OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
June 3, 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, June 3, 2014 at 7:10 p.m.

CALL TO ORDER:
Chairperson Krystal Hamner called the Design Review board meeting to order at 7:10 p.m.

ROLL CALL:
Planner Luna called the roll:
Chair Krystal Hamner, Vice-Chair Roy Furuto, Member Allen Wong and Wally Tsui
Late Arrival - Member Billy Yeung arrived at 7:15 p.m.

ALSO PRESENT: Michael A. Huntley, Director of Community & Economic Development
Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

March 4, 2014

Action Taken:

The Board approved the minutes from the regular meeting of March 4, 2014.

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:	Yeung
Abstain:	Board Members:	Tsui

UNFINISHED BUSINESS:

1-A. 517 SOUTH RAMONA AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLINGS WITH ATTACHED 2-CAR GARAGES (DRB-14-12)

The applicant, Tom Lau, on behalf of the property owner, Carrie Sun is requesting design review approval for the construction of a new 3,640 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Ramona Avenue. The subject site has a frontage of 50 feet and a depth of 115 feet, with a total lot area of 5,750 square feet in size, and is currently developed with a 1,980 square foot one-story single-family residence with a detached 2-car garage located on the adjacent property. The property is zoned R-3 (High-Density Residential) and is designated HDR (High Density Residential) in the General Plan.

Planner Luna presented the staff report. Chair Hamner inquired about how the garage was built on the adjacent property. Planner Luna stated that the existing dwelling and garage were built on separate lots and that based on the title report there are no easements or lot ties and the lots are two legal parcels owned by the same owner. Chair Hamner also expressed concern with the color green that is shown on the trellis and what other elements on the structure were painted green. Planner Luna stated that the green would also be used on the wood railing system and the wood fascias were going to be painted white. Member Tsui questioned if any of the trees on the lots are protected species. Planner Luna stated that the trees are not protected species with the exception of the Oak tree which is not going to be removed. Vice-Chair Furuto inquired about the removal of the existing street trees and the utilities within the public right-of-way. Planner Luna stated that staff has worked with the applicant and the Public Works Department for the proposed replacement street trees and relocation of the utility equipment located within the public right-of-way area. The Public Works Department has recommended the planting of two-24 inch box trees and has provided direction to the applicant on the relocation of the air release valve.

The applicant Tom Lau was in the audience and addressed the Board on behalf of the property owner. Mr. Lau stated that the reason for the round window on the second floor of the front elevation at 515 South Ramona Avenue is that all the entries on the first floor have arches and the design was being carried over to the second floor window. Vice-Chair Furuto inquired about reversing the floor plans and place the garages towards the center of the properties. Mr. Lau stated that there is an Oak tree in the center of the property that would restrict how close they can build the structure to the tree. Vice-Chair Furuto inquired about the air release valve. Director Huntley provided clarification and stated that it is a vent pipe for the city's water system and the purpose of the valve is to release air pressure from the water line as it travels south on Ramona. Chair Hamner inquired about the two separate entrances to the ¾ bathroom from the bedroom and living room area. Mr. Lau stated that it is designed for convenience since there is a bedroom on the first floor. Chair Hamner inquired about the storage area in the basement plan if it is going to remain open to the garage area. Mr. Lau stated that it would remain open. Chair Hamner also inquired about the locations of the air conditioner units. Mr. Lau stated that they were going to see if the air conditioner units could be relocated and still meet the 25-foot requirement from the neighboring properties openings. Chair Hamner also inquired about the vent for the water heater. Mr. Lau stated that the vent can be redirected. Chair Hamner asked staff to review the placement of the vent pipe for the water heater at the time of plan check since it is located towards the front elevation. Planner Luna suggested to the Board about the possibility of relocating the water heater towards the rear of the basement area. Chair Hamner agreed to the placement of the water heater towards the rear of the basement plan and to add it as a condition of approval to the two proposed projects.

Vice-Chair Furuto inquired about making a motion for the two items at the same time. Planner Luna stated that two motions will be required one for each item DRB-14-12 & DRB-14-13 since they are separate applications.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added condition: 1) Condition 14. At the time of plan check a revised basement floor plan drawn to scale must be submitted. The basement floor plan must show how the water heater will be located towards the rear of the garage within the storage area and show how the vent riser will be within the dwelling and screened from view of the adjacent properties, subject to the review and approval of the planner.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Tsui 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

1-B. <u>515 SOUTH RAMONA AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-13)</u>

The applicant, Tom Lau, on behalf of the property owner, Carrie Sun is requesting design review approval for a new 2-story single-family dwelling with an attached 2-car garage at 515 South Ramona Avenue in the R-3 (High-Density Residential) Zone.

