



Gateway  
to the  
San Gabriel Valley

**ALHAMBRA DESIGN REVIEW BOARD  
SPECIAL MEETING  
March 18 2014  
AGENDA**

REGULAR MEETING - 7:30 P.M.  
City Council Chambers Conference Room  
111 South First Street

**CALL MEETING TO ORDER:**

**ROLL CALL:**

WING HO, Chairman  
RICHARD SANCHEZ, Vice Chairman  
DANIEL AMAYA-FREIRE, Member  
JANE CHOI, Member  
YUNG KAO, Member

**ACTION ITEMS:**

All items listed under Action Items are considered by the Design Review Board to be routine and will be enacted by one motion unless a citizen or Commissioner requests otherwise; in which case, the item will be removed for separate consideration.

**1. 1812 Westmont Drive**

This is an application for new replacement windows for an existing single family residence.

Applicant: Shu Min Wang

Recommendation: APPROVAL

Staff Comments: The existing house is non-descript in architectural style with wood double hung windows. The replacement proposal is for single hung white vinyl windows. The resultant change will provide similar aesthetics and is generally consistent with Board policy. Recommendation is for approval.

**2. 1 East Hellman Avenue**

This is an application for new wall signage for an existing Circle K Mart in an existing commercial building.

Applicant: Nina Brentham, Sign Development Inc.

Recommendation: APPROVAL

Staff Comments: The subject commercial building has two tenants but due to the disparity in appearance of the two spaces within the building, a Uniform Sign Program is not required. As an individual tenant with a national brand the proposal is for the channel letter logo and accompanying graphics. Board policy typically respects national sign standards as long as they are allowable sign types within the zoning code. Recommendation is for approval.

**DISCUSSION ITEMS:**

**3. 2938 Concord Street**

This is an application for new window replacement for an existing single family residence.

Applicant: The New Concept Ideas, Inc

Recommendation: APPROVAL

Staff Comments: This item was continued from the previous meeting due to the absence of the applicant. The standard criteria for window replacement includes compatibility with the architectural style and existing window type. The proposed vinyl windows can be considered compatible given the nature of the Spanish styled home as the inherent lack of trim allows for this type of window. Ideally wood provides a wider stile within the window construction; pending review of window type (single hung, block retrofit) recommendation is for approval.

**4. 2300 Poplar Boulevard**

This is an application for new wall and free standing signage for a new self-storage building currently under construction.

Applicant: Neil McNaught, TNT Electric Signs Inc.

Recommendation: APPROVAL WITH CONDITIONS

Staff Comments: The proposed wall signage for this new commercial building uses channel letters. The size, color and sign type are appropriate and acceptable relative to the existing condition. The free standing sign design is compliant, however, the sign graphics include a phone number which is contrary to Board policy. Recommendation is for approval with conditions.

**5. 310 North Electric Avenue**

This is an application for a new front and side yard fence.

Applicant: Casildo Rivera

Recommendation: APPROVAL WITH CONDITIONS

Staff Comments: The general configuration of the proposed fence is acceptable, however, the design could relate better to the building architecture. At a minimum consideration for a like material (brick) rather than slumpstone is encouraged.

Recommendation is for approval with conditions.

**6. 330 North Electric Avenue**

This is an application for new second residential unit on a lot.

Applicant: Lap Nguyen, LN Design LLC

Recommendation: APPROPRIATE ACTION

Staff Comments: This application proposes a two story rear unit on a property with an existing one story single family residence. The floor plan and massing are acceptable, however, the architectural style is non-descript. The front house is a craftsman bungalow but the authenticity of the design detailing has been compromised over time. Evaluation of how the new building should relate to the existing should affect the final design. Recommendation is for appropriate action.

**7. Block bounded by Garfield, Main, Monterey and Bay State**

This is an application for new mixed use (residential and commercial) development.

Applicant: Elizabeth Cobb, Shea Properties

Recommendation: APPROVAL

Staff Comments: This development includes 134,000 square feet of commercial space and 260 residential units. The documentation can be found in separate packages for each and includes all design information including landscape and color/materials. There was staff review of the project during the development of the design; the architect designed the project intentionally to integrate the different uses within the development.

The commercial component utilizes a contemporary architecture to address the Main Street context. The circular building form at the corner of Main and Garfield addresses the street aided by the use of diverse material. The consistent use of horizontal canopy type overhangs will complement a similar architectural vocabulary in other mixed use projects (Pacific Plaza and City Ventures Main Street Collection) along Main Street. There is a parking structure that services the commercial uses which will be oriented primarily to the interior of the site. The guardrail heights have been designed to mitigate auto headlights. Consideration could be made for all interior site elevations to be reviewed by staff prior to permits.

The residential component of the project uses slight variations in style. This approach uses a more contemporary massing (relating to the commercial buildings) along Garfield to more of a row house modulation along Bay State. The advantage is to provide a better sense of scale as you move away from the Main Street corridor. Color and materials of the residential component are compatible with the surrounding neighborhood using strategic color blocking and diverse materials (hardie-siding, wood and brick).

The site landscape is average in maturity with most trees being 24" box and most palms being 18' BTH. Low level planting information is also included by the landscape architect. General design quality is good, recommendation is for approval.

**PUBLIC COMMENTS/ORAL COMMUNICATIONS:**

Citizens wishing to address the Alhambra Design Review Board on any matter within the subject matter jurisdiction of the Alhambra Design Review Board not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Alhambra Design Review Board values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Commission cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

**ADJOURNMENT:**

The next regularly scheduled meeting of the Alhambra Design Review Board will be held on Tuesday, March 25, 2014 at 7:30 p.m., in Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

**NOTICE:**

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

**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.

**APPEALS:** Any person wishing to appeal any decision of the Planning Commission to the City Council may do so by filing an appeal in writing along with the appropriate appeal fee to the Development Services Department in City Hall within 10 calendar days of the Planning Commission decision. The appeal period for items on this agenda expires at the close of business on March 28, 2014.