OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MAY 6, 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, May 6, 2014 at 7:09 p.m.

CALL TO ORDER:
Vice-Chair Furuto called the Design Review Board meeting to order at 7:09 p.m.

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

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES: None

Prior to hearing the items on the Agenda, the new board member Wally Tsui was sworn in by Vincent D. Chang the City Clerk for Monterey Park.

UNFINISHED BUSINESS:

1. 1805 S. DONCREST STREET – AN 814 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 631 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-13-24), CONTINUED ITEM FROM NOVEMBER 19, 2013

The applicant, Andy Yu, is requesting design review approval for an 814 square foot addition to the first floor, a new 631 square foot second floor addition and exterior remodel. The property is located on the west side of Doncrest Street. The subject property is 6,000 square feet in size, and is currently developed with a 933 square foot one-story single-family residence with a detached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Planner Luna presented the staff report. Vice-Chair Furuto questioned if the floor plan had changed from what was first presented. Planner Luna confirmed that it had changed. Vice-Chair Furuto questioned the setback requirement for the detached garage as well as the turning radius. Staff stated that because the detached garage was existing the non-conforming setback could remain and that the turning radius was 26 feet on one side and 10 feet on the other side. Director Huntley stated that if the applicant had decided to attach the garage they would have to conform to the five (5) foot setback.

Chair Hamner called the applicant forward. The designer Andy Yu and the property owners Leang and Linh Lo introduced themselves to the Board. Vice-Chair Furuto asked the applicant if there was a way they could break up the scale of the 22 foot high structure along the west (rear) elevation. The designer stated that the use of different materials, stucco and the siding along the elevation was their approach in breaking up the scale. Chair Hamner suggested that lining up the wood siding with the stucco and windows below, similar to the front elevation where there is a wider distance from the edge of the building to the siding. The designer stated that this could be done. Chair Hamner expressed liking the floor plan and its simplicity of design.

Planner Luna wanted clarification regarding the change to the west elevation and if the Board wanted the same done to the side elevations. Chair Hamner stated that the Board did not have concern with the side elevations.

Vice-Chair Furuto stated he would like to see a thicker fascia from the 6 inch fascia that was proposed. The Designer stated that a thicker fascia would make the roof look heavier and was not consistent with the existing structure. 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 west (rear) elevation drawn to scale must be submitted for review and approval of the Planner. The west (rear) elevation must show the cement lap board siding aligned with the outermost edge of the first floor windows, subject to the review 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, Yeung and Tsui
Noes: Board Members: None
Absent: Board Members: None
Abstain: Board Members: None

NEW BUSINESS:

2. 1540 RIDGECREST WAY – A 350 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 415 SQUARE FOOT SECOND FLOOR ADDITION AND EXTERIOR REMODEL (DRB-14-07)

The applicant, Scott Ujita, is requesting design review approval for a 350 square foot addition to the first floor, a new 415 square foot second floor addition and exterior remodel. The property is located on the west side of Ridgecrest Way. The subject property is 18,430 square feet in size, and is currently developed with a 1,487 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Planner Luna presented the staff report. Board member Wong had a question regarding a wood beam located on the 2nd story visible along the west and south elevation and whether it was decorative or structural. Planner Luna deferred that question to the applicant, who was present in the audience. Chair Hamner opened the public hearing and called the applicant forward. The owner of the property Scott Ujita introduced himself to the Board. The applicant stated he too had questioned his architect regarding the reasoning behind the wooden beam. The applicant recounted that the architect said he wanted to create symmetry and that the beam would create balance and also a nice shadow effect during certain times of the day. Several members of the Board thought the beam stuck out and didn't tie in with the house and should be removed or redesigned. Board member Wong suggested that perhaps the beam could be painted a color to blend in with the house rather than the white color. The applicant agreed with that solution. Overall the Board thought the design was beautiful.

Board member Tsui brought up the location of the A/C unit and was concerned with how close the unit was to the adjacent structure and suggested that the applicant consider moving the A/C unit to the rear yard. The applicant did not want to move the unit and stated he was meeting the code requirements of 25 feet from the nearest opening of the adjacent property. He did state he would talk to his neighbor and if there was a problem regarding noise he would consider moving the A/C unit. 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 11. On the south and west elevation plans (sheet A-3.0), the finishes & colors keynotes table must show how the 6"x6" wood post on the second floor will be painted in a grey color (Dunn Edwards: Hickory Cliff DE6369) to match the cement board siding 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, Yeung and Tsui
Noes:	Board Members:	None
Absent:	Board Members:	None
Abstain:	Board Members:	None

3. <u>BOARD COMMUNICATIONS AND MATTERS:</u> None

4. ITEMS FROM STAFF:

1470 MONTEREY PASS ROAD – NEW WALL SIGN AND EXTERIOR COMMERCIAL REMODEL WITH NO INCREASE OF FLOOR AREA – PAINT

Director Huntley gave a brief presentation stating that the applicant Zarik Petrossian wanted to receive feedback from the Design Review Board regarding the conceptual design plans for a new wall and exterior paint at 1470 Monterey Pass Road and that no action was necessary at this time.

The applicant addressed the board stating his overall design concept for his restaurant. The Board had comments relating to the size, content and internal illumination of the sign and tying in the other buildings in the center with the red color of the subject business. Director Huntley confirmed that the consensus of the Board was that applicant adds a component to the sign that clarifies the business as a restaurant. Of the two design options presented the Board preferred the yellow sign in that the yellow was brighter and appeared larger. Further suggestions were to add address numbers, anodize the window mullions, and slurry seals the parking area. The applicant also stated that he would be providing landscaping via planters along the front of the building. Overall the Board was supportive of the concept of the sign and of the restaurant given its location in the City. Director Huntley stated that the applicant would be opening his restaurant and would be coming to the Board soon to obtain approval for his sign.

Directory Huntley discussed the changes to the Agenda Format and Vice-Chair Furuto wondered if they could suggest some changes. Director Huntley stated there would be room for some changes. Director Huntley also discussed the upcoming DRB meeting stating that the AG Hotel project at Atlantic and Garvey would be coming to the DRB the first meeting in June. Lastly, Director Huntley informed the Board that the City Attorney would be providing training to the DRB in regards to their roles in the hierarchy, the brown act and other items. The Board discussed their availability and it was determined that the June 3rd meeting would be the best date for all the members to attend.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:21 p.m. on May 6, 2014, until the next regularly scheduled meeting on May 20, 2014 at 7:00 p.m. in the Council Chambers.

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Michael Huntley
Director of Community and Economic Development