

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
February 03, 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, February 03, 2015 at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Chairperson Krystal Hamner, Vice-Chair Roy Furuto, Member Billy Yeung

Absent: Member Allen Wong, and Member Wally Tsui

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

ELECTION OF OFFICERS:

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 – PRIMARY UNIT WITH SECOND-UNIT – 319 NORTH MOORE AVENUE (DRB-14-29)

The property owner, Derrick Yu, is requesting design review approval for the construction of a primary residential unit and a second-unit at 319 North Moore Avenue. The property is located four lots south of the southwest corner of West Emerson Avenue and North Moore Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 11. Parkway area must be maintained in accordance with City standards. 2) Condition 12. Root barriers must be provided for trees in landscape planters less than ten feet

in width or located five feet or closer to a permanent structure. 3) Condition 13. On the elevation plans show roof drainage, such as gutters and downspouts, the roof gutters must be painted match the roof fascia and the downspout must be painted to match the exterior building color. 4) Condition 14. The roof fascia must be a darker brown, subject to the review and approval of the Planner. 5) Condition 15. The roof parapet walls must fully screen all roof mount mechanical equipments. 6) Condition 16. The perimeter block wall along the north, east, and west property lines must be constructed with slump stone with a red trim cap. 7) Condition 17. The pebbles utilized in walkway area along the eastern property line must not be aggregate gravel.

Motion: Moved by Board Member Yeung and seconded by Vice-Chair Furuto motion carried by the following vote:

Ayes: Board Members: Hamner, Furuto, and Yeung

Noes: Board Members: None

Absent: Board Members: Wong and Tsui

Abstain: Board Members: None

2-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 417 NORTH SIERRA VISTA AVENUE (DRB-14-30)

The applicant, Wenwen Lei, on behalf of the property owner, is requesting design review approval for the construction of a new 2-unit residential development at 417 North Sierra Vista Avenue. The property is located four lots north of the northwest corner of East Newmark Avenue and North Sierra Vista Avenue. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium-Density Residential) in the General Plan.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 11. Parkway area must be maintained in accordance with City standards. 2) Condition 12. Root barriers must be provided for trees in landscape planters less than ten feet in width or located five feet or closer to a permanent structure. 3) Condition 13. On the elevation plans show roof drainage, such as gutters and downspouts must be painted to match the exterior building color. 4) Condition 14. The perimeter block walls located along the north, south and west property lines must be textured and color coated to match the block wall proposed along the front property line. 5) Condition 15. The walkway located along the north property line must be curved to alternate between concrete and landscaping. 6) Condition 16. On the front unit – west elevation, create a window or niche on the second story, subject to the review and approval of the Planner. 7) Condition 17. On the front unit – north elevation, the garage side door must be the same color as the front door. 8) Condition 18. On the front unit – north elevation, the first story roof must end on both sides of the pop-out that accommodates the interior stairwell. 9) Condition 19. The windows on the front and rear units must have dark brown grid lines.

Motion: Moved by Board Member Yeung and seconded by Vice-Chair Furuto motion carried by the following vote:

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

2-C. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – NEW DENTAL CLINIC – 927 EAST GARVEY AVENUE (DRB-15-01)

The applicant, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,500 square feet dental clinic at 729 East Garvey Avenue. The subject property is located on the north side of East Garvey Avenue, between Elizabeth Avenue and Florence Avenue. The property is zoned C-S, P-D (High-Density Residential) and is designated MU-II (Mixed Use II) in the General Plan.

Action Taken: The Design Review Board Continued the application for the construction of a new dental office building at 927 East Garvey Avenue, to the February 17, 2015 meeting, to allow the applicant additional time to address the items discussed: 1) Utilize cream color stack stone. 2) Select modern exterior lighting fixtures. 3) Increase the width of the building. 4) Replace the driveway apron. 5) Increase the width of the path of travel to 4 feet. 6) The roof parapet walls must fully screen all roof mount equipment on all four sides of the building. 7) Provide elevations of the trash enclosure. 8) Where a parking area is located adjacent to the rights-of-way, a decorative masonry wall and/or a sight obscuring hedge three feet in height, must be erected and maintained, provided that a minimum of a three-foot setback between the front property line and the required wall must be landscaped and continuously maintained. The optional hedge may be constructed within the required three-foot wide landscaping planting strip. 9) The planter must have curved corners.

Motion: Moved by Board Member Yeung and seconded by Vice-Chair Furuto motion carried by the following vote:

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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF:

Director Huntley provided an update on the AG hotel, Hotel 220 MPK (Double Tree) and Courtyard by Marriott hotel projects and other future restaurant projects.

Member Yeung inquired about how the future projects will impact the Atlantic Boulevard corridor, absent traffic, what is the outlook of the corridor. Director Huntley replied that the General Plan envisioned this corridor of the city to be an entertainment area with more contemporary buildings. Director Huntley stated that he is hoping for the existing property owners to update their property to match with the new development.

Director Huntley stated that the City is working on a capital improvement project that will help improve the current traffic issues along the Atlantic corridor.

Member Yeung inquired if other amenities are going into Monterey Park. Director Huntley replied that with the infill growth within the City, it should attract larger corporate companies to invest in Monterey Park. Director Huntley stated that there is an interest from Starbucks going into north east corner of Atlantic Boulevard. As for the Monterey Park Market Place they should be closing escrow soon.

Chair Hamner inquired if the City is working on a new master plan. Director Huntley replied that Samantha is the project manager working on the South Garfield Specific Plan. Chair Hamner inquired that with all the hotel projects coming in, what kind of amenities are being offered to the hotel guests and possibly making the golf course and the restaurants be major amenities for the new hotels. Director Huntley stated that there are discussions on connecting the hotels with the golf course.

Chair Hamner inquired if the City is looking for other amenities other than a bank use at the Southeast corner of Atlantic Boulevard and Garvey Avenue. Director Huntley stated that they are subject to meeting our code, but it is a private land deal right now. The Valero gas station is the lowest producing sales tax generating service stations in the City. There is an interest to purchase and clean up the property, and build a bank building which is subject to a Conditional Use Permit.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:25 p.m. on February 3, 2015, until the next regularly scheduled meeting on February 17, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development