

AGENDA
REGULAR MEETING
ALHAMBRA DESIGN REVIEW BOARD
July 28, 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

• **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. 412 North Olive Avenue

This is an application for a new second residential unit on an existing lot.
(Justo Castellanos)

Staff Comments: Continued from the June 23, 2009 DRB hearing, this application has been redesigned to address concerns with the elevations. This is a one story guest house in the rear of a property. The architectural style is compatible with the front house and the overall scale is consistent. The previous design used asymmetrical plate heights, whereas the new design of the elevations are more conventional in appearance and detailing. Recommendation is for approval as submitted.

2. 1701 West Ramona Road

This is an application for new wall signage for an existing school.
(Sister Kathleen Callaway, Ramona Convent Secondary School)

Staff Comments: This will replace an existing sign and will also incorporate a mascot graphic. The graphic of the school mascot will not have a significant visual impact. Recommendation is for approval as submitted.

3. 500 West Valley Blvd.

This is an application for new signage and a corresponding Uniform Sign Program.
(Mitch Chemers)

Staff Comments: The proposed Uniform Sign Program (USP) and a new individual tenant sign are included in this proposal. The original signage was approved under separate application in conjunction with the design of the building. Overall, the proposal is acceptable and recommendation is for approval.

HEARING AGENDA:

4. 118 North Valencia Street

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

Staff Comments: Original comments from the July 14, 2009 meeting stated that the photos 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. This consideration of color still applies and in addition the applicant is proposing a cap to the wall of flagstone. Recommendation is for approval with conditions

5. 1104 Campbell Avenue

This is an application for a new window replacement and stucco refinishing.
(Zhen Shu Tam)

Staff Comments: Originally reviewed for window replacements and a change of material to stucco, the Board approved the project with the condition that the siding was to remain (not allowing a refinish to stucco.) The applicant is revisiting the Board to reconsider the application. Unless there are new conditions to alter the previous decision, recommendation is for denial.

6. 2028 San Clemente Avenue

This is an application for a new residential addition.
(Kay Yang)

Staff Comments: The lack of clarity in the plans and elevations require Board review. It appears that the proposal is limited to a bathroom addition at the front of the house, however, it would eliminate the entry condition and no revised entry is shown. There is also inconsistency in how the roof will be treated for the addition and whether the apparent chimney will be removed. Recommendation is for continuance to allow the applicant to revise the drawings for consideration.

7. 1118 West Valley Blvd.

This is an application for new signage for an existing commercial building.
(Henry Wong)

Staff Comments: This proposal for foam letter wall signage is straightforward. The colors of yellow for the first line and a yellow outline for the second line are acceptable. The returns of the signage, however, should be painted yellow to match the sign face. This would add graphic consistency and a perception of a higher quality material. Recommendation is for approval with conditions.

8. 1821 South 3rd Street

This is an application for a new front yard fence.
(Monica Bolton)

Staff Comments: The proposed front yard fence is already under construction without Design Review Board approval. The height of the retaining wall although inconsistent with the adjacent house can be considered, however, the consistency of the retaining wall material with the stucco house should be maintained. A smooth finish stucco should be used on the wall rather than the ledger stone veneer proposed. The stone can be considered for the walkway surfaces. Recommendation is for approval with conditions.

9. 1811 West Main Street

This is an application for new exterior alterations to a commercial building.
(Robert Plant, Volkswagen of Alhambra)

Staff Comments: The proposed remodel to an existing car dealership includes a materials and storefront change to the showroom, as well as, a new car canopy. The materials change to alucobond should be beneficial and is generally acceptable. The car canopy material is not described although it can be assumed to be of similar material. Given review of this design note, recommendation is for approval.

10. 2001 Westmont Drive

This is an application for a new one story residential addition.
(Jason Sun, Architect Suns, Inc)

Staff Comments: The proposed addition of a formal living room to this existing residence is generally acceptable. Maintaining an entry courtyard helps to resolve the geometries of the addition and can provide a private exterior space for the residence. Maintaining the architectural style and the use of stucco for the courtyard wall both help the effectiveness of the proposal. The street facing window of the addition can be better resolved to provide a different but compatible aesthetic counterbalancing the existing feature window. 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 August 7, 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 August 4, 2009.