



## **ALHAMBRA DESIGN REVIEW BOARD**

**February 23, 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: February 9, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the February 9, 2016 regular meeting of the Design Review Board.

#### **2. 88 South Garfield Avenue**

This is an application for a master sign program for the new Alhambra Place apartments.  
Applicant: Alhambra Holdings, LLC

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

#### **DISCUSSION ITEMS:**

#### **3. 505 South Atlantic Boulevard**

This is an application for exterior alterations to an existing commercial building.  
Applicant: Tien Chu

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition

that a revised Uniform Sign Program be submitted and approved.

**4. 1140 South Chapel Avenue**

This is an application for a 500 square foot single story addition and a new four-car garage/workshop to an existing single family residence.

Applicant: Thomas W. Kwong

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the applicant revise the window detailing to use resawn wood instead of rough sawn wood.

**5. 915 South Ninth Street**

This is an application for a new single-family residence.

Applicant: Arthur Fong, Meridian West Builders, Inc.

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The drawings shall be corrected to identify that the decorative trim at the arched openings shall be removed prior to plan check submittal. 2. The drawings shall be corrected to properly identify windows 5 & 6 prior to plan check submittal.

**6. 1605 South Campbell Avenue**

This is an application for a new two-story single family residence.

Applicant: Kamen Lai

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the applicant work with staff to restudy the front elevation design to maintain some of the positive attributes of the previous design.

**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 8, 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 March 4, 2016.

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

February 9, 2016, 7:30 p.m.

Alhambra City Hall

City Council Chambers

**Call to Order:** At 7:30 p.m. on February 9, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

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

**ABSENT:** NONE

**OFFICIALS PRESENT:** Erin Ung, Designer

**ACTION ITEMS**

**1. Approval of the Minutes.**

**Action**

The Design Review Board reviewed and approved, as submitted, the Minutes of the January 26, 2016 Regular Meeting of the Design Review Board.

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

**DISCUSSION ITEMS**

**2. 825 North Curtis Avenue**

**Staff comments were as follows:**

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.

**Project discussion was as follows:**

Kao asked the applicant if the sliders at the front elevation can be changed to single hung. Sanchez reiterated the conditions. The applicant stated that the single hung would be okay to use at the front elevation. Sanchez asked if there is a sample of the stone veneer used for the retaining wall. Sanchez asked if the wall has already been constructed. Applicant confirmed. Sanchez moved to approve the application with the following conditions: 1) The sliders at the front elevation will be replaced with single hung windows; and 2) The side block wall shall be capped. Hernandez seconded and the motion was unanimously carried.

**Action**

The Design Review Board reviewed Item #2 and approved the application with the following conditions: 1) The sliders at the front elevation will be replaced with single hung windows; and 2) The side block wall shall be capped.

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

**3. 2592 Loma Vista Drive**

**Staff comments were as follows:**

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.

**Project discussion was as follows:**

Sanchez asked if all the windows will be replaced including the front. Applicant confirmed. Sanchez mentioned that there is a wood trim and sill detail existing and asked if they will be retained. Applicant stated that the owner had not planned to. The board all agreed that it should be retained or replicated to keep the existing characteristic of the house. The applicant agreed to keep the existing window detail





**Action**

The Design Review Board reviewed Item #5 and approved the application as submitted.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 8:15 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 23, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 23<sup>rd</sup> day of February, 2016.

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Yung Kao, Chairman





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to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 23, 2016**

**APPLICANT:** Alhambra Holdings, LLC

**ADDRESS:** 88 South Garfield Avenue

**PROJECT TYPE:** This application is for a master sign program for the new Alhambra Place apartments.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application is for a sign package for the identification of a residential portion of the Shea Properties development. The signage is limited but the overall quality and sign types are consistent with the remainder of the project. The commercial signage has already been reviewed and approved by the Design Review Board. The applicant has met with staff regarding this current proposal.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 23, 2016**

**APPLICANT:** Tien Chu

**ADDRESS:** 505 South Atlantic Boulevard

**PROJECT TYPE:** This application is for exterior alterations to an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes exterior alterations to an existing commercial building. The proposed design increases the height of the parapet with featured sign space for each tenant. The extended parapet uses 1-inch horizontal reveals to break up the massing and to highlight the tenants' signs. The horizontal band at the base of the building and the reveals at the parapet helps to reestablish the horizontal proportions of the existing building. The applicant has worked with staff through multiple iterations to refine the design of the commercial remodel. Since the building proportions have changed, clarification should be made as to any new signs as there should be a revised Uniform Sign Program established for the building.

**RECOMMENDATION:** Recommendation is for approval with the condition that a revised Uniform Sign Program be submitted and approved.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 23, 2016**

**APPLICANT:** Thomas W. Kwong

**ADDRESS:** 1140 South Chapel Avenue

**PROJECT TYPE:** This application is for a 500 square foot single story addition and a new four-car garage/workshop to an existing single family residence.

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes a 500 square foot single story addition, altering the exterior completely and a new four-car garage and workshop to an existing single family residence. This application was last heard at the January 12, 2016, Design Review meeting. The applicant is proposing to alter the exterior to a Craftsman style which is acceptable given that the existing home is a modest example of Spanish architecture. At the last meeting the board had concerns with the fenestration and authenticity of the architectural details. The applicant has revised the attic vents to be more typical of a Craftsman style. The applicant is proposing hung windows at the front elevation and the remaining windows that do not face the street to be sliders. The applicant should clarify the window detailing as this was of concern to the Board at the previous review, specifically the steel grid and the use of resawn versus rough sawn wood.

**RECOMMENDATION:** Recommendation is for approval with the condition that the applicant revise the window trim detailing to use resawn wood instead of rough sawn wood.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 23, 2016**

**APPLICANT:** Arthur Fong, Meridian West Builders, Inc.

**ADDRESS:** 915 South Ninth Street

**PROJECT TYPE:** This application is for a new single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new rear second unit with an attached two car garage to a property already improved with an existing single family residence. The style of architecture, colors and materials match the existing front house and is generally acceptable. Consideration should be made to remove the decorative trim at the two arched openings. Window 6 is mislabeled and the sliding glass door is called out as a window and should be corrected.

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

1. The drawings shall be corrected to identify that the decorative trim at the arched openings shall be removed prior to plan check submittal.
2. The drawings shall be corrected to properly identify windows 5 & 6 prior to plan check submittal.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 23, 2016**

**APPLICANT:** Kamen Lai

**ADDRESS:** 1605 South Campbell Avenue

**PROJECT TYPE:** This application is for a new two story single family residence.

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes a new two story single family residence. This application was previously approved by the DRB in August 2015, but was downsized and redesigned at the direction of the Planning Commission. The applicant has revised their drawings for consideration for DRB approval of the new design. The changes remove a proposed 'Den' area at the second level which reduces the floor area by 120 square feet, which is noticeable in the length. The front porch has now been extended to span the entire width of the house and uses a gabled roof which changes the perceived massing of the street elevation. All other design elements remain the same and are acceptable.

**RECOMMENDATION:** Recommendation is for approval with the condition that the applicant work with staff to restudy the front elevation design to maintain some of the positive attributes of the previous design.