

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 21, 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 21, 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: Eric Brossy De Dios, Elizabeth Yang, Members, Ivan Lam and Gay Q. Yuen

Board Members Absent: Joseph C. Reichenberger

ALSO PRESENT: 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:

2-A. APPROVAL OF MINUTES

December 20, 2016

Action Taken: The Design Review Board approved the minutes from the meeting of December 20, 2016.

Motion: Moved by Chairperson De Dios, motion carried by the following vote:

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

Noes: Members: None

Absent: Members: Reichenberger

Abstain: Members: None

January 17, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of January 17, 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

Motion: Moved by Chairperson De Dios, motion carried by the following vote:

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

February 7, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of February 7, 2017.

Motion: Moved by Chairperson De Dios, motion carried by the following vote:

Ayes: Members: De Dios, Yang, Lam, and Yuen
Noes: Members: None
Absent: Members: Reichenberger
Abstain: Members: 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 of The Architech Group, on behalf of the property owners, Hau Xuang Luong and Selina Luong of HSL Realty Inc., are requesting design review board approval for a new two-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) reopened the public hearing; (2) received documentary and testimonial evidence; (3) closed the public hearing; and (4) approved the requested Design Review Board (DRB-17-03) application, subject to the conditions of approval as stated in the staff report with an added condition.

Added:

- 1) Condition 16. At the time of plan check submittal, the plans must show how the stairway area located on the west side of the building will be secured with a storefront door and fixed window design as shown on sheet A201 a: Elevation Scheme 8a of the Design Review Board plans date-stamped March 15, 2017. The storefront glass must be clear with no tint (Sungate 500 Glass (2) Clear), the storefront frames must be gray aluminum (Kawneer, Charcoal Bake Enamel Finish Mullion), the storefront door frames must be aluminum in a white color (Kawneer, Bone White Bake Enamel Finish Mullion), and the horizontal steel tube beam must be painted gray (6 inch x 8 inch steel tube beam painted finish color: SW2848 Roycroft Pewter by Sherwin Williams) to match the storefront design on the first floor building elevations, subject to the review and approval of the Planner.

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

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

3-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 807 EAST EMERSON AVENUE (DRB-16-25)

The applicant, Kian Yong Liew, on behalf of the property owner, Warren Man Tan, is requesting design review board approval for the construction of a new 3,002 square foot 2-story single-family residential dwelling with an attached 2-car garage at 807 East Emerson Avenue in the R-2 (Medium-Density 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-16-25) application, subject to the conditions of approval as stated in the staff report.

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD COMMUNICATIONS AND MATTERS:

Member Yuen informed the board and staff, that she might not be able to attend the next Design Review Board meeting on April 4, 2017.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Planner Tewasart mentioned that notices of absences are helpful information, especially because in the month of April, the Marketplace project should be coming back to the board. So having a quorum is important. Planner Tewasart also stated that they must remind Member Reichenberger that attendance for the next meetings will be important.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:50 p.m.

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Next regular scheduled meeting on April 4, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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