

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
June 7, 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, June 7, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:03 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Members Joseph C. Reichenberger, Elizabeth Yang, and John Man

Board Members Absent: Vice-Chair Celeste Morris Nguyen

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

May 17, 2016

Action Taken: The Board approved the minutes from the regular meeting of May 17, 2016

Motion: Moved by Member Yang and seconded by Member Man motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, Yang and Man

Noes: Members: None

Absent: Members: Nguyen

Abstain: Members: None

[1.] CONSENT: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE AND NEW SIGNS – 221 NORTH ATLANTIC BOULEVARD (DRB-16-19)

The applicant, Julie Hsu of Superco, is requesting approval to repaint an existing two-story commercial building and install new signage at 221 North Atlantic Boulevard in the R-S (Regional Specialty) Zone.

Action Taken: The Design Review Board Approved the conditions of approval as stated in the staff report with the following added conditions.

Added:

11. The vertical text of the freestanding sign must be stacked so that the letters/characters are oriented 90 degrees from the vertical position and read from bottom to top.
12. The existing metal gable roof at both ends of the building and the roof coping must be painted dark grey. An appropriate paint type must be utilized on the metal to properly adhere and avoid peeling to the best extent possible. The paint on the metal roof must be continuously maintained.

Motion: Moved by Board Member Yang and seconded by Board Member Man motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, Yang and Man
Noes: Members: None
Absent: Members: Nguyen
Abstain: Members: None

3-B NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED SECOND DWELLING UNIT – 129 GLADYS AVENUE (DRB-16-16)

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new 2,229 square foot 2-story single-family residential dwelling with an attached 512 square foot 2-car garage and an attached 540 square foot single-story second dwelling unit with an attached 247 square foot 1-car garage at 129 Gladys 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 added condition.

Added:

14. At the time of plan check the applicant/property owner must submit a revised site plan with a driveway opening and drive approach width of 20 feet, subject to the review and approval by the Public Works Engineering Division and of the Planner. The vehicle sliding gates must be redesigned to accommodate

the 20 foot driveway opening, subject to the review and approval of the Planner.

Motion: Moved by Board Member Yang and seconded by Board Member Man motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, Yang, and Man
Noes: Members: None
Absent: Members: Nguyen
Abstain: Members: None

3-C ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1200 HILLSIDE STREET (DRB-16-20)

The applicant, Kyle Imoto, on behalf of the property owner, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1200 Hillside Street 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.

Motion: Moved by Board Member Man and seconded by Board Member Yang motion carried by the following vote:

Ayes: Members: De Dios, Reichenberger, Yang, and Man
Noes: Members: None
Absent: Members: Nguyen
Abstain: Members: None

[4.] BOARD COMMUNICATIONS AND MATTERS:

Board Member Reichenberger stated that he was not going to attend the next regular scheduled Design Review Board meeting of June 21, 2016. Board Member inquired about how many board members need to be present during a meeting to have a quorum. Chair-person De Dios stated 3 board members. Chair-person also stated that he was not going to attend the regular scheduled Design Review Board meeting of July 5, 2016.

[5.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 8:07 p.m. on June 7, 2016, until the next regularly scheduled meeting on June 21, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development