

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 1, 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, April 1, 2014 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 Allen Wong and Billy Yeung

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

APPROVAL OF MINUTES:

November 5, 2013

Action Taken: The Board approved the minutes with corrections from the regular meeting of November 5, 2013.

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

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

ORAL AND WRITTEN COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. **629 EL MERCADO AVENUE – A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-13-32)**

The applicant, Terence Chan, on behalf of the property owner, is requesting design review approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of El Mercado, between El Portal Place and West Graves Avenue, and is currently developed with a 1,999 square foot single-story single-family residence with a detached 2-car garage. The subject property is 7,500 square feet in area is zoned R-1 and is designated Low Density Residential in the General Plan.

Planner Luna presented the staff report. Vice-Chair Furuto inquired about whether the foundation was raised or on a slab. Planner Luna stated that the applicant would be able to answer but he believed the house was on a slab foundation. Vice-Chair Furuto also expressed concern with how the height of the veneer on the east elevation was not matching other areas of the house and perhaps there was a problem with the scale. He also wanted to know the exterior material of the fireplace. Planner Luna stated that the fireplace would be stucco. Chair Hamner questioned when a three car garage was required and stated that previously a 4 bedroom house required a three car garage. Staff stated that the requirement for a three car garage was when an applicant proposed a 5 bedroom house or the square footage exceeded 3,000 square feet. With this in mind Chair Hamner stated her concern about the design of the master bedroom retreat and how easily it could be converted into another bedroom thereby resulting in the code requirement of a three car garage. Chair Hamner also questioned the reasoning for the keeping of one wall of the existing single family house. Director Huntley stated that the reason is typically due to permit costs.

The applicant Terence Chan was in the audience and addressed the Board and stated that the existing house when originally built had a raised foundation. When the house was added on to the back portion of the foundation is slab due to the grade. The applicant also stated that the foundation and wall would remain and the reasoning for keeping these elements was all based on cost. He stated a soils report would be required as well as grading and drainage plans if the foundation was removed. He also stated that due to the type of construction, post and beam that the foundation would be able to support a second level.

Vice-Chair Furturo expressed to the applicant his opinion regarding the porch and that it needed to be bolder and thought that wider columns would address this concern. The bathroom at the top of the stairs was also discussed and why it was necessary. The applicant stated that the property owners entertain and would like a bathroom to be accessible to guests without having to go through bedrooms. Chair Hamner wondered if the concern with the porch could be addressed by lowering the porch or by increasing the width of the columns. The applicant stated that the homeowner wanted the porch to be as high as permitted and that he would increase the width of the columns to 18 inches. Chair Hamner stated that they be a minimum of 15 inches so as not to encroach into the garage area.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 11. The height of the stone veneer located on the north and south side elevations must match the height of the stone veneer located on the front (east) elevation of the dwelling. The height details for the stone veneer must be indicated on the revised plans at the time of plan check, subject to the review and approval of the planner; 2) Condition 12. The width and depth of the columns for the front porch must be a minimum of 15 inches by 15 inches so that the scale of the columns are appropriate with the design of the dwelling, 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: Furuto, Wong and Yeung
Noes:	Board Members: Hamner
Absent:	Board Members: None
Abstain:	Board Members: None

2. 2413 SOUTH GARFIELD AVENUE (DRB-14-03)

The applicant, John Wu, on behalf of the business owner, is requesting design review approval for a new wall sign at 2413 S. Garfield Avenue. The subject property is located on the Northwest corner of South Garfield Avenue and West Fernfield Drive. The subject property is zoned N-S (Neighborhood Shopping) and designated C (Commercial) in the General Plan. The property is surrounded by commercial properties to the north, south and east, and residential properties to the west. The property is developed with a single-story, commercial building and parking area to the rear of the lot. The subject property is occupied by a massage establishment.

