

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
DECEMBER 20, 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, December 20, 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, Elizabeth Yang, Gay Q. Yuen, Ivan Lam

Board Members Absent: None

ALSO PRESENT: Michael A. Huntley, Community and Economic Development Director, 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 WALL SIGN – 2409 SOUTH GARFIELD AVENUE (DRB-16-35)

The applicant, Alexis Estrada of Neon Sign Company, on behalf of the property owner, is requesting approval for a new wall sign at 2409 South Garfield Avenue in the GVN-S (Garfield Village Neighborhood Shopping) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-16-35) application, subject to the conditions of approval as stated in the staff report.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

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

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

3-B ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1400 ARRIBA DRIVE (DRB-16-38)

The applicant, HK Yit and Lorena Cheng, are requesting design review approval for an addition to existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 1400 Arriba Drive in the R-1 (Single-Family Residential) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-16-38) application, subject to the conditions of approval as stated in the staff report.

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

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

3-C NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MIXED-USE DEVELOPMENT – 102 HOTEL ROOMS, 4,061 SQUARE FOOT RESTAURANT, AND 84 RESIDENTIAL UNITS - 420 NORTH ATLANTIC BOULEVARD (DRB-16-29)

The applicant, James Chou, is requesting design review approval to construct a new 5-story mixed-use project, including 102 hotel rooms, a 4,061 square foot restaurant, and 84 residential unit development at 420 North Atlantic Boulevard in the R-S, P-D (Regional Specialty Center, Planned Development Overlay) Zone.

Action Taken: The Design Review Board (1) opened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-16-29) application, subject to the conditions of approval as stated in the staff report with an added condition.

Added:

- 1) Condition 14. At the time of plan check submittal the applicant/property must submit a revised site plan that shows the placement of all the underground vaulting and utility boxes which takes into consideration the design layout of the decorative paving material to be used within the driveway and walkway areas on the subject property, 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, Lam, Reichenberger, Yang, and Yuen
Noes: Members: None
Absent: Members: None
Abstain: Members: None

[4.] BOARD COMMUNICATIONS AND MATTERS:

Board Member Elizabeth Yang inquired about the selection of the vice-chair. Chair De Dios stated that he would like to have the selection of the vice-chair on the next DRB agenda.

[5.] ITEMS FROM STAFF:

Director Huntley gave updates to the board on other projects that have been through Design Review Board already. The Monterey Park Market Place is moving forward. A few members of the design team from Costco will be submitting plans to staff at the end of January, and Home Depot will do the same shortly thereafter. In regards to Courtyard by Marriott, plans for plan check were submitted three weeks ago. They anticipate coming out of plan check within the next four to six weeks. If there are no significant structural corrections to the plans that need to be modified, they anticipate starting excavation by the end of January. In regards to the Doubletree, they will probably change the brand it will still be a Hilton brand, but they may change the Doubletree name. Their plans are anticipated to be submitted by next week or so, as they want to submit prior to the 2017 building the code updates that go into effect January 1, 2017.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:34 p.m.

Next regular scheduled meeting on January 3, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development