



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**February 9, 2016**

### **AGENDA**

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

#### **CALL MEETING TO ORDER:**

#### **ROLL CALL:**

YUNG KAO, Chairman

RICHARD SANCHEZ, Vice Chairman

DANIEL AMAYA-FREIRE, Member

NORA HERNANDEZ, Member

WING HO, 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. MINUTES: January 26, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the January 26, 2016 regular meeting of the Design Review Board.

#### **DISCUSSION ITEMS:**

#### **2. 825 North Curtis Avenue**

This is an application for an existing single story addition, window replacements, exterior siding replacement, patio and detached garage to be legalized and a retaining wall at the front yard to an existing single family residence.

Applicant: Yusuf Heib

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that single hung windows be used at the front of the home.

**3. 2592 Loma Vista Drive**

This is an application for a 398 square foot single story addition to an existing single family residence.

Applicant: James Chow

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1) A clipped gable detail shall be provided to match the existing. 2) Single hung windows shall be used for the addition.

**4. 321-325 South Raymond Avenue**

This is an application for a 1,127 square foot addition and exterior alterations to an existing commercial building.

Applicant: Johannes Masehi

**Recommended Action:** APPROVAL - Recommendation is for approval as submitted.

**5. 2310 West Commonwealth Avenue**

This is an application for a new McDonald's restaurant.

Applicant: Andrew Rappe, Core States Group

**Recommended Action:** APPROVAL - Recommendation is for approval as submitted.

**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, February 23, 2016 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 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 Planning Commission decision. The appeal period for items on this agenda expires at the close of business on February 19, 2016.

**MINUTES**  
**CITY OF ALHAMBRA**  
**DESIGN REVIEW BOARD**  
REGULAR MEETING

January 26, 2016, 7:30 p.m.

Alhambra City Hall

City Council Chambers

**Call to Order:** At 7:30 p.m. on January 26, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** AMAYA-FREIRE, HO, KAO, SANCHEZ

**ABSENT:** HERNANDEZ

**OFFICIALS PRESENT:** Rick Abe, City Architect

**ACTION ITEMS**

**1. Approval of the Minutes.**

**Action**

The Design Review Board reviewed and approved, as submitted, the Minutes of the January 12, 2016 Regular Meeting of the Design Review Board.

**Vote:** Moved: AMAYA-FREIRE    Seconded: SANCHEZ  
Ayes: AMAYA-FREIRE, HO, KAO, SANCHEZ  
Abstain: NONE  
Noes: NONE  
Absent: HERNANDEZ

**2. 3201 West Valley Boulevard**

**Staff comments were as follows:**

This application proposes to replace all graphics and signage for an existing ARCO gas station. The new signs are an updated version of the national brand. The fascia of the existing canopy will be replaced with a larger fascia to accommodate a larger sign. The canopy signs will be aluminum internally illuminated channel letters. The existing pole sign will be refaced and all vinyl graphics will be replaced with the new branding. All signs are acceptable in size and design.

**Project discussion was as follows:**

This item was approved without discussion under Action Items. Amaya-Freire made the motion for approval and Sanchez seconded. The motion carried unanimously.

**Action**

The Design Review Board reviewed Item #2 and approved the application as submitted.

**Vote:** Moved: AMAYA-FREIRE Seconded: SANCHEZ  
Ayes: AMAYA-FREIRE, HO, KAO, SANCHEZ  
Abstain: NONE  
Noes: NONE  
Absent: HERNANDEZ

**3. 200 Hampden Terrace**

**Staff comments were as follows:**

This application proposes to remove and modify an existing wood deck and patio cover and convert attic space to living area for an existing single family residence. This application was last heard at the July 22, 2014 Design Review meeting. At this meeting the Board approved the application with a condition to correct the submitted drawings. The prior approval has expired and the applicant is seeking an approval of their prior request.

The majority of the proposed changes from the original application remain the same which include: the attic space being converted to livable space, the deck being removed and the existing patio cover being reduced to respect the property line. The DRB's prime concern about a mislabeled window still remains and should be corrected.

There are also minor additional changes being made in this new submittal. Two new balconies are being added at the east and south elevations. These balconies, however, are not shown on the elevation drawings. Given the degree of the changes, a staff review of the new balcony elements should provide adequate direction for a conditional approval.

