

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
September 16, 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, September 16, 2014 at 7:00 p.m.

CALL TO ORDER:

Vice-Chair Roy Furuto called the Design Review Board meeting to order at 7:35 p.m.

ROLL CALL:

Planner Luna called the roll:

Vice-Chair Furuto, Members Allen Wong, Billy Yeung and Wally Tsui

Absent – Chair Person Krystal Hamner

ALSO PRESENT: 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. 1061 S. LINCOLN AVENUE – ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-23)

The applicant, Ji Li, on behalf of the property owner, is requesting design review approval for a 498 square foot addition to the first floor, a new 677 square foot second floor addition and exterior remodel. The property is located on the west side of South Lincoln Avenue. The subject property is 15,241 square feet in size, and is currently developed with a 1,626 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. Vice-Chair Furuto inquired about the location of the first floor bathroom door. Planner Luna answered that a condition of approval has been added where the applicant needs to show the location of the bathroom door at the time of plan check submittal. Planner Luna stated that based on the conversation with the applicant, the door will most likely be located on the west facing wall of the bathroom. Vice-Chair Furuto asked if staff has a problem with the laundry room located within the living room. Planner Luna replied no. Vice-Chair Furuto inquired where the staff takes the building height of the development from. Planner Luna answered that the height of the building is taken at grade, measured adjacent of the building. Vice-Chair Furuto inquired about parking dimensions of a

two-car garage. Planner Luna answered 20' by 20'. Planner Luna stated that the two-car garage is an existing garage and no modifications are proposed. Vice-Chair Furuto inquired about the reason for the railing and different shaped windows. Planner Luna stated that the Board can ask the applicant for the reasoning behind the different window styles and railing located on the second floor window of the front elevation.

Vice-Chair Furuto opened the public hearing and asked the applicant to come to the podium. The applicant, Ji Li, was in the audience and addressed the Board on behalf of the property owner. Member Tsui inquired about the reason for the different types of window styles and the purpose of the window railing on the second floor of the front elevation. The applicant stated that the different window sizes is to create a sense of balance. Member Tsui stated that it just looked different. The applicant stated that it is a mixture of styles. Member Tsui inquired if the railing has a specific use. The applicant replied that the railing is an architectural design feature, the same as the railing located in the rear elevation. Member Tsui stated that he has no problem with the railing located on the balcony of the rear elevation because the back railing is paired with a balcony. The applicant replied that the railing in the front is just for decoration purposes. Member Tsui asked whether the railing is a wrought iron material. The applicant answered yes. Member Tsui stated that he is not pleased with the front window railing. Member Tsui inquired if the railing has any building and safety function. Planner Luna answered no, the railing is for decoration purpose. Member Wong inquired if the applicant has any problem removing the front railing. The applicant answered no. Vice-Chair Furuto inquired whether the Board has any issue with the back railing. Member Yeung answered no, and concurred with the recommendations made by the Board to remove the railing from the window on the second floor of the front elevation. Member Wong suggested that the railing for the balcony on the rear elevation be more ornamental and painted brown. Vice-Chair Furuto inquired about the location of the laundry room. The applicant replied that the floor plan layout allows for more natural lighting from the backyard area into the living room area. Vice-Chair Furuto inquired if the applicant thought of putting the washing machine in the garage. The applicant replied that there is not enough space in the garage. Vice-Chair Furuto stated that there are two closet spaces in the garage. Vice-Chair Furuto inquired about the consistency with the window trim molding on all the windows. The applicant answered that although the windows might be of different sizes they all have the same trim molding design. Since there were no further questions by the board Vice-Chair Furuto closed the public hearing.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the added conditions: 1) Condition 12. Remove the decorative wrought-iron railing system located on the second floor bathroom window of the front (east) elevation.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:53 p.m. on September 16, 2014, until the next regularly scheduled meeting on October 7, 2014 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development