



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

March 8, 2016

AGENDA

REGULAR MEETING - 7:30 P.M.

City Hall Law Library

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 23, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the February 23, 2016, regular meeting of the Design Review Board.

2. 2201 West Commonwealth Avenue

This is an application for two separate additions to an existing Costco Warehouse.

Applicant: Jim Stanard, MG2 Design Corp.

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

DISCUSSION ITEMS:

3. 1 - 11 West Main Street

This is an application for a modification to an existing Uniform Sign Program for an existing commercial building.

Applicant: David Wong

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions:

1. The multi-tenant blade sign shall have a maximum of three (3) tenant sign panels per side.
2. Prior to installation, signage for the building shall be subject to staff review and approval prior to issuance of building permits, in conformance with the Uniform Signage Program approved for the site and amendments herein.

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 22, 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 18, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

February 23, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on February 23, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, HERNANDEZ, KAO, SANCHEZ

ABSENT: HO

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 February 9, 2016 Regular Meeting of the Design Review Board.

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

DISCUSSION ITEMS

2. 88 South Garfield Avenue

Staff comments were as follows:

This application is for a sign package for the identification of the 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.

Project discussion was as follows:

Hernandez moved to approve the action items. Sanchez seconded and the motion carried unanimously.

Action

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

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

3. 505 South Atlantic Boulevard

Staff comments were as follows:

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.

Project discussion was as follows:

The applicant was present. The architect stated that he feels that the design is much improved and a quality statement. Kao confirmed that the material between the sign bands is stucco with Fry Reglet reveals. He also stated that the wainscot trim is a stucco finished foam trim. Amaya-Freire asked if he could make all the entry doors consistent to include transom glass, specifically on the east elevation. The architect conferred with the owner and stated that all entry doors would now include transom glass. Hernandez asked about the landscape that is shown on the perspective drawing and asked if it would be carried through since it is not shown on the site plan. The architect stated that it will. Sanchez moved to approve the application with the following conditions: 1) signage will be addressed under a separate application; 2) transoms will be installed consistently over all entry doors; and 3) a revised landscape plan will be submitted consistent with the perspective. Hernandez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #3 and approved the application with the following conditions: 1) signage will be addressed under a separate application; 2)

transoms will be installed consistently over all entry doors; and 3) a revised landscape plan will be submitted consistent with the perspective.

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

4. 1140 South Chapel Avenue

Staff comments were as follows:

This application was last heard at the January 12, 2016, Design Review meeting. 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. 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.

Project discussion was as follows:

Sanchez confirmed with the applicant that he was okay with using resawn rather than rough sawn wood. Sanchez moved to approve the project with the condition that the trim use resawn rather than rough sawn wood. Amaya-Freire seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #4 and approved the application with the condition that the window trim use resawn rather than rough sawn wood.

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

5. 915 South Ninth Street

Staff comments were as follows:

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.

Project discussion was as follows:

Kao confirmed that all the window trim will be hardi trim (a composite) which will include a wood grain texture. Sanchez confirmed that there will be a wood trim around the windows that will be similar to the existing house. The vents will be non-functional but will match existing. Discussion ensued regarding the mislabeling of the doors and windows (5 and 6). Sanchez moved to approve the application with the following conditions: 1) The trim at the arched openings shall be removed; and 2) The drawings shall be revised to correctly identify windows "5" and "6". Hernandez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #5 and approved the application with the following conditions: 1) The trim at the arched openings shall be removed; and 2) The drawings shall be revised to correctly identify windows "5" and "6".

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

6. 1605 South Campbell Avenue

Staff comments were as follows:

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.

Project discussion was as follows:

The owner was present but the architect had another commitment and could not attend. The owner stated that if there were any comments he could pass them on to the architect. The Board reviewed the design and was accepting of the changes. Discussion ensued regarding the two approaches to the front elevation and the benefits of the first design were highlighted as it related to the remainder of the

house. Mr. Abe stated that he spoke with the architect yesterday and could meet with him Thursday to convey the Board comments. Sanchez moved to approve the application with the condition that the applicant work with staff to retain some of the positive attributes of the previous design in the current proposal. Amaya-Freire seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #6 and approved the application with the condition that the applicant work with staff to retain some of the positive attributes of the previous design in the current proposal.

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

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 Law Library, Alhambra City Hall on Tuesday, March 8, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 8th day of March, 2016.

Yung Kao, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 8, 2016**

APPLICANT: Jim Stanard, MG2 Design Corp.

ADDRESS: 2201 West Commonwealth Avenue

PROJECT TYPE: This application is for two separate additions to an existing Costco Warehouse.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 2,890 square foot addition to an existing Costco Warehouse. The additions occur in two areas: enlarging the tire installation center by 1,200 square feet and the addition of 1,690 square feet to accommodate a new produce cooler room. The additions are located on the south and west elevations which have minimal visual impact on the overall building. The new proposed additions use materials and details that match the existing building and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 8, 2016**

APPLICANT: David Wong

ADDRESS: 1 - 11 West Main Street

PROJECT TYPE: This application is for a modification to an existing Uniform Sign Program for an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a modification to an existing Uniform Sign Program (“USP”) for an existing commercial building. The proposed modification addresses projecting signs and window signs. The verbiage of the new USP section is taken from the City code. The current USP allows for one individual blade sign per tenant located at the front of the building, whereas, the new proposal allows for an additional individual blade sign per tenant at the rear of the building, for a total of two (2) individual blade signs per tenant. All other details of the USP modification are acceptable.

An internally illuminated multi-tenant blade sign located along Garfield Avenue is also proposed. Since the building is presently configured for three (3) tenants, the proposed blade sign should have no more than three (3) tenant sign panels, per side. Recommendation is for approval with the conditions listed below.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The multi-tenant blade sign shall have a maximum of three (3) tenant sign panels per side.
2. Prior to installation, signage for the building shall be subject to staff review and approval prior to issuance of building permits, in conformance with the Uniform Signage Program approved for the site and amendments herein.