

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

CALL TO ORDER:

Chairperson Wong called the Design Review Board meeting to order at 7:14 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Absent: Member Eric Brossy De Dios

ALSO PRESENT: Samantha Tewasart, Senior Planner; Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

November 18, 2014

Action Taken: The Board approved the minutes from the regular meeting of November 18, 2014

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

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

Noes: Commissioners: None

Absent: Commissioners: De Dios

Abstain: Commissioners: None

December 2, 2014

Action Taken: The Board approved the minutes from the regular meeting of December 2, 2014

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

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

January 20, 2015

Action Taken: The Board approved the minutes from the regular meeting of January 20, 2015

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

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

February 3, 2015

Action Taken: The Board approved the minutes from the regular meeting of February 3, 2015

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

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

[1.] **UNFINISHED BUSINESS:** None

[2.] **NEW BUSINESS:**

2-A **ADDITION TO SINGLE-FAMILY DWELLING GREATER THAN 2,000 SQUARE FEET – 1611 ROLLING HILL DRIVE (DRB-15-15)**

The applicant, Lifu Ju, on behalf of the property owner, Hiram Lim, is requesting design review approval for a 675 square foot first floor addition and exterior remodel. The property is located on the west side of Rolling Hill Drive one property to the north from the northwest corner of Rolling Hill Drive and Brightwood Street. The subject property is approximately 8,600 square feet in size, and is currently developed with a 1,801 square foot one-story single-family residence 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 modified and added conditions: 1) Condition 11. Unless

permit records show that the paved area between the retaining block wall and driveway within the front yard area had prior approval, at the time of plan check the revised site plan must provide a minimum 5 foot wide landscape planter between the existing retaining block wall and driveway within the front yard area, subject to the review and approval of the Planner. 2) Condition 13. The plan check elevation plans must show roof drainage, such as gutters and downspouts (matching exterior building color), subject to the review and approval of the Planner. The roof drainage design must be reviewed and approval by the Public Works Engineering and Building and Safety Divisions. 3) Condition 14. The retaining concrete block wall located along the driveway within the front yard area must be stucco treated and painted a color to compliment the dwelling, subject to the review and approval of the Planner. The applicant/property owner must verify the ownership and location of the existing block walls and obtain all necessary approvals to perform stucco treatment and painting on walls prior to commencing any work. 4) Condition 16. The new windows for the addition areas and the existing windows on the dwelling must match in style, color and materials, subject to the review and approval of the Planner.

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

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

2-B NEW WALL SIGN AND MONUMENT SIGN – 588 MONTEREY PASS ROAD (DRB-15-08)

The applicant, Kiyoshi Graves, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 588 Monterey Pass Road. The subject property is located on the east side of Monterey Pass Road, between Vagabond Drive and Garvey Avenue. The subject property is zoned O-P (Office Professional) and designated E/T (Employment/Technology) in the General Plan.

Action Taken: The Board continued the application to the July 21, 2015 meeting, to allow the applicant additional time to address the items discussed and recommended: 1) Provide ingress and egress directional signage to the recycling and parking areas. 2) Submit a revised monument sign that accurately reflects a balanced design that incorporates more durable and professional quality materials that are architecturally consistent with the design of the building. 3) Consider using an anodized aluminum or pre-finished backing for the monument sign area that is painted to compliment the building color. 4) Revise the monument sign text design to have either internally illuminated or reverse (backlit) channel letters, routed-out or a push thru design with an opaque acrylic face. 5) On the monument sign, consider using an LED digital panel to indicate the price per pound. 6) Divide the proposed monument sign area into two (upper and bottom) sections to separate the business

name from the price per pound. 7) On the monument sign, consider removing the hours of operation and incorporating the building address number.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:19 p.m. on July 7, 2015, until the next regularly scheduled meeting on July 21, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development