



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

March 22, 2016

AGENDA

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

CALL MEETING TO ORDER:

ROLL CALL:

WING HO, Chairman

NORA HERNANDEZ, Vice Chairman

DANIEL AMAYA-FREIRE, Member

RICHARD SANCHEZ, 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. DRB MINUTES: March 8, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the March 8, 2016 regular meeting of the Design Review Board.

2. 1141 South Chapel Avenue

This is an application for a new front yard fence for an existing single family residence.
Applicant: Myron Lacombe

Recommended Action: APPROVAL - approval as submitted.

3. 101 West McLean Street

This is an application for a new front yard fence for an existing multi-family residence.
Applicant: Lily Griego

Recommended Action: APPROVAL - approval as submitted.

4. 712 & 714 Date Avenue

This is an application for a 400 square foot addition, new carport and new garage for an existing commercial building.

Applicant: Ken Fang

Recommended Action: APPROVAL - approval as submitted.

DISCUSSION ITEMS:

5. 408 San Pasqual Drive

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

Applicant: Helen Lin

Recommended Action: APPROVAL - approval with the condition that a detail be provided to show the termination of material at the side elevations.

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 12, 2016 at 7:30 p.m., in Alhambra City Hall Council Chambers, 111 South First Street, Alhambra, California.

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 April 1, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

March 8, 2016, 7:30 p.m.

Alhambra City Hall

Law Library

Call to Order: At 7:30 p.m. on March 8, 2016, the Design Review Board convened in the Law Library 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 23, 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

2. 2201 West Commonwealth Avenue

Staff comments were as follows:

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.

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

DISCUSSION ITEMS

3. 1 – 11 West Main Street

Staff comments were as follows:

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.

Project discussion was as follows:

Ron Whitavane (architect) and Jason Chan (leasee) were present. There was discussion on the potential for a fourth tenant on the multi-tenant sign. It was decided that if that were to happen the new design would have to be resubmitted for another change to the sign program. The current proposal, however is acceptable. Sanchez moved to approve the application with the following conditions: 1) The multi-tenant blade sign shall have a maximum of three (3) tenant sign panels per side; and 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. Hernandez seconded, the motion carried.

Action

The Design Review Board reviewed Item #3 and approved the application with the following conditions: 1) The multi-tenant blade sign shall have a maximum of three (3) tenant sign panels per side; and 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.

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

PUBLIC COMMENTS

There were no public comments.

ELECTION OF OFFICERS

Sanchez nominated Wing Ho for Chairperson and Nora Hernandez for Vice Chairperson. Amaya-Freire seconded and the motion carried unanimously.

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, March 22, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 22nd day of March, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 22, 2016**

APPLICANT: Myron Lacombe

ADDRESS: 1141 South Chapel Avenue

PROJECT TYPE: This application is for a new front yard fence for an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new front yard fence for an existing single family residence. The house is a modified craftsman style home on an interior lot. The adjacent house has a concrete block and white wrought iron fence along the property line. The proposed white vinyl picket fence is compatible with the architectural style and character of the house.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 22, 2016**

APPLICANT: Lily Griego

ADDRESS: 101 West McLean Street

PROJECT TYPE: This application is for a new front yard fence for an existing multi-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new front yard fence for an existing multi family residence. The fence has already been installed prior to DRB approval. The original fence that was installed was 6 feet tall but has since been reduced to 3 feet for code compliance. The fence is a white vinyl and is generally acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 22, 2016**

APPLICANT: Ken Fang

ADDRESS: 712 & 714 Date Avenue

PROJECT TYPE: This application is for a 400 square foot addition, new carport and new garage for an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 400 square foot addition, a new 6 space carport and a new 2 car garage for an existing commercial building. The addition is to the north building at the rear with low aesthetic impact. All materials and details are to match existing. The new garage and carport are also at the back of the property and the design is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
March 22, 2016**

APPLICANT: Helen Lin

ADDRESS: 408 San Pasqual Drive

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new two story single family residence. The house is a craftsman styled home. This applicant has worked with staff to improve and refine the design and it has improved since the initial submittal. The two side elevations show the material terminating at a piece of trim because there is no modulation at the sides to provide a logical place to stop the siding. This condition should be documented for clarity and potential improvement.

RECOMMENDATION: Recommendation is for approval with the condition that a detail be provided to resolve the termination of material at the side elevations.