

**CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA**

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
FEBRUARY 17, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Krystal Hamner

ROLL CALL – Vice-Chair Roy Furuto, Member Allen Wong, Billy Yeung and Wally Tsui

ELECTIONS

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS

1-A. 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 in the R-2 (Medium-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested exterior building color; and
- (5) Taking such additional, related, action that may be desirable.

1-B. 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 foot dental clinic at 729 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Continuing the requested Design Review Board (DRB-15-01) to the meeting of March 3, 2015; and
- (5) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. EXTERIOR REMODEL WITH INCREASE IN SQUARE FOOTAGE AND MASTER SIGN PROGRAM – 2328 SOUTH GARFIELD AVENUE (DRB-14-10)

The applicant, Gin Lieu, is requesting design review approval for an exterior remodel with increased square footage and a Master Sign Program for an existing multi-unit commercial building located at 2328 South Garfield Avenue in the N-S (Neighborhood Shopping) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15301 Class 1 categorical exemption (Existing Facilities) and § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-10), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL (HOTEL 220 MPK – DOUBLE TREE) DEVELOPMENT 220 NORTH ATLANTIC BOULEVARD (DRB-13-17)

The Applicant, Angus Lin and Li Jun Du, on behalf of 220 Hotel Atlantic, LLC, are requesting design review approval for the construction of a new hotel (Hotel 220 MPK – Double Tree) development located at 220 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process.

It is recommended that the Design Review Board consider taking the following actions:

- (6) Opening the public hearing;
- (7) Receiving documentary and testimonial evidence;
- (8) Closing the public hearing;
- (9) Approving the requested Design Review Board (DRB-13-17), subject to conditions of approval contained therein; and
- (10) Taking such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on March 3, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
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