OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 6, 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, Monday, December 6, 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 Gay Q. Yuen
Board Members Absent: Member Elizabeth Yang

ALSO PRESENT: 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: None

[2.] UNFINISHED BUSINESS: None

[3.] NEW BUSINESS:

3-A NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND AN ATTACHED SECOND DWELLING UNIT – 722 EAST HELLMAN AVENUE (DRB-16-34)

The applicant, Kamen Lai, is requesting approval for a new primary single-family residential dwelling with an attached 2-car garage and an attached second dwelling unit with an attached 1-car garage at 722 East Hellman 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:

1) Condition 14. At the time of plan check submittal, the site plan must show how the vehicle gate across the driveway will provide adequate vehicle access to the site and not have vehicles encroach into the City public right-of-way, subject to the review and approval of the Public works Engineering Division.

2) Condition 15. At the time of plan check submittal, the site and landscape plans must clearly indicate the type and size of all the existing trees on the property that will remain and be removed from the site. The applicant/property owner must preserve as many of the existing trees that will not have an impact on the development of the residential dwelling units.

3) Condition 16. More natural light must be provided for the alcove area located between the main dwelling's 2-car garage and in front of the second dwelling unit's kitchen area, and within the front porch of the second dwelling unit.

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

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

SWEAR IN:

Ivan Lam sworn in by City Clerk Vincent Chang at 7:25 p.m.

3-B EXTERIOR REMODEL NO INCREASE IN SQUARE FOOTAGE – 613 WEST GARVEY AVENUE (DRB-16-31)

The applicant, Nancy Chien, is requesting design review approval for an exterior remodel with no increase in square footage at 613 West Garvey Avenue in the C-B (Central Business) Zone.

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

Added:

1) Condition 9. The roof parapet walls and screening materials must fully screen all roof mounted mechanical equipment from surrounding public right-of-ways and adjacent properties.

2) Condition 10. The brick colors must be consistent with the colored renderings, subject to the review and approval of the Planner.

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

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

3-C NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 780 WEST GARVEY AVENUE (DRB-16-28)

The applicant, Yung Kao, on behalf of the property owner, is requesting design review approval for a new one-story 6,100 square foot multi-tenant commercial development at 780 West Garvey Avenue in the R-S (Regional Specialty Center) Zone.

Action Taken: The Design Review Board Continued the application to allow the applicant additional time to address the items discussed at the December 6, 2016 meeting.

Recommendations:

- Prior to plan check submittal, an Easement Agreement must be recorded for access, parking, use of trash bins, trash enclosures and monument sign. Driveways, parking and trash enclosures will be shared among adjacent property owners and an appropriate recorded reciprocal ingress/egress and cross parking agreements must be incorporated or a lot tie between the subject property and the adjacent property located at 740 West Garvey Avenue will be required.
- On the Proposed Site Plan, consider revising the design of the existing drive approach located on the adjacent property 740 West Garvey Avenue along Atlantic Boulevard to provide adequate ingress and egress to the property, subject to the review and approval of the Public Works Engineering Division.
- On the Elevation Plans, provide a roof coping pop-out design for the building located adjacent to the north property line (Tenant A) to match the roof coping design of the building located adjacent to the west side property line (Tenant spaces B, C, & D).
- On the Proposed Site Plan, provide a note to state that there will be no assigned parking within the parking lot area.
- The Proposed Site Plan and Landscape Plan must be revised to provide adequate landscape screening around the transformer. Consider revising the transformer location to accommodate the landscape screening and provide appropriate setback clearances to the property lines and parking lot areas.
- Provide appropriate curb radiuses for all the landscape planter areas to ensure adequate internal vehicle circulation.

- Provide additional decorative exterior light fixtures with a modern design consistent with the architectural style of the building to provide adequate lighting for the building entrances and outdoor plaza areas.
- On the Proposed Site Plan and Ground Floor/Roof Plans, in addition to the 4-foot dedication along the west property line, consider setting back the building (Tenant spaces B, C, & D) along the west side of the property to align with the existing building on the adjacent lot.

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

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

3-D EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 861 SOUTH ATLANTIC BOULEVARD (DRB-16-36)

The applicant, Charles Smyth, on behalf of the property owner, is requesting design review approval for an exterior remodel with no increase in square footage at 861 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 amended and added conditions:

Amended:

1) Condition 13. The perforated corrugated metal panels and the hollow structural steel posts must have a dark gray anodized finish that will be contrasting with the two shades of gray paint colors of the parapet walls and to eliminate reflectivity, subject to the review and approval of the Planner.

Added:

1) Condition 17. Install a raised landscape planter or provide a 3-foot clearance from the ground floor to the bottom of the two vertical perforated panels located along the front (east) elevation between the ground floor parking spaces and suites 867 and 879, subject to the review and approval of the Planner.

2) Condition 18. At the time of plan check submittal, the front (east) elevation must show how the south facing building wing wall located along the north property line will be painted gray to match the parapet wall gray color, subject to the review and approval of the Planner.

3) Condition 19. At the time of plan check submittal, the front (east) elevation must show that the stucco walls will be painted a natural earth tone yellow color to match the color renderings, subject to the review and approval of the Planner.

The revised color and material legend must identify the paint brand name, color code, and paint name.

4) Condition 20. At the time of plan check submittal the parapet walls must show that the two shades of gray colors will be less contrasting in color to one another, subject to the review and approval of the Planner. The revised color and material legend must identify the paint brand name, color code, and paint name.

5) Condition 21. The existing wrought-iron fencing located on the roof parking lot area must be removed or replaced with an appropriate fencing material that is consistent with the modern architectural design and colors of the building, subject to the review and approval of the Planner.

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

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

[4.] BOARD COMMUNICATIONS AND MATTERS: None

[5.] ITEMS FROM STAFF: None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned at 9:40 p.m.

Michael A. Huntley
Director of Community and Economic Development