

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MAY 19, 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, May 19, 2015 at 7:00 p.m.

CALL TO ORDER:

Vice-Chair Allen Wong called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Allen Wong, Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Member Joseph C. Reichenberger, Member Celeste Morris Nguyen

ALSO PRESENT: Michael A. Huntley, Director of Community and Economic Development; Harald Luna, Assistant Planner; Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

ELECTION

Member Allen Wong was nominated for chairperson

Action Taken: The Board elected Allen Wong as Chairperson

Motion: Moved by Member Reichenberger and seconded by Member Nguyen, motion carried by the following vote:

Ayes: Commissioners: Wong, Tsui, De Dios, Reichenberger, and Nguyen

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

Member Wally Tsui nominated as Acting Vice-Chairperson

Action Taken: The commission elected Wally Tsui as Vice-Chairperson

Motion: Moved by Chair Wong and seconded by Member Reichenberger, motion carried by the following vote:

Ayes: Commissioners: Wong, Tsui, De Dios, Reichenberger, and Nguyen

Noes: Commissioners: None

Absent: Commissioners: None
Abstain: Commissioners: None

MINUTES:

October 21, 2014

Action Taken: The Board approved the minutes from the regular meeting of October 21, 2014.

Motion: Moved by Vice-Chair Tsui and seconded by Chairperson Wong, motion carried by the following vote:

Ayes: Commissioners: Wong, Tsui, De Dios, Reichenberger, and Nguyen
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

[1.] UNFINISHED BUSINESS: None

[2.] NEW BUSINESS:

2-A NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE – 339 ROCA WAY (DRB-15-12)

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new 4,865 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the north side of Roca Way between Bradshaw Avenue and Grandridge 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 with the following added conditions: 1) Condition 13. At the time of plan check submittal, the property owner/applicant must submit a plan that shows how the water fountain will use a recycling water system, subject to the review and approval of the Planner. The recycling water system must be installed at the time of final inspection. 2) Condition 14. At the time of plan check submittal, the site plan must indicate all the type of tree species that will be removed from the site.

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

Ayes: Commissioners: Wong, Tsui, De Dios, Reichenberger, and Nguyen
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

2-B NEW WALL SIGN AND MONUMENT SIGN – 999 MONTEREY PASS ROAD (DRB-15-06)

The applicant, Robert May, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 999 Monterey Pass Road. The subject property is located on the west side of Monterey Pass Road, between Davidson Drive and Vagabond Drive. The subject property is zoned O-P (Office Professional) and designated E/T (Employment/Technology) 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 11. At the time of plan check submittal, the property owner must submit a drip irrigation system plan for the new planter area around the monument sign, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection. 2) Condition 12. On the sign plan, provide 6-inch tall address numbers that are contrasting in color on the upper corner of the northern most area of the building front (east) elevation wall or on the building store front window, subject to the review and approval of the Planner.

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

Ayes: Commissioners: Wong, Tsui, De Dios, Nguyen, and Reichenberger
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

[3.] BOARD COMMUNICATIONS AND MATTERS:

Vice-Chair Tsui inquired about when the Board will receive legal training. Planner Luna replied that there is not a set date but Director Huntley and the Assistant Attorney are working on date.

Member De Dios inquired if there is a time frame for the Board to provide their comments regarding the South Garfield Specific Plan. Senior Planner Tewasart replied that the Board should provide their comments to the staff within the next two weeks. Senior Planner Tewasart stated that there is going to be a community work shop scheduled for June 1st at the George Alder Park Community room. Following the workshop there will be a joint meeting with the City Council, Planning Commission and Design Review Board to go over the document with the consultant and then the draft specific plan will be finalized to go before the Planning Commission. Member De Dios asked who should the Board sent their comments to. Planner Tewasart replied that the Board should send their comments to Senior Planner Samantha and/or Director Huntley.

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:40 p.m. on May 19, 2015, until the next regularly scheduled meeting on June 2, 2015 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development