

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
July 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, July 1, 2014 at 7:06 p.m.

CALL TO ORDER:

Chairperson Krystal Hamner called the Design Review Board meeting to order at 7:06 p.m.

ROLL CALL:

Planner Luna called the roll:

Chair Krystal Hamner, Member Allen Wong, Billy Yeung and Wally Tsui

Absent – Vice-Chair Roy Furuto

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 18, 2014

Action Taken:

The Board approved the minutes from the regular meeting of March 18, 2014.

Motion:

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

Ayes: Board Members: Hamner, Wong, Yeung

Noes: Board Members: None

Absent: Board Members: Furuto

Abstain: Board Members: Tsui

NEW BUSINESS:

2-A. 517 MONTEREY PASS ROAD – NEW WALL SIGN (DRB-14-14)

The applicant, Tony Chen, on behalf of the business owner, is requesting design review approval for a new wall sign at 517 Monterey Pass Road. The subject property is located on the West side of Monterey Pass Road. The subject property is

zoned O-P (Office Professional) and designated E/T (Employment Technology) in the General Plan.

Planner Luna presented the staff report. Board Member Yeung inquired about where the current address number was located. Planner Luna stated that there is currently an address number that is comprised of vinyl numbers on the storefront window.

Chair Hamner opened the public hearing and asked the applicant to come to the podium. The applicant, Tony Chen, was in the audience and addressed the Board on behalf of the property owner. Chair Hamner complimented the color and design of the proposed sign and since there were no questions by the board she closed the public hearing.

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

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

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

2-B. 520 WEST MARKLAND DRIVE – ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-01)

The applicant, Bon Van, is requesting design review approval for a 336 square foot addition to the first floor, a new 1,046 square foot second floor addition and exterior remodel. The property is located on the south side of West Markland Drive. The subject property is 5,355 square feet in size, and is currently developed with a 1,064 square foot one-story single-family residence with a detached 2-car garage with an attached 380 square foot storage room. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Planner Luna presented staff report. Director Huntley indicated that staff has worked with the designer on several design iterations to improve the architectural design of the project and present it to the Design review Board. Member Tsui inquired if this project is considered a mansionization project. Director Huntley stated that it is not considered a mansionization project. Chair Hamner inquired about what the previous designs for the project looked like. Planner Luna stated that the some of the design issues from previous iterations were the bay style windows on the first and second floors and the roof design. Chair Hamner expressed her concerns of the scale for the front elevation and how it will relate with the character of the neighborhood. Chair Hamner inquired if the front elevation could be revised to have a continuous roof line projection along the front elevation. Member Tsui expressed concern on the storage room attached to the garage. He asked if a condition of approval can be added that states that the storage room cannot be converted into a room or granny flat. Director Huntley stated that State Law and the Zoning Code allows for accessory dwelling units as long as they meet specific standards. Director Huntley

stated that a condition can be added that states that the storage room cannot be used for human habitation.

Chair Hamner opened the public hearing and asked the applicant to come to the podium. The applicant, Billy Van, was in the audience and addressed the Board on behalf of the property owner. Member Yeung inquired about access to the front door not going straight through and taking access from the sides. The applicant responded due to the required front setback the landing cannot encroach any further into the front yard setback. Chair Hamner expressed her concern about the front elevation and how it appears to be big for the rest of the street and asked the applicant to consider creating a continuous roof line across the first floor of the front elevation to provide some relief to the front elevation. Chair Hamner asked about the location of the air conditioner unit. Planner Luna stated there is a condition of approval that there is a condition of approval regarding the 25 foot requirement for the air conditioner and the site plan shows the location of the air conditioner. The applicant asked if he would be required to return to the Design Review Board for the revisions on the front elevation. Chair Hamner stated no and that they would have staff review the plans. 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. At the time of plan check a revised front elevation and roof plan drawn to scale must be submitted. The plans must provide a hip roof design that illustrates a continuous roof projection along the entire front elevation of the first floor to provide articulation and provide relief to the massing of the dwelling, subject to the review and approval of the Planner. 2) Condition 12. A note shall be placed on the Site Plan that the 400 square foot storage room attached to the garage cannot be used for human habitation.

Motion: Moved by Board Member Wong and seconded by Board Member Tsui carried by the following vote:

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

2-C. 827 MOONEY DRIVE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-15)

The applicant, Stanley Tsai, is requesting design review approval for the construction of a new 2,749 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north-west corner of Mooney Drive and South Pomelo Avenue. The subject site has a frontage of 55 feet and a depth of 100 feet, with a total lot area of 5,500 square feet in size, and is currently developed with a 1,245 square foot one-story single-family residence with a detached 1-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 landscape submission and if there are codes that regulate the height of shrubbery that are located on the property lines. Planner Luna stated that the maximum height for

hedges within the front yard area is 4 feet and behind the front yard area the maximum height is 6 feet. Member Yeung inquired about code requirements for having a kitchen and a separate smaller cooking area. Director Huntley stated that it is not an uncommon component of homes in Monterey Park and that separate cooking area such as a wok provides for better ventilation and has not been an issue. Chair Hamner was ok with the separate cooking area since it is next to the kitchen area and not in a separate room of the dwelling. Chair Hamner inquired about stairs from the main floor that go down and there is no plan for that area.

Chair Hamner opened the public hearing and asked the applicant to come to the podium. The applicant, Michael Sun, was in the audience and addressed the Board. The applicant stated that the stairs from the main floor that go down to the basement area and will not be livable area. Member Tsui inquired about the landscaping plans showing lots of potted plants versus in the ground. The applicant clarified by stating that the plants as proposed will be planted in the ground and not in pots. Chair Hamner inquired about what the material for the railing on the balcony of the rear elevation. The applicant stated that the material will be wrought-iron and will have a decorative design. Chair Hamner closed the public hearing.

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

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS

None

[4.] ITEMS FROM STAFF

None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:05 p.m. on July 1, 2014, until the next regularly scheduled meeting on July 15, 2014 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development