

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 2, 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, December 2, 2014 at 7:00 p.m.

CALL TO ORDER:

Chairperson Hamner called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chairperson Krystal Hamner, Vice-Chair Furuto, Member Allen Wong, and Member Wally Tsui

Late Arrival – Member Billy Yeung

ALSO PRESENT: Michael Huntley, Community and Economic Development Director; Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

July 15, 2014

Action Taken: The Board approved the minutes from the regular meeting of July 1, 2014.

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

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

Noes: Board Members: None

Absent: Board Members: Yeung

Abstain: Board Members: None

[1.] UNFINISHED BUSINESS:

None

[2.] NEW BUSINESS:

2-A. NEW WALL SIGN – 328 SOUTH ATLANTIC BOULEVARD (DRB-14-28)

The applicant, Christina Yu, on behalf of the business owner, is requesting design review approval for a new wall sign at 328 South Atlantic Boulevard. The subject property is located on the East side of Atlantic Boulevard, between Newmark Avenue and Harding Avenue. The subject 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 following added conditions: 1) Condition 11. The text vinyl overlay color must be dark brown, red, or orange. Only a single color is allowed for all the text, not a combination of colors. 2) Condition 12. Signs may not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials.

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

2-B. 510 BRIGHTWOOD STREET – ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET (DRB-14-19)

The applicant, Ronald Ballesteros, on behalf of the property owners, is requesting design review approval for a 2,082 square foot addition to the first floor and exterior remodel. The property is located on the south side of Brightwood Street between Loma Verde Avenues and Bradshaw Avenue. The subject property is 8,110 square feet in size, and is currently developed with a 974 square foot one-story single-family residence. 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 the following added conditions: 1) Condition 14. The front yard setback area must only be used for landscaping, pedestrian walkways or driveways leading to parking areas. Areas within the front yard setback that are not the driveway or walkway must be landscaped. 2) Condition 15. No person may park any vehicle or any component thereof, for any purpose, in any front or side yard area on any residentially zoned lot, except the parking on driveways of passenger vehicles.

Motion: Moved by Board Member Tsui 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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:00 p.m. on December 2, 2014, until the next regularly scheduled meeting on January 6, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development