

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
July 15, 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 15, 2014 at 7:00 p.m.

CALL TO ORDER:

Chairperson Krystal Hamner called the Design Review Board meeting to order at 7:17 p.m.

ROLL CALL:

Planner Luna called the roll:

Chair Krystal Hamner, Vice-Chair Furuto, Member Allen Wong, and Wally Tsui

Late Arrival – Member Billy Yeung at 7:20 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:

April 1, 2014

Action Taken:

The Board approved the minutes from the regular meeting of April 1, 2014.

Motion:

Moved by Board Member Wong and seconded by Board Member Yeung, 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-A. 210 SOUTH MOORE AVENUE – NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 4-UNIT CONDOMINIUM DEVELOPMENT (DRB-14-16)

The applicant, Kamen Lai, is requesting design review approval for the construction of 4 condominium units at 210 South Moore Avenue. The subject property is located

seven lots to the north of the northeast corner of West Newmark Avenue and South Moore Avenue. The subject property is zoned R-3 (High-Density Residential) and designated HDR (High Density Residential) in the General Plan.

Planner Luna presented the staff report. Board Member Tsui inquired if there are any setback regulations in the Zoning Code for the proposed location of the trash enclosure. Planner Luna stated that the proposed location of the trash enclosure is outside of the setback areas and that there no setback requirements. Member Tsui inquired if there are any Zoning Code requirements restricting the trash enclosure located within the planter areas between units 1 and 2 or 3 and 4. Director Huntley stated that back-up and circulation area should be taken into consideration for units 2 and 3. If the DRB is considering relocating the trash enclosure you have to take into account the turning movements of both those garages and carports. Vice-Chair Furuto inquired about the requirements for straight driveways in multiple-family developments. Director Huntley stated that staff will review the Zoning Code requirements. Vice-Chair Furuto inquired about what are the standard residential parking space dimensions. Planner Luna stated 9 feet wide by 18 feet in depth. Vice-Chair Furuto also inquired about if the City Council adopted an ordinance for water retention that the state water board requires for projects. Director Huntley stated he is not aware if it was something that went to the Planning Commission or City Council. That is something that would come through the Public Works Department since they are the department that manage the city's water system. If there is a mandate by MWD or other agencies that regulates percolation of water it would go before the City Council. Vice-Chair Furuto suggested adding the use of drought tolerant landscaping and installation of a drip irrigation system on condition number 11. Chair Hamner inquired if 2-car garages are allowed to be 18 feet wide. Planner Luna stated yes. Chair Hamner inquired if stairs are allowed to project into the required setback area and what is the maximum height. Planner Luna stated yes and the maximum height is 15 feet.

Chair Hamner opened the public hearing and asked the applicant to come to the podium. The applicant, Kamen Lai, was in the audience and addressed the Board on behalf of the property owner. Member Tsui inquired if there are other options for the location of the trash enclosure. The applicant indicated that there are two other locations that were thought about but the proposed location is the most favorable and concealed location. Member Tsui inquired about switching the colors for the wood fascia and under eave due to weather exposure and the durability of the colors. Mr. Lai stated that he agreed with the Board. Planner Luna inquired if this was going to be applied to the horizontal band between the first and second floor. Member Tsui stated yes it would apply to any horizontal band that delineates the first and second floor level. Chair Hamner inquired if the rain gutters were going to be pre-finished or painted. Mr. Lai stated pre-finished. Chair Hamner asked what the material of the rain gutter is. Mr. Lai said metal that is pre-finished and anodized. Vice-Chair Furuto inquired if there were CC&R's for the project and have they been completed. Mr. Lai stated that they are not complete and they will have CC&R's for this project. Vice-Chair Furuto expressed his concern on the location of the trash enclosure being covered by the roof that's attached to unit 1 and if there is a fire in the trash enclosure unit 1 portion of the building will catch on fire. Mr. Lai stated that

there will be a fire sprinkler head above the trash enclosure. Vice-Chair Furuto recommended moving the trash enclosure location to the property line between unit 1 and 2. Mr. Lai stated that he would look into this request and discuss it with his attorney. Director Huntley clarified with the Board that the item has already gone before the Planning Commission and initially the planter that is located on the north and south side popped out further and projected into the back-up space. The Planning Commission asked the applicant to revise the plans so that there is adequate turning radius to back out of the parking areas and if the trash enclosure is placed in that area along the property line it would inhibit the back up space and eliminates the Planning Commission's concern of having adequate back-up for the parking spaces. Vice-Chair Furuto stated that the CC&R's should reflect that the air space between the trash enclosure and unit 1 is common area. Director Huntley stated that the Fire Code requires that a fire sprinkler head be installed above the trash enclosure. Vice-Chair Furuto inquired that staff should look into the requirements of the length of driveways for multiple-family residential developments. Director Huntley stated that if the project is approved tonight and it is determined that the project needs to be modified the applicant will have to make the modification and would have to back to the Planning Commission and Design Review Board. Chair Hamner expressed her concern about the size of the closet in unit 1 bedroom number 2 requiring 20 inches for hanging and recommended a wider closet and a separate shallow linen closet. Mr. Lai stated that he can discuss the size of the closet and shelving areas with the property owner. Chair Hamner inquired about what is the material for the railing on the exterior of the dwellings. Mr. Lai stated that it will be pre-finished iron material. Chair Hamner recommended to have the railings on the exterior of the building a darker color to accent the primary wall color of the dwelling. Chair Hamner directed the applicant to work with staff on choosing the color for the concrete work and since there were no further questions by the board she closed the public hearing.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the modified and added conditions: 1) Condition 11. A landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection. 2) Condition 15. At the time of plan check revised elevation plans for all the units must show how the roof fascia and the rain gutters will be painted light brown (Dunn Edwards Paints: Inside Passage, DEC764) color and the decorative under eave molding and horizontal concrete foam core band will be painted dark brown (Dunn Edwards Paint: Tea Bag DE6062) color to provide relief to the massing of the units, subject to the review and approval of the Planner. 3) Condition 16. The rain gutters and down spouts must have an anodized finish, subject to the review and approval of the Planner. 4) Condition 17. The decorative wrought-iron railing system on the second floor windows must be painted dark brown (Dunn Edwards Paint: Tea Bag DE6062) color to compliment the vintage rust color finish of the decorative wall light fixtures. 5) Condition 18. Provide color and material samples for the decorative

pavers and concrete walkway finish that compliment the stone veneer, subject to the review and approval of the Planner.

Motion: Moved by Board Member Tsui 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 inquired about the City Council action for the house that was demolished. Director Huntley stated that the City Council overturned that City Planner's decision and the Planning Commission decision to take no action. So they will be allowed to rebuild the house in the same location where the house was located before it was demolished. Vice-Chair Furuto inquired if the codes will be modified for future projects. Director Huntley stated that there was no direction from council to modify or amend the non-conforming section of the code. Vice-Chair Furuto inquired on when the training session for the DRB is going to be. Director Huntley stated that staff is currently working with the City Attorney office to have that training take place.

[4.] ITEMS FROM STAFF

None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:10 p.m. on July 15, 2014, until the next regularly scheduled meeting on August 5, 2014 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development