

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 21, 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 21, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Yeung called the Design Review Board meeting to order at 7:06 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Billy Yeung, Member Krystal Hamner, Member Roy Furuto, and Member Wally Tsui

Absent: Vice-Chair Allen Wong

ALSO PRESENT: 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 GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT – 521-633 NORTH ATLANTIC BOULEVARD (DRB-15-16)

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 May 5, 2015 meeting, as requested by the applicant.

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

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

[2.] NEW BUSINESS:

2-A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 407 NORTH ALHAMBRA AVENUE (DRB-15-05)

The applicant, Michael Chen, is requesting design review approval for the construction of a new 2,980 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of North Alhambra Avenue one property to the north from the northwest corner of Alhambra Avenue and Emerson Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High 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 and added conditions: 1) Condition 11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The landscape plan must show a reduction of sod areas within the front yard area. The hedges and plants must be a minimum of 5-gallon size. The landscape plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection. 2) Condition 15. Provide a modern light fixture design that is consistent with the contemporary architectural style of the dwelling, subject to the review and approval of the Planner. 3) Condition 16. At the time of plan check submittal the property owner/applicant must submit a revised front (east) elevation plan that shows the first floor bay window area and front porch brought out approximately 5 feet to accommodate a hip roof design that matches that main dwelling hip roof design. 4) Condition 17. Reduce the height of the arch window on the front (east) elevation of the garage to provide adequate space between the roof eaves and the window trim. The garage arch window must be designed at an appropriate height that is to scale with the arch windows of the dwelling, subject to the review and approval of the Planner. 5) Condition 18. The window located on the front (east) elevation of the second floor above the bay window area must be redesigned to have a square or octagon design, subject to the review and approval of the Planner. 6) Condition 19. The revised landscape plan must provide additional trees, shrubs and plants within the planter area adjacent to the garage front (east) elevation wall to provide relief and reduce the bulk design of the building, 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: Yeung, Furuto, Hamner, and Tsui
Noes: Board Members: None
Absent: Board Members: Wong
Abstain: Board Members: None

2-B NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – (APN 5253-007-024) DE LA FUENTE STREET (DRB-15-07)

The applicant, Henry Ho, on behalf of the property owner, is requesting design review approval for the construction of a new 3,940 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of De La Fuente Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Action Taken: The Board Continued the item to a date uncertain, to allow the applicant additional time to address the items discussed and recommended: 1) Provide a mixture of tree species that are relatively tall in conjunction with the rear (east) elevation building wall. Careful consideration must be given to drought tolerant types of tree species. Additional trees must be planted adjacent to all four elevations to provide relief and reduce the bulk design of the building. The trees must be planted so that they are scaled along the slope. 2) Consider incorporating storage space areas in each floor level. 3) Submit revised building elevations that accurately reflect a defined architectural style that incorporates a balanced design throughout the dwelling. The design features must be consistent on all four elevations of the dwelling. Careful consideration must be given to the exterior elevation walls design by providing additional articulation and design features that will alleviate the massing of the dwelling. This can be accomplished by off-setting continuous plain walls, providing architectural projections, and the usage of alternate wall siding materials and colors in combination with the stucco. 4) Reduce the building height for the main floor foyer element to balance the height proportions of the foyer with the other elements on the front elevation of the dwelling. 5) Provide a decorative block wall along the rear property line. The maximum height of the wall along the rear property line must not exceed 6 feet in height. 6) Consider setting the garage approximately a minimum of 18 feet back from the front property line to allow adequate space for a vehicle to park on the driveway without encroaching into the public right-of-way.

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

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

2-C NEW WALL SIGN – 357 EAST GARVEY AVENUE (DRB-15-09)

The applicant, John Wu, on behalf of the property owner, is requesting design review approval for a new wall sign at 357 East Garvey Avenue. The subject property is located on the north side of East Garvey Avenue, between Nicholson Avenue and Alhambra Avenue. The subject property is zoned C-B, P-D (Central Business Commercial, Planned Develop) and designated MU-II (Mixed-Use II) in the General Plan.

Action Taken: The Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 10. Provide taller address numbers that are contrasting in color on the lower eastern most area of the front (south) elevation above the window and on the southern most area of the side (east) elevation above the main entrance of the building. The address numbers must be a minimum of 10 inches in height and designed to match the wall sign and the architectural design of the building, subject to the review and approval of the Planner. 2) Condition 11. The property owner must submit a window sign plan to the Planning Division for review and approval. The window signage is limited to 20 percent maximum coverage of the total first floor frontage glass area. 3) Condition 12. Revise the Chinese characters of the sign logo to translate the business name or the services offered at the express mail service business.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS:

Member Furuto inquired about the items assigned to next schedule DRB meeting. Planner Lunar stated that next DRB meeting includes the Courtyard by Marriot Hotel Project and several single-family housing projects. Member Furuto inquired whether the staff could schedule the Marriot Hotel Project by itself, or have all the single-family housing projects at the beginning of the next DRB meeting. Planner Luna replied that the Board can request to have the agenda items taken out of order at the beginning of the meeting.

Member Furuto stated that the Courtyard by Marriot Hotel Project might take the entire DRB meeting for the Board to go over. Planner Luna stated that the staff can ask the applicant if they would like to move their project to the second meeting in May.

Chairperson Yeung inquired about the amount of residential project scheduled for the next Board Meeting. Planner Luna replied that two or three residential project.

Member Tsui inquired about the type and size of residential projects that are scheduled for the next Board Meeting. Planner Luna replied that they are two-story residential dwellings, with two of them on a hillside.

Member Hamner inquired if the applicant for the Courtyard by Marriot Hotel Project is changing the elevation of the building. Planner Luna stated that he does not know the extent of work being done at this time but can ask the project planner Tewasart.

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:26 p.m. on April 21, 2015, until the next regularly scheduled meeting on May 5, 2015 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development