OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
February 17, 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 17, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Hamner called the Design Review Board meeting to order at 7:16 p.m.

ROLL CALL:
Planner Luna called the roll:
Board Members Present: Chairperson Krystal Hamner, Vice-Chair Roy Furuto, Member Allen Wong, Member Wally Tsui
Late Arrival: Member Billy Yeung 7:25 p.m.

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: 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)

This application was approved by the Design Review Board at the meeting of February 3, 2015, subject to the requirement that the applicant return with an actual color sample of the proposed color, instead of photocopy of the color sample.

Action Taken: The Design Review Board continued the application for the requested exterior building colors in conjunction with the construction of a 2-unit residential development at 417 North Sierra Vista Avenue in the R-3 (High-Density Residential) Zone, to the March 3, 2015 meeting, to allow the applicant additional time to submit the request color sample information.

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

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

1-B **NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – NEW DENTAL CLINIC - 927 EAST GARVEY AVENUE (DRB-15-01)**

The applicant is requesting a continuance of the application to allow for additional time to address the items of concern expressed by the Design Review Board at the meeting of February 3, 2015.

Action Taken: The Design Review Board continued the application for the construction of a new dental clinic at 927 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) zone to the March 3, 2015 meeting, to allow the applicant additional time to address the items discussed at the February 3, 2015 meeting.

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

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

[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. The subject property is located on the east side of the South Garfield Avenue, between Riggin Street and Pomona Boulevard.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following modified and added conditions: 1) Condition 15. At the time of plan check the revised site plan and landscape plan must show a 3 foot high decorative block wall with the stucco treatment painted to match the building. The block wall must be located within the landscape planter area on the northwest corner of the lot to screen the parking lot area from the public right-of-way. The wall must be setback a minimum of 3 feet from the west property line. The area between the wall and the west property line must be landscaped, subject to the review and approval of the Planner. 2) Condition 18. Provide individual raised aluminum address numbers that are contrasting in color on the lower northern most area of the front (west) elevation and side (north) elevation above the store front windows of the building. The address numbers must be a minimum of 10 inches in height and designed to match the wall signs and the architectural design of the building, subject to the review and approval of the Planner. 3) Condition 19. At the time of plan check the revised site plan (sheet A-1.0) must indicate new landscaping for key note number 4. 4) Condition 20. The parking lot double sided light posts must have light shields to reflect the light away from adjacent properties. 5) Condition 21. The landscape planters surrounding the outdoor dining areas must be comprised of a concrete material that is architecturally treated and consistent with the design of the building, subject to the review and approval of the Planner. 6) Condition 22. The door swing for the mop sink ad water heater closets must be revised to swing inward. 7) Condition 23. The applicant/owner must submit an entrance, exit and directional sign plan for the parking lot area for review and approval by the Planning Division and Public Works Department. 8) Condition 24. The applicant must not use electro static paint for the store front window mullions. 9) Condition 25. Root barriers must be provided for trees in landscape planters. 10) Condition 26. The trellis must be comprised of a mahogany or Ipe wood material with a full body stain. 11) Master Sign Program. Public Art and building murals with content whose primary purpose is to advertise products, good and/or services shall be considered signage and required to be in compliance with the Sign Criteria described herewith and must comply with the sign regulations set forth in the City of Monterey Park Municipal Code § 21.24.

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

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

2-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – FOR THE CONSTRUCTION OF A NEW 6-STORY, 180-ROOM HOTEL DEVELOPMENT (HOTEL 220 MPK – DOUBLE TREE) – 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 development at 220 North Atlantic Boulevard. The subject property is located on the east side of Atlantic Boulevard approximately 350 feet to the north of the northeast corner of Garvey Avenue and Atlantic Boulevard. The General Plan land use designation for this address is MU-I (Mixed-Use I) and is currently zoned R-S, P-D (Regional Specialty, Planned Development).

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following modified and added conditions: 1) Condition 9. All mechanical equipment located on the roof or at grade must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible material, screening material. At the time of plan check the property owner/applicant must submit a site plan that shows the location of all the mechanical equipment. The backflow device must be placed within the ground floor outdoor dining area behind the building west elevation wall. Such screening may either be painted to match the exterior color of the building or treated as an architectural feature, subject to the review and approval of the Planner. 2) Condition 15. At the time of plan check submittal the property owner/applicant must submit a plan that shows how the water fountain features will use a water softener or grey water treatment system to prevent hard water stains, subject to the review and approval of the Planner. The water treatment system must be installed at the time of final inspection.

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

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

ELECTION OF OFFICERS

MOTION: Moved by Chair Hamner, seconded by Vice-Chair Furuto, for the rotating of board members positions, which elects Billy Yeung as Chairperson and Allen Wong as Vice-Chairperson:

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

[3.] BOARD COMMUNICATIONS AND MATTERS:

Member Yeung inquired about next Design Review Board Meeting. Director Huntley stated that the next schedule meeting is March 3, 2015. Member Yeung inquired if the election will interfere with DRB Meeting. Director Huntley stated that the meeting can be held in a different location or the Board can move the next meeting in April. The Design Review Board Members agreed to continue the meeting the next scheduled meeting.

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 10:17 p.m. on February 17, 2015, until the next regularly scheduled meeting on March 3, 2015 at 7:00 p.m. in the Council Chambers.

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Michael Huntley
Director of Community and Economic Development