

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 5, 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, September 5, 2017 at 7:00 p.m.

CALL TO ORDER:

Chair Elizabeth Yang called the Design Review Board meeting to order at 7:04 p.m.

ROLL CALL:

Planner Luna called the roll:

Board Members Present: Chair Elizabeth Yang, Vice-Chair Gay Q. Yuen, and Member Ivan Lam

Board Members Absent: None

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 TIME MODIFICATION TO NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 420 NORTH ATLANTIC BOULEVARD – BEST WESTERN MIXED-USE DEVELOPMENT (DRB-17-12)

The applicant, James Chou, is requesting design review approval to modify a previously approved mixed-use development at 420 North Atlantic Boulevard in the R-S, P-D (Regional Specialty Center, Planned Development Overlay) 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-17-12) application, subject to the conditions of approval as stated in the staff report.

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

Ayes: Members: Yang, Yuen, and Lam
Noes: Members: None

Absent: Members: None
Abstain: Members: None

3-B MASTER SIGN PLAN – 742-750 EAST GARVEY AVENUE (DRB-17-09)

The applicant, Wei Man Quan of Signs & Printing, Inc., on behalf of the property owner, is requesting design review approval for a new master sign plan at 742-750 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development Overlay) 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-17-09) application, subject to the conditions of approval as stated in the staff report with added conditions.

Added:

16. A revised final master sign plan must be submitted to the Planning Division that illustrates the approved sign colors to be Cardinal Red (3630-53, 3632GPS-53 Pantone ® 187C), Saturn Blue (3630-157, 3632GPS-157 Pantone ® 287C), White (3630-20, 3632GPS-20), and established corporate colors.
17. A revised master sign plan must be submitted to the Planning Division that illustrates how the wall signs located on the north elevation for the tenant spaces facing Garvey Avenue (742A, 750A, and 750B) must be individual internally-illuminated channel letters.

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

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

3-C NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – JADE PLAZA – 301 EAST GARVEY AVENUE (DRB-17-11)

The applicant, Anuj Dua of SPAD Architects Inc., on behalf of the property owner, is requesting design review approval for the construction of a single-story multi-tenant commercial building (Jade Plaza) at 301 East Garvey Avenue in the C-B, P-D (Central Business Commercial, Planned Development Overlay) 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-17-11) application, subject to the conditions of approval as stated in the staff report.

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] BOARD MEMBERS COMMUNICATIONS AND MATTERS:

Chairperson Yang thanked her brother Andy, who was sitting in the audience, as well as his business partner Steven. They run their own structural engineering company, and she thanked them for being there.

[7.] STAFF COMMUNICATIONS AND MATTERS:

Vice-chair Yuen inquired about the next meeting on September 19th. Planner Luna confirmed that was correct. She also inquired if the next meeting after that would be on October 3rd. Planner Luna confirmed that the meeting on October 3rd would be after the September 19th meeting. Vice-Chair Yuen mentioned that she will juggle her trips around the schedule. Planner Luna replied that it is very critical at this point, because there are only three board members.

Chairperson Yang requested that if there is a meeting with no items, if staff can please let the board know sooner than later. She mentioned so that they can open up their calendar for other items, because right now they are prioritizing the meetings over anything else. Planner Luna replied that he would note that. Chairperson Yang thanked him.

Member Lam inquired if we have had any progress in filling the vacancies. Director Huntley commented that he continues to bug the City Manager, who in-turn bugs the two council members who need to appoint board members. He mentioned that this has been ongoing for probably the last three months and that staff continues to do that. He continued that they have even offered some suggestions, but at this point they are waiting to appoint the final two board members, so they are doing what they can. Chairperson Yang mentioned that she has asked a few people to apply as well. She also thanked Director Huntley for being at the meeting today.

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:15 p.m.

Next regular scheduled meeting on September 19, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development