

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
MAY 2, 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, May 2, 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, Vice-Chair Elizabeth Yang, and Member Gay Q. Yuen

Board Members Absent: Member Ivan Lam

ALSO PRESENT: 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:

2-A REORGANIZATION OF THE MONTEREY PARK DESIGN REVIEW BOARD

Action Taken: The Design Review Board motioned to continue the item for the next regular meeting of May 16, 2017.

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

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

[3.] PUBLIC HEARING:

3-A NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 1012 MOONEY DRIVE (DRB-17-07)

The applicant, Yu Hsiang Wang, on behalf of the property owners, Frank Wen Lung Chuang and Grace Kuilan Chang, is requesting design review approval for a new 2,999 square foot 2-story (4-bedroom) single-family residential dwelling with an attached 2-car subterranean garage at 1012 Mooney 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-17-07) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

- 1) Condition12. At the time of plan check submittal, a detailed north-south cross section plan must be provided to show that there will be adequate access with a less abrupt transition from the driveway into the required garage parking area, subject to the review and approval of the Public Works Engineering Division, the Building Division and the Planning Division.
- 2) Condition 13. A revised landscape plan must be submitted as part of the plan check submission. The landscape plan must show the use of a more suitable type of landscape groundcover for the hillside area located within the North West portion of the front yard area. The landscape plan must clearly indicate the location, type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices subject to the review and approval of the Planner.
- 3) Condition14. At the time of plan check submittal, the site plan must show how there will be stairs to provide a proper means of pedestrian access to the terraces located along the east side yard area of the property, subject to the review and approval of the Planner.
- 4) Condition 15. Provide a decorative window sill painted off-white (Advanced Foam, Inc. Sill RS507 Paint: Sherwin Williams SW7008 Alabaster) for the for the bathroom window located on the second level of the front (north) elevation of the dwelling.
- 5) Condition 16. At the time of plan check submittal, the landscape plan must show the paving materials to be used for the stairs, walkways and terraces within the property, subject to the review and approval of the Planner.

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

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

[4.] OLD BUSINESS:

[5.] NEW BUSINESS:

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Chairperson De Dios stated that he will no longer be part of the Design Review Board and thanked the Board. He mentioned that it was a pleasure working with the Board. He will now be serving on the Planning Commission. Vice-Chair Yang and member Yuen thanked chairperson DeDios for his leadership.

Vice-Chair Yang mentioned that Member Lam sent an email regarding his absence for the next meeting of May 16, 2017. Vice-Chair Yang also inquired if there will be a meeting for the May 16, 2017 due to the Design Review Board vacancies and not having a quorum unless the positions have been filled. Planner Tewasart replied that if the Board wishes to continue the meeting to the June 6, 2017 they can do so. Chairperson De Dios asked the board if there was a motion to continue the meeting to the meeting of June 6, 2017. Member Yuen inquired if the board would be receiving new appointments by the next meeting. Planner Tewasart replied that it's a matter of the applications that are re-submitted by existing members as well as new applications submitted by members of the community that are interested in serving and hopefully there are sufficient applications for council to appoint new members to fill the vacancies by the next meeting.

Action Taken: The Design Review Board motioned to continue the regular scheduled May 16, 2017 meeting to the regular meeting of June 6, 2017.

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

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

[7.] STAFF COMMUNICATIONS AND MATTERS:

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 7:34 p.m.

Next regular scheduled meeting on June 6, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development