

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

CALL TO ORDER:

Vice-Chair Tsui 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 Wally Tsui, Member Eric Brossy de Dios, Member Joseph C. Reichenberger, Member Celeste Morris Nguyen

Board Members Absent: Chair Allen Wong

ALSO PRESENT: Harald Luna, Assistant Planner; Samantha Tewasart, Senior 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 – 4-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 217 NORTH NICHOLSON AVENUE DESIGN REVIEW BOARD (DRB-15-14)

The applicant, Angus Lin, is requesting design review approval for the construction of a 4-unit condominium development at 217 North Nicholson Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 14. At the time of plan check, the entire length of the retaining wall located on the south side of the driveway adjacent to unit A must have a stone veneer siding (Stone Veneer by Coronado Stone, French Country Villa Stone, Color: Bordeaux) with a wrought iron guard railing system painted brown to match the wrought iron railing on the dwelling units, subject to the review and approval of the Planner.

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

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

Noes: Commissioners: None
Absent: Commissioners: Wong
Abstain: Commissioners: None

1-B NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 221-223 SOUTH NEW AVENUE (DRB-15-23)

The applicant, Gary Lin, is requesting design review approval for the construction of a 5-unit condominium development at 221-223 South New Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following modified and added conditions: 1) Condition 15. At the time of plan check, the applicant/property owner must submit a revised elevation plan and a lighting plan for the entire property. The elevation plan must show the location of all the exterior light fixtures. The exterior light fixtures must be stainless steel and have a modern design consistent with the architectural style of the dwelling units, subject to the review and approval of the Planner. 2) Condition 19. The fiber cement lap board with a wood grain finish must be stained with a natural redwood color. A sample of the stain must be submitted at the time of plan check for review and approval by the Planner. 3) Condition 20. At the time of plan check, a detailed east-west cross section must be provided to show that there will be adequate access from the driveway ramp into the required garage parking areas for units 1 and 3, subject to the review and approval of the Public Works Engineering Division, the Building Division and the Planning Division.

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

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

[2.] NEW BUSINESS:

2-A NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 10-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 224-230 NORTH LINCOLN AVENUE DESIGN REVIEW BOARD (DRB-15-20)

The applicant, Melissa Stinar, is requesting design review approval for the construction of a 10-unit condominium development at 224-230 North Lincoln Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 16. The vehicle and pedestrian access gates to the subterranean parking level must be

decorative wrought iron with a rust patina finish color to match the custom wrought iron railing system for the balconies, subject to the review and approval of the Planner. 2) Condition 17. Landscape and irrigation plans must be submitted at the time of the plan check. The landscape and irrigation plans must show how the project applies Low Impact Development (LID) principles and practices to manage storm water in a way that reduces the impact of built area and promotes the natural movement of water within an ecosystem or watershed, such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

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

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

2-B NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 234 NORTH CHANDLER AVENUE (DRB-15-22)

The applicant, Ming Huo, on behalf of the property owners, is requesting design review approval for the construction of a 2-unit condominium residential development at 234 North Chandler Avenue in the R-3 (High-Density Residential) Zone.

Action Taken: The Design Review Board Approved the Conditions of Approval as stated in the staff report with the following added conditions: 1) Condition 16. On the Elevation and Floor plans for Unit A, the washer and dryer must be internally accessible from either the dining area or the garage. The exterior pedestrian door to the washer and dryer room on the north elevation must be removed. 2) Condition 17. On the Elevation plan for Unit B, the chimney must either be reduced in height, not to exceed the second floor roofline, or the fireplace must be relocated so that the chimney is integrated into the second floor building walls. 3) Condition 18. The garage doors and the exterior rear and side pedestrian doors for the two dwelling units must be painted in a light brown color to match the window trims of the dwelling units, subject to the review and approval of the Planner.

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

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

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:00 p.m. on November 3, 2015, until the next regularly scheduled meeting on November 17, 2015 at 7:00 p.m. in the Council Chambers.

Michael Huntley

Director of Community and Economic Development