AGENDA
REGULAR MEETING
ALHAMBRA DESIGN REVIEW BOARD
February 23, 2010

Pre-meeting: 7:00 p.m. – Development Services Conference Room
Regular Meeting: 7:30 p.m. – Council Chambers Conference Room

CITY STAFF
RICHARD ABE, Architect
MURTHY SUDHAKAR, Architect

BOARD MEMBERS
GARY TSE, Chairman
MEGHAN WANG, Vice Chairman
YUNG KAO, Member
ADAM LAU, Member
CARLA PEMBERTON, Member

- **PRE-MEETING AGENDA: 7:00 PM – Development Services Conference Room**

A. Review of agenda items for the regular meeting.

- **REGULAR MEETING AGENDA: 7:30 PM – Council Chambers Conference Room**

OPENING CEREMONIES:

A. Call Meeting to Order
B. ROLL CALL

CONSENT AGENDA:

All items listed on the consent agenda will be enacted in one motion in the form below unless a citizen or Board Member requests that an item be removed and considered by a separate motion.

1. 24 W. Main Street
This is an application for new exterior alterations to an existing commercial builing to house "CB After Dark."
(Leonel L. Prats)

Staff Comments: In this application, the existing Cuban Bistro Storefront will be altered to provide a new business identity for CB After Dark, a Tapas Restaurant. The new storefront will align header dimensions with the adjacent openings and the sign band area will be consistent with the street. The proposed sidewalk dining area is consistent with other parts of Main Street and is largely a zoning issue. Aesthetically, the outdoor dining should integrate with the lease space. Recommendation is for approval as submitted.

2. 33 W. Main Street
This is an application for new exterior alterations to an existing commercial building.for the "Boiling Crab" Restaurant.
(Daniel Diaz)

Staff Comments: The proposed exterior alterations to this commercial building are limited to the trellis within the patio area of the exterior. The exterior streetface remains largely unchanged. The new use appears very consistent with the previous architecture and color scheme. Recommendation is for approval as submitted.

HEARING AGENDA:

3. 1819-1841 W. Valley Boulevard
This is an application for a new sign program for a multi-tenant commercial complex.
(Applicant, Quiel Bros Electric Sign Co. Inc.)

Staff Comments: This application is for a Uniform Sign Program for The Ethel Valley Center, a multi-tenant commercial center. The program is comprehensive with respect to the wall signs and establishes clear guidelines for both design and procedures for implementation. The submittal has been revised from the last Design Review, however, the individual tenant signage on the second floor is inconsistent with sign code. The only signage allowed above the first floor is a building identification sign or a sign identifying a single major tenant. The free standing sign design has been revised and is much improved. Recommendation is for appropriate action for the freestanding sign and continuance for the wall signage.

4. 1105 S. Stoneman Avenue
This is an application for a two story residence and front yard fence.
(Sam Yum)

Staff Comments: This application was denied by the Planning Commission in 2009 and the applicant has now redesigned the project. The existing house on the property is a one story flat roof Spanish style structure. The design of the existing house has good scale and character, however, the design is not historic in impact. The previous design proposals have been reviewed by the Design Review Board and the current proposal has been reviewed by planning staff. The revised design has a sense of scale and detail that is compatible with the street. Recommendation is for appropriate action.

5. 2013 S. Marguerita Ave.
This is an application for a two story addition to an existing single story residence.
(Sam Yum)

Staff Comments: Originally reviewed by the Board in February 2007, the concern was with both the architectural style and the two-story configuration. The current proposal has been redesigned to a one-story addition in the rear of the existing house. The front elevation will not be changed and the addition maintains the same basic massing and style as the existing house. The detailing and specification for the new windows are a slight departure but not to a signifcant degree. The neighborhood includes multi-family housing and diverse architectural styles. Recommendation is for approval.

6. 1205 S. Sierra Vista Avenue
This is an application for a one story addition to a single story residence.
(Khin Ngead Tan)

Staff Comments: This applicant has met with staff and has revised the design to address issues of mass and architectural style. Rather than adding a second story, the proposed design uses a one story addition to an existing single family residence. The existing house is non-descript with no key architectural style and the new design proposes a remodel in an interpretive Spanish style. The details include S-shaped tile and tile attic vents. The garage addition is part of the house structure which adds linearity to the mass, however, this has been mitigated by jogging the building mass and segmenting the roof configuration. The wrought iron gates on the project should be simplified to integrate better with the architecture and consideration may be given to style appropriate trim at the windows. Recommendation is for approval.

7. 1028 El Molino Avenue
This is an application for a new one story single family residence.
(Kamen Lai)

Staff Comments: This applicant proposes the replacement of an existing single family residence which is usually discouraged, however, consideration can be made for this strategy given the context. The existing home is a non-descript tract home with little distinction other than the benefit of the scale of post war housing. The proposed house is also a one story design with similar architectural detail and style as the existing street. Overall the proposed structure should integrate well, however, attention should be given to the color of the roof as that may reinforce the street fabric. Recommendation is for approval.

- **OTHER BUSINESS:**

- **ORAL COMMUNICATIONS:**

- **ADJOURNMENT:**

NOTICE: Americans with Disabilities Act: If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the Development Services Department at (626) 570-5034. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Copies of applications and the other written documentation relating to each item of business described hereinabove are on file in the offices of the Department of Development Services in City Hall, 111 South First Street, Alhambra, California and are available for public inspection during regular office hours which are 7:30 am to 5:30 pm, Monday through Thursday and 8:00 am to 5:00 pm on Fridays. Should any person have a question about any of the above agenda items prior to the meeting described herein, he or she may contact the Director of Development Services either in person at the Department offices or by telephone at (626) 570-5034 during regular business hours.

Any decision of the Design Review Board may be appealed to the Planning Commission by the applicant or any aggrieved person(s) on or before March 5, 2010.

Any item that is continued to the next meeting by the Design Review Board must have revised plans, renderings, material boards, etc. submitted to the Planning Department by March 2, 2010.