



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

March 25, 2014

AGENDA

REGULAR MEETING - 7:30 P.M.

City Council Chambers Conference Room A

111 South First Street

CALL MEETING TO ORDER:

ROLL CALL:

WING HO, Chairman

RICHARD SANCHEZ, Vice Chairman

DANIEL AMAYA-FREIRE, 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 Board Member requests otherwise; in which case, the item will be removed for separate consideration.

1. 7 South First Street

This is an application for new signage for a new business in an existing commercial lease space.

Applicant: Andrew Luthi , Ohana Brewing Company

Recommendation: APPROVAL

Staff Comments: This application proposes a new window sign for a new retail store and beer tasting business. The sign type is a white applied vinyl. The size is acceptable and the graphic design is appropriate for the use and lease space. Recommendation is for approval as submitted.

2. 177 Waverly Drive

This is an application for a new front yard fence/wall for an existing single family residence.

Applicant: Danny Chaaya

Recommendation: APPROVAL

Staff Comments: This is a proposal for a new front yard wall replacing the existing wall. The 36" height and the use of brick is consistent with the nature of the existing

character of the area. The use of brick veneer over precision concrete block is a reasonable method due to the curved geometries in the project. Recommendation is for approval.

DISCUSSION ITEMS:

3. 430 La France Avenue

This is an application for a new four unit residential development.

Applicant: Tien Chu, JTHC

Recommendation: APPROPRIATE ACTION

Staff Comments: The organization of the development massing is linear but may be considered acceptable since it is only a four unit development. The front unit is housed in a separate building and the rear units are contained in a three unit building. The two buildings are separated by an open space deck on the first living level.

Primary concerns in this type of proposal include a lack of specific architectural style and the linear nature of the driveway. The linear nature of the driveway is mitigated by the second floor open space as it extends over the basement driveway. This abbreviates the visual impact of the site layout from the street. The use of materials and finishes is helpful to the architectural style but there are some details (i.e. the bay windows) that could be improved. Recommendation is for appropriate action.

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 Board 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, April 8, 2014 at 7:30 p.m., in Alhambra City Hall, Conference Room A, 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 Design Review Board to the Planning Commission 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 Design Review Board decision. The appeal period for items on this agenda expires at the close of business on April 4, 2014.