

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
AUGUST 19, 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, August 19, 2014 at 7:00 p.m.

CALL TO ORDER:

Vice-Chairperson Roy Furuto called the Design Review Board meeting to order at 7:10 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Absent – Chair Person Krystal Hamner, Member Billy Yeung

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: None

[1.] UNFINISHED BUSINESS: None

[2.] NEW BUSINESS:

2-A. 1543 GRANDRIDGE AVENUE – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-02)

The applicant, Richard Yan, is requesting design review approval for a 291 square foot addition to the first floor, a new 877 square foot second floor addition and exterior remodel at 1543 Grandridge Avenue. The subject property is located on the west side of Grandridge Avenue. The subject property is zoned R-1 (Single-Family Residential) and designated LDR (Low Density Residential) in the General Plan.

Planner Luna presented the staff report. Vice-Chair Furuto stated that some of the photographs on the boards were missing. The property owner, Richard Yan, and the project designer, Sam Jeng, were in the audience and addressed the Board. Member Tsui inquired if the siding on the exterior elevations was real wood or a composite material. Project designer Jeng stated that the siding is cement lap board siding that is textured. Planner Luna stated that the material board has a sample of the siding material for the Board's consideration. Member Tsui inquired if there will be any shoring since the property is on a slope. Project designer Jeng stated that the slope is occurring only on the north side property line and it is only a 5 feet. Vice-

Chair Furuto inquired if there was a condition of approval for the usage of a drip irrigation system and drought tolerant landscaping. Planner Luna stated that there is currently no condition of approval for the use of a drip irrigation system and drought tolerant landscaping but the Design Review Board may add a condition to the project if it is requested by the board. Vice-Chair Furuto stated the reason that he indicated that photographs were missing was because the air conditioner on the roof for the adjacent property and inquired how do we know what kind of AC unit the applicant will be using. Planner Luna stated that the applicant will be using a ground mounted HVAC condenser unit that will be located in the rear yard and will be setback 25 feet from the adjacent properties. Vice-Chair Furuto asked the applicant if they understand all the conditions of approval plus the added condition. The applicant stated yes and since there were no further questions by the board he closed the public hearing.

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

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

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

2-B. 588 ATLAS AVENUE – A 241 SQUARE FOOT ADDITION TO THE LOBBY AREA (DRB-14-18)

The applicant, Douglas Franz Architects, is requesting design review approval for a 241 square foot addition to the lobby area. The property is located on the west side of Atlas Avenue. The property is zoned O-P (Office Professional) and is designated C (Commercial) in the General Plan.

Planner Luna presented the staff report. Member Tsui inquired if the renovated areas will be ADA compliant. Planner Luna stated yes, and that it will be reviewed by the Building and Safety Division at the time of plan check. Member Wong inquired by how many feet the lobby addition area was going to be coming out further than what currently exists. Planner Luna stated that the lobby addition is 241 square feet and is going to come out further by approximately 12 feet. Vice-Chair Furuto inquired about condition of approval number 9, how does it relate to the project. Planner Luna stated it was a standard condition of approval for a commercial project. Vice-Chair Furuto inquired about condition of approval 10 has the applicant proposed any new

mechanical equipment for the roof. Planner Luna stated that the applicant has not proposed any new mechanical equipment and that the applicant was present to answer any questions made by the board and is also requesting to modify the language for conditions 10 and 12. The applicant, Douglas Franz, was in the audience and addressed the Board. Mr. Franz stated to answer Member Tsui's question regarding ADA compliance, the building code itself does not require compliance unless there is a tenant. Mr. Franz provided the Board with background information about the buildings prior tenant. The new owner is looking for a new high end tenant to occupy the space, but the building needs a face lift and that is why they are proposing the lobby renovation. Once they have a tenant they will submit tenant improvement plans which will address the ADA compliance. In addition to the lobby addition the current proposal will also address the parking and path of travel to be ADA compliant. Mr. Franz stated to answer Member Wong's question the new lobby wall will project about 12 feet. Member Wong inquired about the maintenance on the design of the building projection with the landscaping abutting against the wall. Mr. Franz stated that there is a condition of approval that requires the applicant to submit landscape and drip irrigation plans at the time of plan check that will address those concerns. Vice-Chair Furuto inquired if the applicant had any concerns with the conditions of approval. Mr. Franz stated that there were two minor modifications on the language for condition 10 to add "any new." Vice-Chair Furuto inquired what the code requirements are for the screening of visible mechanical equipment. Director Huntley indicated that the code requires screening if it is visible from public rights-of-way. Vice-Chair Furuto inquired about further modifying the condition to include "replaced" mechanical equipment. Director Huntley indicated that there is a code requirement which requires the screening of mechanical equipment to be screened from public rights-of-way. Member Tsui inquired about the screening requirements for mechanical equipment from adjacent residential properties. Director Huntley stated that it depends if the adjacent residential properties are at lower, higher or at grade. Staff understands that there are hillside properties which might look down on to the roof tops of these buildings. If they tried to screen them from every view they would be placing boxes over existing boxes and the intent is to screen mechanical equipment from public rights-of-way. Vice-Chair Furuto inquired if the condition may include that at the time of tenant improvement plan check the screening will be required and the screening material will be architectural compatible with the building. Director Huntley indicated that the screening is a code requirement that is in place and is part of the standard review process at the time of plan check. In addition the condition can be modified to include language about the screening materials being compatible with the architectural style of the building. Vice-Chair Furuto inquired about the modification to condition 12. Mr. Franz indicated if the landscape plan requirement can be modified for "only" the landscape areas that are affected. Vice-Chair Furuto asked staff if they were ok with the request. Planner Luna stated yes and that there is a condition number 11 that requires all landscaping to be properly maintained at all times. Vice-Chair Furuto inquired if the building will have an address number. Mr. Franz stated that the building will have an address number per the Fire Department requirements and is open to suggestions. Director Huntley indicated that yes the Fire Department regulates the minimum size for address numbers but the numbers

should be a little larger and visible than required and compatible with the architecture of the building. Vice-Chair Furuto added a condition to have the applicant work with the Planning Division staff to provide individual raised channel address numbers that are architectural compatible with the building and since there were no further questions by the board he 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 10. Any new or replaced mechanical equipment to be located on the roof or at grade must provide adequate screening from public right-of-way and adjacent properties through the use of parapets or a solid, non-combustible, screening material that is compatible with the architectural style of the building. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner. 2) Condition 12. A landscaping and irrigation plan for the landscaped areas affected by the proposed addition 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. 3) Condition 13. Provide individual raised channel address numbers that are contrasting in color on the front (east) elevation wall of the building. The address numbers must be a minimum of 12 inches in height and designed to match the modern architectural design of the building, 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: Furuto, Wong, and Tsui
Noes: Board Members: None
Absent: Board Members: Hamner and Yeung
Abstain: Board Members: None

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:50 p.m. on September 2, 2014, until the next regularly scheduled meeting on September 2, 2014 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development