

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
July 19, 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, July 19, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:05 p.m.

ROLL CALL:

Planner Luna called the roll:

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

Board Members Absent: Vice-Chair Celeste Morris Nguyen

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

SWEAR IN: City Clerk Vincent D. Chang swore in Gay Q. Yuen to the Design Review Board.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

June 21, 2016

Action Taken: The Board approved the minutes from the regular meeting of June 21, 2016

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

Ayes: Members: De Dios, Reichenberger, and Yang

Noes: Members: None

Absent: Members: Nguyen

Abstain: Members: Yuen

[1.] CONSENT: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – THREE STORY, 12-UNIT CONDOMINIUM DEVELOPMENT (CITIZEN’S MEDICAL PLAZA) – 120 WEST HELLMAN AVENUE (DRB-15-24)

The applicant, Jin Zeng, is requesting design review approval for a new three-story, 27,583 square foot 12-unit condominium development (Citizen’s Medical Plaza) at 120 West Hellman Avenue in the C-P (Commercial Professional) 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:

12. At the time of plan check submittal the applicant/property owner must submit an exterior lighting plan. The exterior accent lighting must be of a modern design that has an anodized bronze finish to compliment the aluminum store front windows and entry system framing. The exterior lighting must be shielded to prevent the direct spillage of light or glare onto adjacent lots and public rights-of-way. The lighting fixtures placement for the building and parking lot area must be concealed from sight and have a discrete illumination system throughout the property.

Added:

18. At the time of plan check submittal the applicant/property owner must submit a revised material sample for the “Parklex” high-density wood board façade cladding. The “Parklex” wood board façade cladding must be of a lighter wood color tone to match the color tone shown on the approved renderings and compatible in color with the other building materials, subject to the review and approval of the Planner.

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

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

3-B NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 404 EAST NEWMARK AVENUE (DRB-16-06)

The applicant, Lap Nguyen, on behalf of the property owner, Lin Tran, is requesting design review approval for the construction of a 2-unit condominium residential development at 404 East Newmark 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.

Added:

13. At the time of plan check submittal the applicant/property owner must submit revised plans for the family room exterior wall projection areas of the south elevation of house #2 and the north elevation of house #1 to provide a window seat/sill or have the family room exterior wall projection areas meet the required 5 foot south side setback and 15 foot north side setback areas, subject to the review and approval of the Planner.
14. The proposed vinyl fence located adjacent to the east (rear) property line must be a light brown color to compliment the proposed 2-unit condominium residential development, subject to the review and approval of the Planner.
15. The applicant/property owner must verify the ownership and location of the existing block wall located along the south property line and obtain all necessary approvals to perform stucco treatment and painting on the wall to match the stucco treated block walls located within the front yard area prior to commencing any work. If all the necessary approvals are not obtained by the owner of the block wall the applicant/property owner must install a vinyl fence maximum 6 feet in height within the subject property along the south property line behind the 25-foot front yard setback area. The vinyl fence must be in a light brown color to match the proposed vinyl fencing located along the east property line, subject to the review and approval of the Planner.

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

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

3-C NEW MASTER SIGN PROGRAM – 750 SOUTH ATLANTIC BOULEVARD (DRB-16-14)

The applicant, Andrew Tran of Discount Signs & Printing, on behalf of the property owner is requesting design review approval for a new master sign program at 750 South Atlantic Boulevard in the C-P (Commercial Professional) Zone.

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

Added:

14. Provide address numbers that are contrasting in color with the building exterior wall. The address numbers for the tenant spaces 700 and 720 must be consistent in size, color and match in height. The tenant space address numbers 728 and 788 must also be consistent in size, color and match in height, subject to the review and approval by the City of Monterey Park Fire Prevention Division and Planning Division.
15. A revised final master sign program must be submitted to the Planning Division that illustrates the approved sign colors to be acrylic red (#2793), yellow (#2540), white (#7138), vinyl red (#031), yellow (#021), white (#010), and established corporate colors.

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

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

[4.] BOARD COMMUNICATIONS AND MATTERS:

Board Member Reichenberger inquired about the public notification process for Planning Commission and Design Review Board applications. Senior Planner Tewasart stated that State land use laws requires public notification for entitlement applications before the Planning Commission, but does not require public notification for Design Review Board applications. Assistant Planner Luna stated that unless a project requires an entitlement the review process for a new single-family residential dwelling development would only require Design Review Board review and approval.

Chairperson De Dios inquired about the approval modification to the façade design of the Courtyard by Marriott Hotel project and the banner that illustrates the original hotel façade design and whether there is any obligation to change the hotel design illustration on the banner or should have the DRB conditioned the project at the time of approval. Senior Planner Tewasart stated that there is no obligation because it is content related. City can regulate the size and location but not the content. Also, to provide the DRB with an update, the developer is currently making a request with the City to update the illustration of the banner and is asking for a larger freestanding construction sign which is under review.

Member Yang stated that the Monterey Park Centennial Committee is having a centennial celebration dinner on Saturday, October 22, 2016 and the cost for the ticket is \$25. The centennial celebration dinner will be held at the Langley Center.

Chairperson De Dios welcomed Member Yuen to the Design Review Board. Member Yuen stated that she was not going to attend the next regular scheduled Design Review Board meeting of August 2, 2016.

[5.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 9:00 p.m. on July 19, 2016, until the next regularly scheduled meeting on August 2, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development