Planner Luna presented staff report.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added condition: 1) Condition 14. At the time of plan check a revised basement floor plan drawn to scale must be submitted. The basement floor plan must show how the water heater will be located towards the rear of the garage within the storage area and show how the vent riser will be within the dwelling and screened from view of the adjacent properties, subject to the review and approval of the Planner.

Motion: Moved by Vice-Chair Furuto and seconded by Board Member Wong 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-B. 221 SOUTH NICHOLSON AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE (DRB-13-33)

The applicant, Terence Kwok, is requesting design review approval for the construction of a new 3,290 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the west side of Nicholson Avenue. The subject site has a frontage of 50 feet and a depth of 135 feet, with a total lot area of 6,750 square feet in size, and is currently developed with a 1,119 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. Member Tsui inquired about the proposed 3-car garage and the turning radius into the garage from the existing driveway. Planner Luna stated that the driveway will remain at 10 feet and then the driveway will have a 25-foot backup distance for the turn-in area of the garage to meet code requirements. Chair Furuto expressed concern about the 25-foot backup distance and the placement of the perimeter block wall being within the backup area. He also inquired about the materials for the proposed perimeter walls. Planner Luna stated that the placement of the block walls can be verified with the applicant and that the block walls within the front yard area will be decorative material and the walls behind the front yard area will be none decorative. Chair Hamner inquired about the location of the proposed air conditioning units and the adjacent building to the south. Planner Luna stated that the applicant has included a 25-foot setback dimension from the HVAC Condenser to the neighbor’s openings and Staff has included the distance requirement for the HVAC condenser as a condition of approval.

The applicant, Terence Kwok, was in the audience and addressed the Board and stated that the block wall would be placed on the subject property. Mr. Huntley addressed that the perimeter walls will be looked at to see if alternative decorative fencing can be used to alleviate the encroachment of the wall into the 25-foot backup distance requirement. Vice-Chair Furuto inquired if the driveway can be expanded an additional 5 feet to the west to allow a better turning backup area in and out of the garage. Member Tsui expressed concern about the location of the post for the attached patio cover and recommended to have it designed so that the post does not encroach into the driveway area to accommodate adequate vehicle circulation.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 14. On the site and landscape plans, the concrete driveway area between the garage and north property line must be extended 5 feet towards the rear (west) to provide some vehicle circulation relief for the turn-in driveway, subject to the review and approval of the Planner. 2) Condition 15. At the time of plan check a revised site, floor and elevation plan drawn to scale must be submitted. The revised plans must show the redesigned patio cover and its support posts located along the rear elevation of the dwelling to have minimal encroachment into the driveway area to accommodate adequate vehicle circulation into the garage areas, subject to the review and approval of the

Planner. 3) Condition 16. Revise the placement of the proposed 6 foot high concrete block wall adjacent to the north side property line to reduce any encroachment into the required turn-in driveway area, 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

2-A. <u>808 WEST GARVEY AVENUE – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MIXED-USE (HOTEL/APARTMENT) DEVELOPMENT (DRB-14-06)</u>

The Applicant, M&A Gabee, is requesting design review approval for the construction of a new mixed-use development at 808 West Garvey Avenue. The subject property is located on the southwest corner of Garvey Avenue and Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I. The project site is comprised of seven separate parcels totaling 85,531 square feet (1.96 acres). Four of the seven properties are currently vacant and three are developed with vacant, dilapidated, residential dwellings. North of the property are West Garvey Avenue and a three-story commercial building; R-S (Regional Specialty) zoned lots; and R-1 (Single-Family Residential) zoned lots located in the City of Alhambra. South are R-2 zoned lots; west are R-3 (High Density Residential) zoned lots; and east are South Atlantic Boulevard and a Valero Service Station.