Planner Luna presented the staff report. Chair Hamner questioned whether it was Staff's idea to have two sign schemes. Planner Luna confirmed. Board member Wong preferred the first option due to its visibility. Board member Wong was also concerned with the Christmas lights that were still on the building and whether this was something that was permitted. Planner Luna stated he would inform Code Enforcement. Vice-Chair Furturo suggested that the sign be placed in line with the edge of the building. In addition, he was very concerned with lighting on the building that glares out onto traffic and said they needed to be directed downward. Staff stated that Code Enforcement would be notified about this issue. Chair Hamner wanted to know when the building had been painted. Staff stated that the color had been blue for quite some time.

Vice-Chair Furturo questioned Staff if they had checked with the Fire Department regarding size of address numbers. Staff confirmed that they had spoken to the Fire Department and the minimum size of address numbers is 4 inches. There is no maximum size.

Chair Hamner stated that the site plan submitted was too small to see if the requirements for trash enclosures, landscaping and parking had been met. Planner Luna stated that the site is very small but there is landscaping and a trash bin is located towards the rear of the property. Chair Hamner inquired if Staff would require applicants for signage to comply with the trash enclosure requirements. Director Huntley stated that typically we would not require the applicant to provide a trash enclosure or to landscape the site.

Chair Hamner also had a concern with the amount of window signage at the site. Planner Luna stated that window signage was limited to 20%. Chair Hamner asked if staff was getting development standards from the South Garfield Specific Plan. Director Huntley stated that Staff does not refer to the old Specific Plan for development guidelines and that a more up to date Specific Plan is currently being developed. Chair Hamner questioned the sign area and size of the logo and wondered if it could be larger. Staff stated that the maximum height of the logo could be 18 inches.

The sign designer John Wu was in the audience and addressed the Board on behalf of the business owner who needed translation. Board member Yeung asked if the applicant had painted the wood paneling of the building blue. The applicant stated they had not painted the building. Board Member Yeung stated that the blue of the building and the blue of the sign were not consistent and if they were going to paint the building. The owner stated that they did not want to paint the building. Chair Hamner asked if they would be willing to change the blue color of the sign to a blue color that would match the paneling. The applicant was okay with changing the blue color of the sign to be more compatible with the color of the building. Chair Hamner also hoped that perhaps they could change the red of the sign to be a softer color that would blend with the blue. Board member Wong ask the applicant about the Christmas lights and if they were going to be removed. The applicant confirmed the lights would be removed once the sign was installed. Vice-Chair Furturo questioned the applicant about the spot lights on the building and that they needed to be pointed away from traffic or be removed. The applicant stated these lights would be removed as well. Chair Hamner closed the public hearing.

Action Taken: The Board approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 12. A revised Sign Plan drawn to scale must be submitted for review and approval of the Planner. The sign plan must show the sign text aligned with the edge of the southernmost store front window. Also, the dark blue shade of the sign text "WATER FLOWER" must be changed to an aqua blue color to match the aqua blue on the front (east) building elevation. Submit an aqua blue color material sample to the Planning Division for review and approval of the Planner. 2) Condition 13. The property owner must remove all the exterior decorative lighting from the building prior to final inspection. 3) Condition 14. The property owner must remove the outdoor lighting fixtures located on the front (east) elevation of the building or have the outdoor lighting property shielded so as to prevent the direct spillage of

light or glare onto adjacent lots and streets, prior to final inspection. 4) Condition 15. Provide individual address numbers that are contrasting in color on the front (east) elevation wall of the building. The address numbers must be centered horizontally between the front entrance and the south edge of the building wall, subject to the review and approval of the Planner. 5) Condition 16. The property owner must submit a window sign plan to the Planning Division for review and approval. The window signage is limited to 20 percent of the total first floor frontage glass area.

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

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

ITEMS FROM THE BOARD:

Vice-Chair Furturo said he had two items to discuss, 1) signage located adjacent to 2413 S. Garfield and along the whole block that had not received Board approval and 2) he would like staff to provide a cheat sheet that has all the development standards so they would not have to continually ask staff the same questions. Staff stated they could produce something of that nature. Director Huntley stated he understood Chair Hamner's concern regarding the 3 car garage issue and that staff would be looking into the off-street parking requirements in single-family neighborhoods in terms of square footage and number of bedrooms and will report back at the next meeting.

ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:19 p.m. on April 1, 2014, until the next regularly scheduled meeting on April 15, 2014, at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development