

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
SPECIAL MEETING
November 14, 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, Monday, November 14, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:07 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: Member Gay Q. Yuen

ALSO PRESENT: Michael A. Huntley, Community and Economic Development Director, Samantha Tewasart, Senior Planner, and Harald Luna, Assistant Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

MINUTES: None

[1.] CONSENT:

1-A MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – HOTEL DEVELOPMENT – COURTYARD BY MARRIOTT – 521-633 NORTH ATLANTIC BOULEVARD (DRB-16-18)

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: Yuen
Abstain:	Members: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE – 312 FLORENCE AVENUE (DRB-16-30)

The applicant, Chi S. Lam, on behalf of the property owner, David Dai, is requesting design review approval for the construction of a new 3,160 square foot 2-story single-family residential dwelling with an attached 3-car garage at 312 Florence 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.

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: Yuen
Abstain: Members: None

3-B NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL DEVELOPMENT – 520 FLORENCE AVENUE (DRB-16-01)

The applicants, Donivin Foltz and David M. Parker, on behalf of the property owners, Hsieh, Daniel & Hsieh, Jeany, are requesting design review approval for the construction of a 2-unit 2-story residential development at 520 Florence 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 conditions:

- 1) Condition 13. At the time of plan check submittal, the elevation plans must show how the under eave moldings will either be 6" x 6" up to 8" x 8" in size, subject to the review and approval of the Planner.
- 2) Condition 14. Provide a landscape planter minimum 3 feet in width between the front elevation living room window of unit B and the guest parking spaces.
- 3) Condition 15. The plan check elevation plans must show a roof drainage system in an anodized material. The rain gutter must be painted white (Valspar Four Winds 20-1A) to match the fascia boards and the downspouts must be painted light brown (La Habra Stucco: Smooth Finish: Alamo 524) to match the dwelling walls, 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, and Yang

Noes: Members: None
Absent: Members: Yuen
Abstain: Members: None

[4.] BOARD COMMUNICATIONS AND MATTERS: None

[5.] ITEMS FROM STAFF:

Director Huntley indicated that he had several items for the Board. First, he thanked the Board for attending and accommodating the special meeting. Second, staff will be having training with the Planning Commissioners on November 22, 2016 and the City Attorney would like to group the training with the Design Review Board members on how to conduct a public meeting, and then have additional design training for the DRB in the near future. Also, last Thursday the Marriott officially submitted their plans for plan check. Lastly, the City is going to be hosting a groundbreaking ceremony for the Market Place next Wednesday at 3:00 p.m. at the Market Place site.

ADJOURNMENT:

The Design Review Board adjourned the meeting at 7:58 p.m. on November 14, 2016, until the next regularly scheduled meeting on December 6, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development