

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
January 20, 2015**

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, January 20, 2015 at 7:00 p.m.

CALL TO ORDER:

Vice-Chairperson Furuto called the Design Review Board meeting to order at 7:15 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Vice-Chair Furuto, Member Allen Wong, Member Billy Yeung, and Member Wally Tsui

Absent – Chairperson Krystal Hamner

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

ELECTIONS:

Action Taken: The Design Review Board continued the elections to the next regular scheduled meeting of February 3, 2015.

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

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES: None

[1.] UNFINISHED BUSINESS: None

[2.] NEW BUSINESS:

2-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 726-728 EAST GARVEY AVENUE (DRB-14-27)

The applicant, Nick Wang, on behalf of the property owners, is requesting design review approval for a new one-story, 2,259 square feet commercial building at 726-728 East Garvey Avenue. The subject property is located at the southeast corner of East Garvey Avenue and Orange Avenue.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 14. The property owner must obtain an encroachment permit from the Public Works Department for the canopies that overhand into public right-of-way. 2) Condition 15. The roof parapet walls must fully screen all roof mount mechanical equipments. 3) Condition 16. The applicant must work with the Public Works Department to address line-of-sight issues at the Orange Avenue driveway. 4) Condition 17. The applicant must use a higher-end built metal, subject to the review and approval of the Planner.

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

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

2-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 3-UNIT RESIDENTIAL DEVELOPMENT – 328 SEFTON AVENUE (DRB-14-26)

The applicant, Andy Yu, is requesting design review approval for the construction of a new 3-unit residential development at 328 Sefton Avenue. The property is located six lots south of the southeast corner of East Newmark Avenue and South Sefton Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-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 10. The air conditioning units must be located in the rear or interior side yards, screened from public view, and located 25 feet from any opening in a residential building on an adjoining lot. 2) Condition 11. All existing and new block walls along the side and rear lot lines must be stucco covered and painted to match the exterior building color. 3) Condition 12. On the open space plan and landscape/irrigation plans, the private open space for Unit C must be provided at the southeastern portion of the lot, to be accessible from the dining room/kitchen. 4) Condition 13. On the open space plan, site plan and landscape/irrigation plans, modify the landscape planter adjacent to guest parking space #1 to provide a clear back up area for guest parking space #2. 5) Condition 14. On the open space plan, site plan and landscape/irrigation plans, provide a 2 feet wide landscape strip along the north and south property lines, except for the areas that serve as vehicle back up space.

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

Ayes: Board Members: Furuto, Wong, Yeung, and Tsui
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 7:50 p.m. on January 20, 2015, until the next regularly scheduled meeting on February 3, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development