

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 3, 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, March 3, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Yeung called the Design Review Board meeting to order at 7:05 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Absent: Member Wally Tsui

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

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.

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 a photocopy of the color sample. At the meeting of February 17, 2015, the applicant provided a color sample of the exterior building color to the Board. At which time, the Board requested that the applicant provide a color sample for the building trim color as well. The sample provided by the applicant is brown (Behr – 240F-5 – Toasted Chestnut). Staff believes the proposed trim color is complimentary with the exterior building color.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 20. The two units must both be painted the same exterior building color. The exterior building will either be Behr Honey Bear (340D-4), Galley Gold (340D-5), Sun Porch (300B-4), or Honey Bird (300B-5). 2) Condition 21. The roof fascia, window trims, and window shutters must be painted Behr Toasted Chestnut (240F-5).

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

Ayes: Board Members: Yeung, Wong, Hamner, and Furuto
Noes: Board Members: None
Absent: Board Members: Tsui
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, Richard San Luis, on behalf of the property owner, Simon Wong, is requesting design review approval for a new one-story, 1,497 square foot dental clinic at 927 East Garvey Avenue.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 14. All outdoor lighting must be located and shielded so as to prevent the direct spillage of light and glare onto adjacent lots and streets. Area of open parking must be illuminated to provide an average lighting level of no less than two foot-candle. Any lighting used to illuminate off-street parking or loading facilities must be arranged to reflect the light away from abutting streets or properties. The intensity and design of lighting must be approved by the City Planner and be maintained in good working condition at all times. 2) Condition 15. The existing power pole must not obstruct the path of travel, subject to the review and approval of the Planner. 3) Condition 16. The irrigation system must be drip system, subject to the review and approval of the Planner. 4) Condition 17. The backflow device must be screened by landscaping, subject to the review of the Planner. 5) Condition 18. The two planter areas in front of the building must be bordered by a minimum 6 inches high concrete curb.

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

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

[2.] NEW BUSINESS:

2-A. ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 722 TAYLOR DRIVE (DRB-15-02)

The applicant, Howard Huo, on behalf of the property owners, Maychelle and Meiying Yee, is requesting design review approval for a 1,394 square foot addition to the first floor, a new 296 square foot attached one-car garage, a new 1,208 square foot second floor addition and exterior remodel. The property is located on the south side of Taylor Drive one property to the east of the southeast corner of Taylor Drive and Orange Avenue. 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.

Motion: Moved by Board Member Furuto and seconded by Member Hamner motion carried by the following vote:

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

2-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 250 WEST MARKLAND DRIVE (DRB-15-03)

The applicant, Charles Morgan, is requesting design review approval for the construction of a new 2,997 square foot 2-story single-family residential dwelling with an attached 2-car garage. 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 condition: 1) Condition 13. At the time of plan check submittal the property owner/applicant must submit a landscaped plan that shows the appropriate combination planting of trees and shrubs within the entire landscaped planter areas located in the front yard area, subject to the review and approval of the Planner. The landscaping plants and trees must be planted at the time of final inspection.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:45 p.m. on March 3, 2015, until the next regularly scheduled meeting on March 17, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development