

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
October 21, 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, October 21, 2014 at 7:00 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:

Board Members Present: Chair Person Krystal Hamner, Vice-Chair Furuto, Member Wally Tsui, and Member Billy Yeung

Absent – Member Allen Wong

ALSO PRESENT: Michael Huntley, Community and Economic Development Director; Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

June 3, 2014

Action Taken:

The Board approved the minutes from the regular meeting of June 3, 2014.

Motion:

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

Ayes: Board Members: Hamner, Furuto, Tsui, and Yeung

Noes: Board Members: None

Absent: Board Members: Wong

Abstain: Board Members: None

[1.] UNFINISHED BUSINESS: None

[2.] NEW BUSINESS:

2-A. 617 HARDING AVENUE – NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE (DRB-14-24)

The applicant, Allen Xie, is requesting design review approval for the construction of a new 3,236 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Harding Avenue. The subject site has a frontage of 40 feet and a depth of 140 feet, with a total lot area of 5,600 square feet in size, and is currently developed with a 661 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.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with modified and an added condition: 1) Modified Condition 13. The concrete block walls located along the east and west side property lines within the front yard area must be stucco treated and painted to match the dwelling on both sides subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block wall on the east side property line and obtain all necessary approvals to perform stucco treatment and painting on wall prior to commencing any work. 2) Condition 15. At the time of plan check a revised site plan drawn to scale and dimensioned must be submitted. The site plan must show how the proposed single-family dwelling will meet the required side yard setback areas from the exterior wall of the east elevation to the east side property line. The single-family dwelling must provide a 5 foot side setback for the first floor and the 10 foot side setback for the second floor.

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

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

2-B. 1214 AVENIDA CESAR CHAVEZ – EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE, NEW WALL SIGNS AND LANDSCAPING (DRB-13-34)

The applicant, Gabriela Marks, is requesting design review approval for an exterior remodel with no increase in square footage, new wall signs and landscaping at 1214 Avenida Cesar Chavez. The subject property is located on the southwest corner of Avenida Cesar Chavez and Collegian Avenue. The property is zoned S-C (Shopping Center) and designated C (Commercial) in the General Plan.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the added conditions: 1) Condition 15. The applicant/owner shall evaluate

the opportunity to provide a landscape planter on the north and south sides of the trash enclosure. The landscape planter 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, subject to the review and approval of the Planner. 2) Condition 16. The applicant/owner shall submit a plan for the trash enclosure roof structure/cover for review and approval by the Planner. A solid roof cover must be provided over the trash enclosure comprising of a durable, decorative non-combustible material to match the architectural style of the building. The roof structure/cover must be painted to match the trash enclosure block walls. The total height of the enclosure, with the roof, must not exceed 10 feet.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS:

Vice-Chair Roy Furuto inquired about the Brown Act training. Director Huntley stated that he is currently working with the City of Attorney and there will be a meeting on the Brown Act in November.

[4.] ITEMS FROM STAFF:

Director Huntley stated that the third proposed hotel will be ready for submittal and the architect will come in to present their conceptual plan. Member Yeung asked if the third proposed hotel is located at Atlantic Boulevard and Hellman Avenue. Director Huntley replied yes. Member Yeung asked if the applicant acquired all the properties. Director Huntley answered that they have acquired the properties and are moving forward with the entitlements. Member Tsui inquired about the flag of the hotel. Director Huntley replied Courtyard by Marriott. Member Yeung asked if the applicant conducted a traffic study. Director Huntley replied yes. Vice-Chair Furuto inquired about the major mitigations for the projects. Director Huntley answered that some of the mitigations includes traffic and greenhouse gasses as they relate to construction. Chair Hamner inquired if Caltrans reviews the document. Director Huntley replied yes along with other agencies. Member Tsui inquired about any proposed road widening with the traffic improvements. Director Huntley stated that there are implementations that will include widening the lanes and introducing a third lane for southbound traffic on Atlantic Boulevard. Chair Hamner inquired how will they achieve three vehicle lanes. Director Huntley indicated that there are dedications as part of the project.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:55 p.m. on October 21, 2014, until the next regularly scheduled meeting on November 4, 2014 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development