

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 18, 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, April 18, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy De Dios called the Design Review Board meeting to order at 7:35 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chairperson Eric Brossy De Dios, Vice-Chair Elizabeth Yang, and Members Joseph C. Reichenberger, and Ivan Lam

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: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

March 7, 2017

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

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

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

March 21, 2017

Action Taken: The Design Review Board approved the minutes from the meeting of March 21, 2017.

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

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

[3.] PUBLIC HEARING:

3-A ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 379 POCO WAY (DRB-17-04)

The applicant, Simon Chen, is requesting design review approval for an addition to an existing single-family dwelling that will result in a total square footage greater than 2,000 square feet at 379 Poco 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-17-04) 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, Reichenberger, and Lam
Noes: Members: None
Absent: Members: Yuen
Abstain: Members: None

3-B MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – MARKET PLACE – 2300 GREENWOOD AVENUE (DRB-17-08)

The applicant, Market Place Retail Partners, LLC, is requesting design review approval for modifications to a new commercial development greater than 10,000 square feet at 2300 Greenwood Avenue in the R-S, P-D (Regional Specialty, Planned Development) 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-17-08) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition 12. The elevation plans must show that the Norstone Basalt tile veneer will be light grey or an ash color (not dark grey or black) and have a non-polished finish, subject to the review and approval of the Planner.
- 2) Condition 13. The elevation plan for the fueling station must show that a more refined veneer material will be applied to the canopy support columns, subject to the review and approval of the Planner. Where possible, the same material is to be applied to Retail “A” to tie in the two detached structures that will be utilized by the same operator.

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:

[5.] NEW BUSINESS:

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Member Lam informed the board that he would be absent for the next meeting on Tuesday May 2, 2017 and possibly the following meeting on Tuesday May 18, 2017. He will be traveling to Asia for the next three weeks.

Member Reichenberger thanked the board and staff for working with him for the last 2 years; for this was his last meeting. In return, the members of the board thanked him for his service.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley gave an update on current projects. He anticipated that the city will be receiving an influx of plan checks. There will be some slight modifications for the plan check for Costco because of the finishes, but it will continue to move forward. Chic-Fil-A is also in for plan check. A lot of tenants have signed up to be part of the Marketplace, so now there are only a few spaces left for the center. They are currently working on getting them filled. He also mentioned that tenant improvement and building plans are anticipated to be coming into the city to be reviewed. He gave credit to Planner Samantha and Planner Harald for making sure plans get reviewed, processed, and moved forward.

Director Huntley stated that the new road for the Marketplace is almost done. Paramount and Neil Armstrong access points have been graded down. As for the two other projects, the Marriot continues to move forward with their excavations. They anticipate finishing the excavations by the first of May. They will then want to move forward with the construction of the foundation and first two levels of the parking garage. Since the Best Western hotel project has been reviewed and approved, they have purchased the car dealership lot on the south side. They now own that property and are working closely with Planner Samantha to make modifications to the entitlements. These will first go to the Planning Commission beginning of June and then go to Design Review Board.

Vice-Chair Yang mentioned an article that was sent to her regarding offices in Monterey Pak that were purchased for 81 million dollars by Omninet Capital. The article was in the Los Angeles Business Journal. Director Huntley confirmed that it was a property located on Corporate Center Drive; however, he questioned if the article was correct about the purchase price. The article states \$81 million, but he mentioned that it may have been a typo because he believed it was purchased for \$8 million, 100 thousand. Director Huntley stated that he would look into it and send an email regarding the correct purchase price.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:42 p.m.

Next regular scheduled meeting on May 2, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development