**Project discussion was as follows:**

The applicant was present. The owners and the architect gave a brief comment which included the design of the "Juliette" balconies. Discussion ensued regarding the doors that lead to the new balconies. The house currently has an illegal attic conversion where the changes and modifications are tailored for approval under current code. Due to inconsistencies in the drawings there was some confusion about the window and door types. The balcony within the roof on the rear side should also have a dotted line showing the floor line and all associated dimensions. The corrective measures should be reviewed by staff both in design and accuracy. Ho moved to approve the application with the following conditions: 1) All mislabeled

windows shall be corrected prior to Planning Commission review; 2) Correct the South elevation to show floor line within the roof balcony; 3) West elevation shall be corrected to show the side elevation of the balcony; and 4) Documentation of the balcony design and details of the balconies shall be reviewed by staff prior to Planning Commission review. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item #3 and approved the application with the following conditions: 1) All mislabeled windows shall be corrected prior to Planning Commission review; 2) Correct the South elevation to show floor line within the roof balcony; 3) West elevation shall be corrected to show the side elevation of the balcony; and 4) Documentation of the balcony design and details of the balconies shall be reviewed by staff prior to Planning Commission review.

**Vote:** Moved: HO                      Seconded: SANCHEZ  
Ayes: AMAYA-FREIRE, HO, KAO, SANCHEZ  
Abstain: NONE  
Noes: NONE  
Absent: HERNANDEZ

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 8:00 p.m. as there was no further business for the Board to transact, the Design Review Board adjourned their respective meeting with unanimous consent to the next regularly scheduled meeting to be held in the City Council Chambers, Alhambra City Hall on Tuesday, February 9, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 9<sup>th</sup> day of February, 2016.

---

Yung Kao, Chairman



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 9, 2016**

**APPLICANT:** Yusuf Heib

**ADDRESS:** 825 North Curtis Avenue

**PROJECT TYPE:** This application is for an existing single story addition, window replacements, exterior siding replacement, patio and detached garage to be legalized and a retaining wall at the front yard to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard retaining wall and the legalization of an existing addition, window replacements, exterior siding replacement, rear patio and detached garage to an existing single family residence. The addition, patio, and garage are located at the rear of the property where the addition and patio are not visible from the street. The garage uses similar details and materials to match the main house and is acceptable. The Hardieplank siding that has been applied to the house and garage is consistent with the Craftsman style and is an improvement over the previous stucco exterior. The two wood-framed picture windows at the front of the home have been replaced with white vinyl sliding windows of the same size to match with the existing white vinyl windows on the side elevations. The use of sliders at the front of the home is discouraged and use of hung windows at the front would be more appropriate. The new retaining walls are located at the front yard and along the back patio. The retaining walls will use a natural stone veneer and is generally acceptable.

**RECOMMENDATION:** Recommendation is for approval with the condition that single hung windows be used at the front of the home.



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 9, 2016**

**APPLICANT:** James Chow

**ADDRESS:** 2592 Loma Vista Drive

**PROJECT TYPE:** This application is for a 398 square foot single story addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a 398 square foot single story addition to an existing single family residence, as well as the removal of a patio covering. The addition is located on the west side of the building with limited visual impact. The new roof configuration is similar to the existing gable but does not include the clipped gable detail seen in the front elevation. This detail should be included in the new work. The patio at the rear of the house will be removed. Consideration should be made to use single hungs throughout to match the existing house. All materials will match existing.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. A clipped gable detail shall be provided to match existing.
2. Single hung windows be used for the addition.





*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 9, 2016**

**APPLICANT:** Johannes Masehi

**ADDRESS:** 321-325 South Raymond Avenue

**PROJECT TYPE:** This application is for a 1,127 square foot addition and exterior alterations to an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a 1,127 square foot addition and exterior alterations to an existing commercial building. Given the existing concrete block structure the applicant is refreshing the exterior of this commercial façade with new materials and design. The use of a glass storefront entry element, a metal parapet accent and stucco walls will contemporize the site. The basic massing of the building will remain one-story which will help to retain the contextual appropriateness of the architecture. Signage for the building will be under separate application.

**RECOMMENDATION:** Recommendation is for approval as submitted.



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 9, 2016**

**APPLICANT:** Andrew Rappe, Core States Group

**ADDRESS:** 2310 West Commonwealth Avenue

**PROJECT TYPE:** This application is for a new McDonald's restaurant.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new McDonald's restaurant within a shopping plaza that was previously approved by the Design Review Board. The restaurant includes a drive-thru service and is part of the national corporate prototype. The applicant has met with staff to review all materials and colors. The overall design is acceptable. All signage shall be reviewed under a separate application.

**RECOMMENDATION:** Recommendation is for approval as submitted.