

**OFFICIAL MINUTES
MONTEREY PARK DESIGN REVIEW BOARD
REGULAR MEETING
April 16, 2019**

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 16, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Elizabeth Yang called the Design Review Board meeting to order at 7:15 p.m.

ROLL CALL:

Planner Tewasart called the roll:

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

Board Members Absent: Member Tammy Sam

ALSO PRESENT: Samantha Tewasart, Senior Planner and Jeffrey Rimando, 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. SINGLE-FAMILY RESIDENTIAL DWELLING ADDITION GREATER THAN 2,000 SQUARE FEET – 1360 PEBBLE HURST STREET (DRB-19-05)

The applicant, Armando Olguin, on behalf of the property owners, Karen and Michael Lee, is requesting design review approval to remodel and add to an existing single-family dwelling with an attached 2-car garage that will result in a total square footage greater than 2,000 square feet at 1360 Pebble Hurst Street in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Armando Olguin, 1360 Pebble Hurst Street, Monterey Park, was present to speak on behalf of the project. He stated that he provided photos of surrounding properties to show that the proposed architectural style is consistent with the

surrounding properties. He stated that the intent of the flat roof design for garage was to prevent the dwelling from having a pyramid look.

Vice-Chair Yuen inquired about any existing mature trees on the property and recommended the addition of a condition that requires all existing mature trees on the property to be preserved.

Chairperson Yang closed the public hearing.

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-19-05) application, subject to the conditions of approval as stated in the staff report, with an added condition.

Added:

13. At the time of plan check submittal, the Landscape and Irrigation Plan must include a notation to indicate that mature trees must be preserved and protected in place, subject to the review and approval of the Planner.

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

Ayes: Members: Yang, Yuen, Lam, and Gorrocino

Noes: Members: None

Absent: Members: Sam

Abstain: Members: None

3-B. NEW SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 3-CAR GARAGE AND A DETACHED ACCESSORY DWELLING UNIT ADDITION – 342 SOUTH CHANDLER AVENUE (DRB-18-18)

The applicant, Michael Chen, on behalf of the property owner, is requesting design review approval for the construction of a new single-family dwelling with an attached 3-car garage that will result in a total square footage greater than 2,000 square feet at 342 South Chandler Avenue in the R-1 (Single-Family Residential) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Michael Chen, 2211 South Hacienda Boulevard #112, Hacienda Heights, 91745, was present to speak on behalf of the project.

Chairperson Yang closed the public hearing.

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-18-18) application, subject to the conditions of approval as stated in the staff report.

Motion: Moved by Member Gorrocino and seconded by Member Lam, motion carried by the following vote:

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

3-C. THREE NEW HIGHRISE BUILDING IDENTIFICATION WALL SIGNS, ONE NEW MONUMENT SIGN AND ONE NON-ILLUMINATED GROUND SIGN – 555 NORTH ATLANTIC BOULEVARD (DRB-19-03)

The applicant, Mike Arteaga of Coast Sign Inc., is requesting design review approval for three new highrise building identification wall signs, one new monument sign and one new non-illuminated ground sign at 555 North Atlantic Boulevard in the R-S, P-D (Regional Specialty, Planned Development) Zone.

Planner Rimando provided a brief summary of the propose project.

Chairperson Yang opened the public hearing.

Applicant Derrick Ngo of Coast Sign Inc., 1500 West Embassy Street, Anaheim, CA 92801, was present to speak on behalf of the project.

Member Gorrocino inquired if any signage is proposed on the west elevation. Representative Ngo replied no.

Representative Ngo stated that the colors are corporate colors. Vice-Chair Yuen inquired about the red for the public art. Representative Ngo replied that the owner wanted the art to stand out relative to neutral color scheme on the building. There is a lot of beige and even the stone veneer is very neutral. Usually standout colors are used to bring an art piece to life especially within a landscape area.

Chairperson Yang inquired if it can be a more subtle color. Representative Ngo inquired if there is a recommendation. The proposed color is the owner's preference.

Vice-Chair Yuen stated that she did not prefer the font. Her preference would be something more modern. Representative Ngo stated that much more modern font was proposed in a prior version the art.

Planner Tewasart stated that the intent of the corner area is to function as a public gathering space. The original proposal by the developer/property owner and reviewed by the Design Review Board was a water fountain feature. Throughout the years there have been concerns about the long-term maintenance of water features and whether it is an appropriate feature at the gateway of the City. During the plan design process, the developer approached staff to inquire if instead of the water

feature, which is typical of the large scale projects in the City if a public art feature would acceptable instead. The public art was inspired by something that the developer saw in a business district park in Chicago. They had something similar, but that type of font was more appropriate in their business district.

Planner Rimando provided the prior version of the art to the Board. Representative Ngo stated that they developed a custom font for it. Vice-Chair Yuen stated that public art is subjective, but the modern font looks cleaner and sharper font than the font presented.

Representative Ngo stated that the font presented is wider and more visible, whereas the prior font is more modern but thinner and maybe more visible in the day, but at night it has little surface area so the up-lighting will bounce on it less noticeably than the one proposed. They also have to be cognizant of that and the red seen at night is dark.

Member Gorrocino inquired if there are any other color palettes used by corporate, since the Board has concerns about the red. Representative Ngo replied that the red is never used unless on secondary signs such as plaques. The primary colors are the grey and white.

Member Lam did not have concerns with the proposed color red or font. He agreed that the prior font is more modern, but can understand the point about the surface area.

Vice-Chair Yuen stated that those are not the only fonts. Representative Ngo stated that there are hundreds of fonts. Vice-Chair Yuen inquired how much more time would be needed to come up with three more font styles that are more modern that the Board can choose from. Representative Ngo replied that he has concerns that the font is subjective and expressed concerns about the timeline with fabrication. The Board indicated that there are no concerns with the wall signs and monument sign. Vice-Chair Yuen stated that the red can remain for the art and recommended continuing the item.

Chairperson Yang closed the public hearing.

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-19-03) application to the May 7, 2019 meeting.

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

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

[4.] **OLD BUSINESS:** None.

[5.] **NEW BUSINESS:** None.

[6.] **BOARD MEMBERS COMMUNICATIONS AND MATTERS:** None

[7.] **STAFF COMMUNICATIONS AND MATTERS:** None

ADJOURNMENT:

There being no further business for consideration, the Design Review Board meeting was adjourned at 8:17 p.m.

Next regular scheduled meeting on May 7, 2019 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner