

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 7, 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, April 7, 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: Vice-Chair Allen Wong, Member Krystal Hamner, Member Wally Tsui, and Member Roy Furuto

Absent: Chairperson Billy Yeung

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:

August 5, 2014

Action Taken: The Board approved the minutes from the regular meeting of August 5, 2014.

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

Ayes: Board Members: Wong, Hamner, Furuto, and Tsui

Noes: Board Members: None

Absent: Board Members: Yeung

Abstain: Board Members: None

August 19, 2014

Action Taken: The Board approved the minutes from the regular meeting of August 19, 2014.

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

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

[1.] UNFINISHED BUSINESS:

1-A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 361 MOONEY DRIVE (DRB-13-35)

The applicant, Joe Khaine, on behalf of the property owner, is requesting design review approval for the construction of a new 1,500 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Mooney Drive. The property is zoned R-2 (Medium-Multiple Residential) and is designated MDR (Medium Density Residential) in General Plan.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 15. On the revised site and landscape plans, the turf block landscape strip located adjacent to the east side property line within the driveway area must be replaced with a concrete surface to accommodate adequate vehicle circulation into the garage areas, subject to the review and approval of the Planner. 2) Condition 16. The existing 2-car garage door must be replaced with a new sectional aluminum door with a smooth finish painted in an almond color (Unique Garage Door: Flush Steelback, 24 gauge smooth: Almond) to match the new 2-story dwelling garage door, subject to the review and approval of the Planner. The garage door must be installed and operating prior to final inspection. 3) Condition 17. The roof for the front porch for the new 2-story residential dwelling must be lowered to an appropriate height that is to scale with the design of the dwelling, subject to the review and approval of the Planner. 4) Condition 18. The window located on the second floor above the front porch must be redesigned to match the arch design of the balcony located above the garage area, subject to the review and approval of the Planner.

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

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

1-B ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 1379 SUNNY SLOPE PLACE (DRB-15-04)

The applicant, Hai Han, on behalf of the property owners, Bill and Mary Lau, is requesting design review approval for the interior remodel of the first floor, a new 1,268 square foot second floor addition and exterior remodel. The property is located at the end of the cul-de-sac of Sunny Slope Place. 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 modified condition. 1) Condition 10. All landscaped areas must be properly maintained at all time. At the time of plan check the site and landscape plans must clearly indicate how all the landscaping within the front yard area will be trimmed. All the landscaping within the front yard area must be properly trimmed prior to final inspection.

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

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

1-C NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT – 521-633 NORTH ATLANTIC BOULEVARD (DRB-15-07)

The applicant, Ethan Capital LLC, is requesting design review approval to construct a new 6-story, 288-room hotel at 521-633 North Atlantic Boulevard. The subject property is located on the southwest corner of West Hellman Avenue and North Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan land use designation is Mixed-Use I (MU-I). The project site is comprised of four parcels totaling 93,218 square feet (2.14 acres) in size.

Action Taken: The Board Continued the application to construct a new 6-story, 288-room hotel at 521-633 North Atlantic Boulevard to the April 21, 2015 meeting, as requested by the applicant.

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

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

[2.] NEW BUSINESS: None

[3.] BOARD COMMUNICATIONS AND MATTERS:

Board Member Furuto requested that for future projects that are on a slope to include a cut section detail.

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:30 p.m. on April 07, 2015, until the next regularly scheduled meeting on April 21, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development