

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 7, 2017**

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, February 7, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:00 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Members Joseph C. Reichenberger, Ivan Lam, 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:

December 6, 2016

Action Taken: The Design Review Board approved the minutes from the meeting of December 6, 2016 with a modification.

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

Ayes: Members: De Dios, Reichenberger, Lam, and Yang

Noes: Members: None

Absent: Members: Yuen

Abstain: Members: None

[1.] CONSENT: None

[2.] UNFINISHED BUSINESS: None

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

[3.] NEW BUSINESS:

3-A NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 780/740 WEST GARVEY AVENUE (DRB-16-28)

The applicant, Yung Kao, on behalf of the property owner, is requesting design review approval for the development of two one-story 4-tenant commercial buildings totaling 6,100 square feet with its related parking at 780 West Garvey Avenue and parking lot improvements on 740 West Garvey Avenue in the R-S (Regional Specialty Center) Zone.

Action Taken: The Design Review Board (1) reopened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-16-28) application, subject to the conditions of approval as stated in the staff report with an added condition.

- 1) Condition 18. At the time of plan check submittal, should grading require different building elevation heights, the grade difference must be accommodated in the floor slab elevation by extending the storefront height. The elevation plans must show how the cornice, soffit, parapet, and trellis elevation heights must be maintained as a continuous line throughout the length of the building elevations.

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

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

3-B EXTERIOR REMODEL WITH NO INCREASE IN SQUARE FOOTAGE – 1955 SOUTH ATLANTIC BOULEVARD (DRB-16-33)

The applicants, Bill Goodman of Commercial Construction Company and Sterling Foods, Inc. dba Shakey's Pizza, on behalf of the property owner, Bottari Enterprises, LLC, are requesting design review approval for an exterior remodel with no increase in square footage at 1955 South Atlantic Boulevard in the S-C (Shopping Center) 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-16-33) application, subject to the conditions of approval as stated in the staff report with an added condition.

- 1) Condition 14. An appropriate paint type must be utilized on the roof shingles to properly adhere and avoid peeling to the best extent possible. The paint on the roof shingles must be continuously maintained.

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

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

3-C NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1640 COPA WAY (DRB-17-02)

The applicant, Pingsh Han of SGS International Inc., on behalf of the property owners Grace Chiang and Shirley Shen, is requesting design review approval for a new 2,903 square foot single-family dwelling with an attached 2-car garage at 1640 Copa Way 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-17-02) application, subject to the conditions of approval as stated in the staff report with an added condition.

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

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

[4.] BOARD COMMUNICATIONS AND MATTERS:

Chairperson De Dios made an announcement to remind everyone that the Design Review Board meetings are a public forum, so any speakers must speak into the microphone and there should not be any conversations on the side because the last meeting got a little out of hand.

[5.] ITEMS FROM STAFF:

Planner Tewasart reminded the Board that if they have not filed their 700 Form, then they can do so by obtaining it from the City Clerk's office.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:00 p.m.

Next regular scheduled meeting on February 21, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development