

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
April 5, 2016**

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 5, 2016 at 7:00 p.m.

CALL TO ORDER:

Vice-Chair Wally Tsui called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Board Members Absent: Chairperson Allen Wong, Member Eric Brossy de Dios

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

January 5, 2016

Action Taken: The Board approved the minutes from the regular meeting of January 5, 2016

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

Ayes: Commissioners: Tsui, Nguyen and Reichenberger

Noes: Commissioners: None

Absent: Commissioners: Wong and De Dios

Abstain: Commissioners: None

February 16, 2016

Action Taken: The Board approved the minutes from the regular meeting of February 16, 2016

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

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

[1.] UNFINISHED BUSINESS:

1-A ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 721 EAST EMERSON AVENUE (DRB-16-08)

The applicants, Daniel Pang and Monica Chow, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 721 East Emerson Avenue in the R-2 (Medium-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.

Modified:

10. At the time of plan check submittal, the Site Plan must include a legend to clearly show all landscape and hardscape areas. The Site Plan must show the types of plants, groundcover, mulch, and gravel that will be placed in the front yard area. The plant types must be water efficient and drought tolerant, subject to the review and approval of the Planner. All landscaped areas and existing irrigation system must be properly maintained at all times.

Added:

13. At the time of plan check submittal, the Site Plan must show the roof eaves for the dwelling and garage. On the Site Plan and Elevation Plan, the roof eaves must be a maximum of 18 inches.

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

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

1-B ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 654 SOUTH LINCOLN AVENUE (DRB-16-07)

The applicants, Luong Luc, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 654 South Lincoln Avenue in the R-1 (Single-Family 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.

Modified:

10. At the time of plan check submittal, the Site Plan must include a legend to clearly show all landscape and hardscape areas. The Site Plan must show the types of plants, groundcover, mulch, and gravel that will be placed in the front yard area. The plant types must be water efficient and drought tolerant, subject to the review and approval of the Planner. All landscaped areas and existing irrigation system must be properly maintained at all times.

Added:

13. The exterior light fixture will be Franklin Iron Works (Hickory Point 12" High) in a ~~black~~ white finish.
14. At the time of plan check submittal, the front West Elevation must show that the existing vertical wood siding will be painted to match the (La Habra – Shamrock – 14 Slate B-200) stucco color. The Color and Material Legend must identify the paint brand name, color code, and paint name, subject to the review and approval of the Planner.
15. At the time of plan check submittal, the Roof and Elevation Plans must show that the roof will be a Dutch hip style to be consistent throughout the dwelling, subject to the review and approval of Planner.

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

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

1-C NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND A DETACHED SINGLE-STORY SECOND-UNIT – 1668 VAGABOND DRIVE (DRB-16-05)

The applicant, Steve Sun, on behalf of the property owner, is requesting design review approval for the construction of a new primary 3,950 square foot 2-story single-family residential dwelling with an attached 3-car garage and a detached 941 square foot single-story second-unit with an attached 2-car garage at 1668 Vagabond Drive in the R-1 (Single-Family 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.

Modified:

11. An irrigation and landscape plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the location, type and size

of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices. The landscape plan must show the type of landscaping that will be used for all the hillside areas. The irrigation 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.

Added:

13. At the time of plan check submittal, the elevation plans must show the front door of the primary single-family residential dwelling centered between the front porch columns.
14. At the time of plan check submittal, the site plan must show a 3 foot wide pedestrian gate within the proposed 6 foot high block wall located adjacent to the rear (north) property line to access the hill side areas within the subject property, subject to the review and approval of the Planner.

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

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

1-D NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1038 WEST GARVEY AVENUE (DRB-16-04)

The applicant, Larry Tian, is requesting design review board approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage at 1038 West Garvey Avenue in the R-3 (Medium-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.

Added:

13. At the time of plan check submittal, the revised elevation plans must show how the exterior light fixtures design will be a Bellagio 20.5 Inch High Energy Efficient Outdoor Wall Light.
14. At the time of plan check submittal, the wrought-iron railing for the balcony located on the second floor of the south (rear) elevation plan must reflect a contemporary railing design to match the design of the dwelling, subject to the review and approval of the Planner.
15. At the time of plan check submittal, the elevation plans must reflect how the stone veneer will wrap around the entire length of the west elevation of the

garage, subject to the review and approval of the Planner.

16. At the time of plan check submittal, the elevation plan's exterior finish schedule must indicate how the chimney cap will be a dark grey color, subject to the review and approval of the Planner.
17. At the time of plan check submittal, the elevation and roof plans must show how the dwelling's roof eaves will be 18 inches maximum.
18. At the time of plan check submittal, the revised elevation plans must show how there will not be under eave decorative molding.
19. At the time of plan check submittal, the site plan must show that there will not be a vehicle gate across the driveway in order to provide adequate vehicle access to the site and not have vehicles encroach into the City public right-of-way. The revised location of the perimeter fencing and pedestrian gate located along the landscaped areas within the front yard area must be shown on the site plan.

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

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

[2.] NEW BUSINESS: None

[3.] BOARD COMMUNICATIONS AND MATTERS: None

[4.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:53 p.m. on April 5, 2016, until the next regularly scheduled meeting on April 19, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development