Director Huntley presented the staff report. Chair Hamner wondered if Vice-Chair Furuto's concern about the tour busses had been addressed. Director Huntley stated that the concerns about the tour busses turn out and parking have been addressed. The project is required to provide dedication along Atlantic Boulevard and in addition the applicant has provided tour bus parking space along Garvey Avenue. In addition the project is required to provide a new traffic signal along Atlantic Boulevard to allow vehicles to turn into the site with a controlled intersection. Chair Hamner inquired if Staff had received any comments by the neighbors regarding the height of the building on the residential side. Director Huntley stated that at the Planning Commission meeting there were approximately five residents that expressed concern about the building's overall height blocking their views. Chair Hamner asked if the residents currently had a view. Mr. Huntley stated that it is questionable to weather if they have a view or not. Member Tsui inquired if the project was adequately parked. Director Huntley stated that the project requires a minimum of 421 parking spaces and the applicant is proposing a total of 444 parking spaces. Member Tsui also inquired if the there was an adequate amount of ADA parking spaces in relation to the total number of parking spaces. Director Huntley stated that the City Building Official has reviewed the amount of ADA parking spaces and there are sufficient ADA parking spaces to meet ADA standards. Member Yeung inquired if a traffic impact study had been prepared for the project. Director Huntley indicated that a traffic impact study has been prepared and was included as part of the environmental document. Staff reviewed the traffic impact study and then was certified by the Planning Commission when the project entitlement was approved. Member Wong inquired about the bus stop on Atlantic Boulevard. Director Huntley informed the Board that a dedication will be provided as part of the project scope of work which will allow busses to pull away from the traffic lanes and alleviate traffic flow. Vice-Chair Furuto asked what were the major mitigation measures from CEQA. Director Huntley stated that they are not mitigation measures they are more project design features such as providing the dedication, allowing traffic movement and installing the traffic signal 300 feet from Atlantic and Garvey intersection. Member Furuto suggested having the applicant look into glaring issues from the reflective glass on the west side of the building to the neighboring properties. Director Huntley stated that glaring issues were reviewed as part of the environmental document. Chair Hamner inquired about the final design of the project if approved will the design change. Director Huntley stated that there might be some slight adjustments within reason, but if there are major modifications the project would be brought back to the Design Review Board. Chair Hamner asked if there are sufficient parking spaces for the patrons who will be using the restaurants and retail spaces. Director Huntley indicated that the project as proposed has ample parking to accommodate the patrons using the facility.

The applicant's representative, Ben Kim, was in the audience and addressed several concerns made by the Board. Mr. Kim stated that there will not be tour bus parking on Mabel Avenue based on the design of the project it will not be accessible to the hotel component and its users therefore. it will not be an issue. Second the issue on residential parking on Mabel Avenue the project will include the demolition of the three adjacent residential properties and the removal of the three driveways and provide one driveway entry point which will allow for an increase of on-street parking. Furthermore, the new intersection on Atlantic Boulevard the driveway will be aligned with the commercial center to the north to alleviate traffic.

Ben Kim introduced staff members for the project and provided a presentation to the Design Review Board.

Vice-Chair Furuto inquired about the glazing on the west side elevation. Mr. Yoshizaki stated that the glass that is being proposed on the project is a low e-glass and has low reflectivity to minimize reflectivity on the exterior. Vice-Chair Furuto also asked about landscape lighting. Mr. Yoshizaki stated that they are going to be using low level lighting that is hidden within the landscaping and the street trees will have up lighting. Vice-Chair Furuto expressed his concern about not having the Edison transformer and fire backflow device placed along the front areas of the project and have it placed towards the rear of the property and screened from the public right-of-way. Vice-Chair Furuto also inquired about the mechanical equipment and the ventilation system for the garage. Mr. Yoshizaki stated that they are currently looking at different levels of the garage to place the equipment. Member Yeung inquired about the exterior signage on the building. Mr. Yoshizaki stated that a separate application will be submitted at a later date for the signage. Director Huntley also stated that the Design Review Board will be reviewing the signage at a later date and a condition of approval is included to have the exterior signage reviewed separately. Member Tsui inquired about making the project a green certified building. Mr. Yoshizaki indicated that they have elements that help the design of the building be energy efficient but they are not going for LEED certification.

Public speaker Vincent Chang expressed his concern about the tour bus parking along Mabel Avenue and inquired if there are going to be any bicycle racks and are there alternative transportation methods for the service staff who will be working at the site. Chair Hamner indicated that bicycle racks are required per the Green Code.

Chair Hamner asked Staff to look into the possibility of installing no parking street signage on Mabel Avenue.

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

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.] BOARD COMMUNICATIONS AND MATTERS

Vice-Chair Furuto asked for a definition on the word “openings” for the 25-foot setback requirement for HVAC condenser units to openings of the adjacent properties. Director Huntley stated that the 25-foot setback to openings refers to doors and windows. Vice-Chair Furuto also inquired about who performs final inspections for sign projects. Director Huntley indicated that both the Building and Safety Division and Planning Division perform final inspections. Chair Hamner inquired about the Zoning Code parking requirements for residential properties. Director Huntley stated that Staff is reviewing the parking requirements for residential properties along with other Zoning Code clean-up items that will be presented to the Board for review prior to presenting it to the Planning Commission.

[4.] ITEMS FROM STAFF

Director Huntley informed the Board that Staff has received direction from the City Attorney’s office to hand out to the Board a memorandum from the Fair Political Practice Commission for the Boards review and that a training session will be provided to the Board by the City Attorney at the next meeting.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:55 p.m. on June 3, 2014, until the next regularly scheduled meeting on June 17, 2014 at 7:00 p.m. in the Council Chambers.

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Michael A. Huntley
Director of Community and Economic Development