the Conditions of Approval as stated in the staff report.

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

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

2. 314 SOUTH CHANDLER AVENUE – 5 UNIT DEVELOPMENT - TENTATIVE TRACT MAP NO. 072527 (DRB-14-05)

Vice-Chair Furturo questioned Staff why the item was classified as a Tentative Map. Planner Tewasart replied that it was a typographical error and that it is design review for 5 residential units.

The Applicant, Gary Lin, on behalf of the property owner, is requesting design review approval for the construction of 5 residential dwelling units at 314 South Chandler Avenue. The property is located on four lots south of the southeast corner of West Newmark Avenue and South Chandler Avenue. The property is zoned R-3 (High Density Residential and designated High Density Residential in the General Plan.
Planner Tewasart presented the staff report. Board Member Wong questioned staff about the air conditioning requirements in terms of setbacks to condos on the property. Planner Tewasart explained that the 25 foot setback applies to air conditioning units located on the subject property relative to adjacent lots. This set back requirement does not apply within the property itself. Board Member Wong also brought up the location of the walls along the driveway and whether there were

height limitations. Planner Tewasart stated that it appeared these were retaining walls; however they would be subject to a height limitation of 4 feet within the front yard setback area and could add that as a condition of approval to ensure wall height will not exceed height limits. Board Member Wong was concerned about the visibility at the driveway approach due to the walls and landscaping and also his concern with the turning radius where the guest parking was located.

The applicant, Louise Chen was present. Vice-Chair Furturo asked staff about the requirement pertaining to driveways twisting and turning. Planner Tewasart stated that requirement was for at grade development driveways and that requirement does not apply to subterranean driveways. Board member Yeung inquired about the vine planting detail and recommended that the vines be place on a grate against the wall in that the heat radiating off the building could harm the plants. The Applicant stated that the grate could be added to the details in the landscape plans. Vice-Chair Furturo asked the applicant about the ramp and his concerns regarding visibility. The Applicant stated the wall was to shield pedestrians from falling down and that a condition of approval could be added to have the walls along the ramp be wrought iron. Vice-Chair Furturo asked the applicant about the turning radius and his concern with the backing up of vehicles. Planner Tewasart stated that the minimum dimension for turning radius is 26 feet and that the development does meet this minimum dimension. However, Planner Tewasart also stated that the applicant who is familiar with this site can state if they've noticed an issue with the turning radius before. Vice-Chair Furturo question how people enter the condos and if they have to walk directly down the driveways. The Applicant replied that residents would have direct access on the ground level on either side of the property along a landscaped walkway. Vice-Chair inquired about the fencing off of the open space. The applicant stated that the private open space was required to be fenced and the common open space in the back was not fenced. Vice-Chair Furturo asked Staff if there was a way to meander the walkway instead of a straight walkway. Planner Tewasart so noted Vice-Chair Furturo's concern. The Board approved the application with modified conditions.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 11. The guardrails adjacent to the driveway, within the first 25 feet of the property, must be a decorative wrought iron, subject to the review and approval of the Planner. An elevation of the wrought iron fence must be included in the plans submitted for plan check; 2) Condition 12. On the site and landscape/irrigation plans, the walkways located along the northern and southern property must meander to provide some relief to the straight path that extends for 91 feet, subject to the review and approval of the Planner.

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

Ayes: Board Members: Furuto, Wong, and Yeung
Noes: Board Members: None
Absent: Board Members: Hamner,

Abstain: Board Members: None

ITEMS FROM THE BOARD: None

ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:40 p.m. on March 18, 2014, until the next regularly scheduled meeting on April 1, 2014, at 7:00 p.m. in the Council Chambers.

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Michael Huntley
Director of Community and Economic Development