

AGENDA  
REGULAR MEETING  
**ALHAMBRA DESIGN REVIEW BOARD**  
July 14, 2009

Pre-meeting: 7:00pm – Development Services Conference Room  
Regular Meeting: 7:30 pm – 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

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- **PRE-MEETING AGENDA: 7:00 PM – Development Services Conference Room**
  - A. Review of agenda items for the regular meeting.
  
- **REGULAR MEETING AGENDA: 7:30PM – 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. 401 East Valley Blvd.**

This is an application for new replacement signage for Chase Bank.  
(John Blue, Sign Tech)

Staff Comments: \_Due to a company name change, this applicant proposes to replace relevant wall and free standing signage for Chase Bank. The corporate nature of the signage is generally acceptable and the layout of the main wall signage has been revised per staff concerns.  
Recommendation is for approval.

**2. SEC of Elm and Poplar**

This is an application for a new single family residence.  
(Michael Liu)

Staff Comments: \_This proposal was originally reviewed at the January 27, 2009 DRB meeting. The site plan and massing were well designed, however, the classical style was of concern. Although the neighborhood is eclectic, the designer is now using a Craftsman style to best relate to the contextual scale. The window type, layout and the use of wood siding help to provide a sense of familiarity while the one story deck provides some contemporary interpretation. Recommendation is for approval.

**3. 116 W. Main Street**

This is an application for new wall signage.  
(Miguel Martinez)

Staff Comments: The wall sign portion of this application was approved under separate review. The blade sign is the component in consideration. The design and sign type is appropriate for the area and code compliant. Recommendation is for approval.

**4. 3127 Poplar Blvd.**

This is an application for a new front yard fence.  
(Christopher Mehren)

Staff Comments: \_The proposed design for this front yard retaining wall and access stairs integrates well with the architecture of the residence. The visual impact of the new structure should match with the neighboring properties and improve the entry sequence of the subject house. Recommendation is for approval.

**HEARING AGENDA:**

**5. 226 E. Valley Blvd.**

This is an application for wall signage for a retail establishment.  
(Gabriel Rousset)

Staff Comments: \_This proposed signage is for a retail furniture business in a multi tenant building. The subject sign is generally acceptable in design color and copy and the applicant is now adding a suggested Uniform Sign Program (USP). Staff has made some necessary recommendations to the document that have not been incorporated. Consideration should be to revise the document or to approve the document with the condition that the USP be resolved with staff review. Recommendation is for approval with conditions

**6. 530-540 W. Valley Blvd.**

This is an application for new exterior alterations to an existing commercial building.  
(Susan Bade Hull)

Staff Comments: \_The intended facelift to this commercial building is well intended. The existing stone veneer is dated and the appearance is subdued. The proposed revision, however, uses a different stone veneer that can also be seen as a dated material and the use of an arch to highlight the center of the building where there is no entry is questionable. perhaps the use of color in the stucco wall and awnings to bring attention and dimension to the storefront areas of the building would be better suited for the remodel. Recommendation is for appropriate action.

**7. 118 N. Valencia Street**

This is an application for new landscaping and legalization of a new front yard block wall.  
(Amy Wong)

Staff Comments: \_The photos provided illustrate that the wall is already built. The owners state that the wall will be covered in stucco which will help to relate it to the stucco residence. Since the house is an orange color it is suggested that the wall be painted a more neutral color. There are warm grey colors available in integral stucco that would be more appropriate than matching the house color. Recommendation is for approval with conditions.

**8. 329 S. 4th Street**

This is an application for new front yard fence and gate.  
(Shirley Ta)

Staff Comments: \_The proposed design for this rolling gate and front yard fence will create awkward conditions in both function and appearance. Since there is a retaining condition at the sidewalk, creating a driveway gate at the street would necessitate a pocket at the retaining wall condition. The pedestrian gate at the sidewalk would also create a stunted area adjacent to the stairs. Placing a wrought iron fence on top of the retaining wall seems to be architecturally inconsistent with the house. Consideration should be given to a landscaped solution and providing a driveway gate at the face of the house at the porte-cochere. Recommendation is for appropriate action.

**9. 2234 W. Valley Blvd.**

This is an application for new signage on an existing pole sign.  
(Warren O. Due, Nite Lite Signs)

Staff Comments: \_The additional tenant signage proposed on this free standing sign is acceptable in design. The use of an opaque black background will help to maintain the heirarchical importance of the Shakeys Restaurant sign and minimizes glare. The current design accommodates 4 tenants and the approval should confirm that the sign shall not exceed 5 tenants in this sign box at any time. Recommendation is for approval with conditions.

- **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 7:30am to 5:30pm, Monday through Thursday and 8:00am

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 July 24, 2009 .

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 July 21, 2009.