



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

April 12, 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

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 Commissioner requests otherwise; in which case, the item will be removed for separate consideration.

1. MINUTES: March 22, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the March 22, 2016 regular meeting of the Design Review Board.

2. 2705 West Ramona Road

This application is for the relocation of a front door to an existing single family residence and the addition of a new front porch.

Applicant: Alfred Davis

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

3. 413 North Palm Avenue

This is an application for a 208 square foot single story addition to an existing single family residence.

Applicant: Alex Campos

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

4. 21 East Main Street

This is an application for new signage to an existing Applebee's Restaurant.

Applicant: Nicolas Nolten

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

5. 420 South Third Street

This is an application for a new unit and two car garage to an existing single family residence.

Applicant: Kwok Hi Ting

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

DISCUSSION ITEMS:

6. 712 Novelda Road

This is an application for exterior alterations and window replacements to an existing single family residence.

Applicant: Andrew Hernandez

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the applicant provide window details and specifications for the new windows.

7. 408 San Pasqual Drive

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

Applicant: Helen Lin

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

8. 1520 West Valley Boulevard

This is an application for exterior alterations to an existing McDonald's restaurant.

Applicant: Kevin McAuley, McDonald's USA

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 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 26, 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 April 22, 2015.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

April 12, 2016, 7:30 p.m.

Alhambra City Hall

City Council Chambers

Call to Order: At 7:30 p.m. on April 12, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, HERNANDEZ, HO, SANCHEZ

ABSENT: NONE

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 March 22, 2016 Regular Meeting of the Design Review Board.

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

2. 1141 South Chapel Avenue

Staff comments were as follows:

This applicant 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.

Project discussion was as follows:

Sanchez moved to approve the action items. Amaya-Freire seconded and the motion carried unanimously.

Action

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

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

3. 101 West McLean Street

Staff comments were as follows:

This applicant proposes a new front yard fence for an existing multi-family residence. The fence was installed prior to DRB approval. The original fence 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.

Project discussion was as follows:

Sanchez moved to approve the action items. Amaya-Freire seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #3 and approved the application as submitted.

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

4. 712 & 714 Date Avenue

Staff comments were as follows:

This applicant proposes a 400 square foot office addition, a new 6 space carport and a new 2 car garage for an existing commercial building. The office addition is to the north building at the rear and the garage and carport addition is on the south side of the property. Both additions will have low aesthetic impact. All materials and details are to match existing and the design is acceptable.

Project discussion was as follows:

Sanchez moved to approve the action items. Amaya-Freire seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #4 and approved the application as submitted.

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

DISCUSSION ITEMS

5. 408 San Pasqual Drive

Staff comments were as follows:

This applicant proposes a new two story single family residence and an attached two car garage. 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 north and south side elevations show the wood siding terminating at a piece of trim because there is no modulation on the elevations to provide a logical place to stop the siding. This condition should be documented for clarity and potential improvement.

Project discussion was as follows:

The Board agreed to continue the item because the applicant was absent. Amaya-Freire moved to continue the application. Sanchez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item #5 and continued the application due to the absence of the applicant.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 7:45 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, April 12, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 12th day of April, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
April 12, 2016**

APPLICANT: Alfred Davis

ADDRESS: 2705 West Ramona Road

PROJECT TYPE: This application is for the relocation of a front door to an existing single family residence and the addition of a new front porch.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to relocate the front door and add a front porch to an existing single family residence. The interior of the house will be remodeled to add a bathroom but the visual impact from the outside is minimal. The new design also shifts the entry door and a larger entry landing is added. The existing roof overhang at the entry will be removed and patched to match the existing linear roof line. The architectural style is not being significantly altered and is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted..



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
April 12, 2016**

APPLICANT: Alex Campos

ADDRESS: 413 North Palm Avenue

PROJECT TYPE: This application is for a 208 square foot single story addition to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 208 square foot, single story addition to an existing single family residence. The addition occurs at the front elevation enclosing part of the existing front porch area. The roof design adds a third gable with a cricket similar to the existing double gable condition. This is a reasonable solution given the high pitched rooflines and the desire to maintain the same architectural character. The design and materials of the addition match existing and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Nicolas Nolten

ADDRESS: 21 East Main Street

PROJECT TYPE: This application is for new signage to an existing Applebee's Restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to replace the existing Applebee's signage with the current corporate logo design. The new design is much simpler with a smaller scale which fits better within the given sign band. The awning at the front entrance and the "Neighborhood Grill & Bar" sign will be removed. The sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Kwok Hi Ting

ADDRESS: 420 South Third Street

PROJECT TYPE: This application is for a new unit and two car garage to an existing single family residence.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This proposal is for a new rear unit and a two car garage to an existing single family residence. This application was last heard at the January 12, 2016 Design Review meeting. At this meeting the application was continued due to lack of information. Areas of concern included the specification of the garage door, detail and documentation of the driveway arch/gate and a front elevation window detail. The applicant has worked with staff to address all concerns in the new proposal. The applicant is proposing to remove the archway over the driveway and to use a more traditional pillar/gate condition. Materials to be used will match existing and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Andrew Hernandez

ADDRESS: 712 Novelda Road

PROJECT TYPE: This application is for exterior alterations and window replacements to an existing single family residence.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes to alter the exterior and replace the windows of an existing single family residence. This application was last heard at the October 14, 2014 Design Review meeting. At the meeting the Board continued this item because of a lack of character with the new design. The existing style of architecture is a traditional cottage home and the applicant is proposing a contemporary design in both the home and landscape. The applicant has worked with staff to refine the materials. The use of smooth stucco and wood/trex panels create a more modern palette. The removal of the traditional brick chimney also emphasizes the stylistic change. The elevations show that some of the existing windows will be replaced.

RECOMMENDATION: Recommendation is for approval with the condition that the applicant provide window details and specifications for the new windows prior to plan check submittal.



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APPLICANT: Helen Lin

ADDRESS: 408 San Pasqual Drive

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

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This item was previously scheduled for the March 22 Design Review Board meeting, neither the applicant nor a representative was present. This application proposes a new two story single family residence. The house is designed in a craftsman style architecture. The applicant has worked with staff to refine the details and the submittal has improved significantly since the initial design. The siding and wainscot at the front elevation wrap around the two side elevations arbitrarily terminating at a piece of trim. Since the side elevations are flat the side yard gate and driveway gate should be modified to create a reasonable way to terminate the finishes.

RECOMMENDATION: Recommendation is for approval with the condition that adequate details be provided to show the termination of material at the side elevations prior to plan check submittal.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Kevin McAuley, McDonald's USA

ADDRESS: 1520 West Valley Boulevard

PROJECT TYPE: This application is for exterior alterations to an existing McDonald's restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing McDonald's restaurant. The alterations provide an updated look that is consistent with the current McDonald's prototype. The existing red tile, signage and architectural elements will be removed and replaced with metal canopies and louvered panels. The existing clerestory windows are to remain behind the new sunshades. The supplemental materials communicate the necessary detail. All materials and colors are appropriate and acceptable. The new signage will be submitted under separate application.

RECOMMENDATION: Recommendation is for approval as submitted.