

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

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

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Eric Brossy De Dios, Vice-Chair Elizabeth Yang (Late Arrival 7:06pm), Members Joseph C. Reichenberger, and Ivan Lam

Board Members Absent: 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

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 540 WEST GARVEY AVENUE (DRB-17-03)

The applicant, Yung Kao, on behalf of the property owners Hau Xuang Luong and Selina Luong of HSL Realty Inc., are requesting design review approval for the development for a new two one-story 11,356 square foot multi-tenant commercial building with related parking at 540 West Garvey Avenue in the C-B (Central Business Commercial) 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) continued the requested Design Review Board (DRB-17-03) application, to the regular Design Review Board meeting of March 21, 2017 to allow the applicant additional time to address the items discussed at the March 7, 2017.

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

Recommendations:

- Provide a decorative design feature that is compatible with the modern architectural design of the building to secure the passage way, elevator and exterior stairway areas.
- Provide a material sample of the proposed transparent polycarbonate cover for the metal trellis.
- Provide a section plan of the building's second floor exterior corridor area.

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

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

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS:

5-A. MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MARKET PLACE – 2300 GREENWOOD AVENUE

The applicant, MCG Architecture, on behalf of the property owner, M&M Properties, has requested to present modifications to the architectural design for the proposed commercial development – Market Place at 2300 Greenwood Avenue in the R-S (P-D) Zone.

Action Taken: The Design Review Board (1) reviewed the conceptual design plans and presentation by the applicant to allow for the modifications to the architectural design for the proposed commercial; and (2) provided preliminary comments to the applicant. Not an action item.

Recommendations:

- Provide photographs of the project site along with a site photograph diagram that identifies the locations from where the photographs were taken at different viewpoints.
- Provide higher roof lines for the buildings located to the east of the project site.

[6.] BOARD COMMUNICATIONS AND MATTERS:

Chairperson De Dios reminded the other Board members that there is a laser pointer now.

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[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley made an announcement regarding updates on current projects. The Marketplace project is moving forward. They had a bit of a delay due to rain, but they worked on putting in the backbone infrastructure such as the sewers and storm drains. The other components are that they have ran water lines already. They come down Orange Avenue and then runs across the street into the site. So they are moving forward with the project.

The applicant for Costco will be submitting for Plan Check Thursday March 16th.

Also, a representative of the architect for Chick-Fil-A was present for the meeting that took place tonight. Planner Tewart has been working with her, and they are eager to begin their project. They thought they had a design finished for review, but then the applicant came back and wanted to modernize the style a little bit. The project is on target right now, but the center probably won't open until March or April 2018.

Director Huntley stated that staff anticipates a lot of plans coming in for plan check.

Director Huntley stated another project that is moving forward is the Courtyard by Marriott on North Atlantic Boulevard. They got a permit for the excavation and grading. They have heavy equipment on the site and are currently putting in the pilings for the shoring, so a lot of steel is being dropped off on the property. Staff will continue to work with the applicant, architect, and consultants as issues come up with the project. Excavations will occur in the next couple of weeks, and may take more time. For those who know or have friends in the community, please inform them that once construction gets started, especially with the excavation, grading, and shoring they may want to take another north south street to avoid traffic. This will only be a temporary inconvenience. They have submitted a traffic routing map, since they will be bringing in heavy equipment and semi-trucks during business hours, in order to pick up the soil and haul it off site.

Director Huntley stated that the city just finished doing a demolition of a median near the site, in preparation for the project. It backed up traffic for a week or so in that location. Yet, it was only for a short period of time.

Vice-Chair Yang asked if there were any empty tenant spaces for the Marketplace. Director Huntley stated that there has been no issue for them to find tenants for the center. Since the berms have been taken down, the public can see the site from the freeway, and this has helped make the center more marketable to potential tenants. At this point, they have the option to pick the most desirable tenants for their spaces. They also mentioned that Guitar Center is in lease negotiations so it passed the letter of intent. We may hear about Panda Express finding a spot on this site, as well as an eatery called Mod Pizza, which operates like a Pieology, Pizza Rev, or Blaze Pizza. A Southwestern grill was also mentioned, but they have not mentioned which restaurant will fill that particular space. However, they are working through the lease agreements and will be able to share that with us by this May.

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ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:44 p.m.

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

Michael A. Huntley
Director of Community and Economic Development

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