

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
SPECIAL MEETING
August 2, 2016**

The Design Review Board of the City of Monterey Park held a Special Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, August 2, 2016 at 7:15 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:15 p.m.

ROLL CALL:

Planner Tewasart 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, and Member Gay Q, Yuen

ALSO PRESENT: Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES:

July 19, 2016

Action Taken: The Board approved the minutes from the regular meeting of July 19, 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, and Yuen

Abstain: Members: None

[1.] CONSENT: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1140 SOUTH LINCOLN AVENUE (DRB-16-22)

The applicant, Xu Jin Zeng, is requesting design review approval for an addition to an existing single-family residential dwelling that will result in a total square footage greater than 2,000 square feet at 1140 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.

Motion: Moved by Board 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, and Yuen
Abstain: Members: None

3-B NEW MASTER SIGN PLAN – 133 WEST GARVEY AVENUE (DRB-16-23)

The applicant, Jorge Diaz of LA Sign Shop, on behalf of the property owner is requesting design review approval for a new master sign plan at 133 West Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development Overlay) Zone.

Action Taken: The Design Review Board Continued the application to the meeting of August 16, 2016, per the applicant's request.

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

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

3-C NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 206 NORTH MOORE AVENUE

The applicant, David Chun is requesting to present the conceptual design plans for a proposed 5-unit residential condominium development project at 206 North Moore Avenue in the R-3 (High-Density Residential) Zone.

The Design Review Board reviewed the conceptual design plans and presentation by the applicant for the proposed 5-unit residential condominium development project at 206 North Moore Avenue in the R-3 (High-Density Residential) Zone, and provided preliminary comments to the applicant.

Recommendations:

- On sheet A2.3 Mezzanine Plan revise the plan to show how the split level mezzanine master area will be accessed and/or used from the master bedroom.
- Consider using an alternative composite material for the siding that will require less maintenance.
- Provide a vertical window on the second floor of the light well north facing exterior wall elevation to allow more natural lighting into the kitchen area of unit B.
- Consider revising the common open space landscape design layout in the rear yard area so that it meets the intent of truly being common open space that can be useable by all the residents of the property.
- Consider revising the rear building elevations of unit A and B and the front building elevations of units C, D, E and/or provide more landscaping to provide visual relief to the residential structures.

Action Taken: No action required.

[4.] BOARD COMMUNICATIONS AND MATTERS:

Chairperson De Dios stated that he was not going to attend the next regular scheduled Design Review Board meeting of August 16, 2016.

[5.] ITEMS FROM STAFF: None

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:58 p.m. on August 2, 2016, until the next regularly scheduled meeting on August 16, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development