



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

May 10, 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

RICHARD SANCHEZ, Member

DANIEL AMAYA-FREIRE, Member

YUNG KAO, Member

CONSENT CALENDAR (Items 1-3):

All items listed under Consent Calendar are considered by the Design Review Board to be routine and will be enacted by one motion unless a citizen or Board Member requests otherwise; in which case, the item will be removed for separate consideration. Items placed under Consent Calendar include smaller scale projects with no or minor design issues and ministerial matters (minutes).

1. MINUTES: April 26, 2016

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

2. 2512 West Alhambra Road

This is an application to reduce the height, remove metal points and legalize an existing unpermitted front yard fence for a single family residence.

Applicant: Quam Lam

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

3. 601 North Granada Avenue

This is an application for exterior alterations to an existing single family residence, including new roofing material, new stone veneer and painting.

Applicant: Carlos M. Vides

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

DISCUSSION ITEMS:

4. 11 West Main Street

This application is to add two new awnings to an existing commercial lease space housing the Jasmine House Restaurant.

Applicant: Luton Corp.

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The awning color shall be either brown or black. 2. The right upper portion of the facade shall be patched and painted.

5. 1520 West Valley Boulevard

This is an application for new updated signage for an existing McDonald's restaurant.

Applicant: Nicolas Hadloc, Swain Sign Inc.

Recommended Action: APPROVAL - Recommendation is for approval with the condition that all raceways shall be removed. Channel letters shall be mounted directly to the building.

6. 1500 West Alhambra Road

This is an application for alterations and remodeling to the exterior of an existing vacant commercial building.

Applicant: Jeff Mills

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the drawings be updated to show appropriate details and material description.

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, May 24, 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 Design Review Board decision. The appeal period for items on this agenda expires at the close of business on May 20, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

April 26, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on April 26, 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: Rick Abe, City Architect

CONSENT AGENDA

All items listed under Consent Agenda were considered by the Design Review Board to be routine and, therefore, were enacted by one motion.

ITEM 1: Minutes-April 12, 2016

ITEM 2: 408 East Valley Boulevard

Request:

This applicant proposes to replace the awning sign for an existing commercial building housing Majestic Poultry & Market. The proposed awning is of vinyl and is more square in profile than the existing and has a slight pop out centered area for the signage. The signage is acceptable in size, but a change in the awning material to canvas is recommended.

Staff Recommendation: Approve application as submitted.

ITEM 3: 1508 South Olive Avenue

Request:

The applicant proposes a 496 square foot, one-story addition to the rear of an existing single family residence and replacement of the existing wood siding. The existing wood siding is in disrepair and will be replaced with Hardiee siding. The street elevation will not be affected significantly as the addition occurs at the rear of the property. The design uses materials and details that match the home's existing character.

Staff Recommendation: Approve application as submitted.

ITEM 4: 241 South Olive Avenue

Request:

The applicant proposes to relocate the leasing office of an existing multi-family apartment complex. The leasing office is currently located at the rear of the property and will be moved to the front elevation of the project at the northeast corner. The existing planter will be removed and replaced with a ramp leading to the new office entrance. The street elevation is not affected significantly and is acceptable.

Staff Recommendation: Approve application as submitted.

ITEM 5: 2312 Westboro Avenue

Request:

The applicant proposes a 513 square foot single story addition, a new front porch and exterior alterations to an existing single family residence. The additions occur at the front and rear of the house. The existing foyer will be converted to a front porch and will extend slightly further forward than the existing footprint. The exterior alterations are significant and change the home to a Mediterranean architectural style. The proposed materials and details are consistent with the new style and are generally acceptable.

Staff Recommendation: Approve application as submitted.

ITEM 6: 100 East Main Street #100

Request:

The applicant proposes to add patio/canopy coverings to two approved outdoor dining areas for the Tokyo Table Restaurant in a newly constructed commercial space. The restaurant is located within the Alhambra Place Shopping Center and the outdoor dining areas are located along the south and west elevations. The patio coverings use the existing canopy elements that are on the facade of the building but there are new materials introduced that are consistent with the Japanese motif and architectural style. The dining area facing the parking lot will use a similar canopy design as the rounded side. The rounded storefront will be provided with an outdoor service/dining counter that opens up to the patio area. Although the signage is generally within the Uniform Sign Program for this development the application includes signage since there was no specific criteria established for the canopies. Two building signs are proposed: one along the Garfield facing elevation and one along Main Street. Both signs are neon tube signs that sit along the canopy. The sizes and design are acceptable.

Staff Recommendation: Approve application as submitted.

ITEM 7: 2121 Carlos Street

Request:

The applicant proposes to relocate and modify the driveway to an existing single family residence. This home is located within the recently approved City Ventures housing development. The existing home's side property line has been relocated easterly to accommodate the new development and will not allow the existing driveway to remain. The applicant is proposing to relocate the garage door to face

the front of the property instead of the rear. This is necessary to accommodate the lot line revisions of the development.

Staff Recommendation: Approve application as submitted.

ITEM 8: 2021 Carlos Street

Request:

The applicant proposes a new one-story, single family residence that is part of the City Ventures housing project. The architecture is designed within a Craftsman style and the applicant has worked with staff on the specific detailing of the home. The design has improved significantly and is acceptable.

Staff Recommendation: Approve application as submitted.

ACTION

Amaya-Freire moved to approve the Consent Agenda as presented. Sanchez seconded and the motion carried unanimously.

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

DISCUSSION ITEMS

ITEM 9: 112 East Alhambra Road

Request:

The applicant proposes to replace the wood shingles on the front elevation of an existing multi-family development. The applicant states that the existing wood shingles are in disrepair and are a public hazard. The proposal is to replace the wood shingles with vinyl siding. The architectural style can accommodate a siding material, however Hardiee-siding is a more common approved material (rather than vinyl). The Hardiee siding will give the building a richer and more finished look.

Project discussion was as follows:

The applicant stated that the building is circa 1972. The shingles were painted. He originally wanted to use asphalt comp shingles and due to cost wants to use vinyl siding. The issue of using Hardie-siding or Hardie-shingles the applicant stated was cost prohibitive. Ho asked how the corner was to be detailed. The applicant stated that there would be an extruded corner trim piece that laps the siding. Discussion ensued regarding the benefit of using Hardie-shake vs a vinyl siding. Aesthetics was the prominent issue although cost was discussed. The applicant stated the Hardie-shake would be 8x the cost of the vinyl. The Board concurred that Hardie-shake or something similar is preferred. The brand is not important but the look is. The applicant asked if he could stucco the mass and the Board stated no. Sanchez moved to approve the application with the following conditions: 1) the material to

replace the wood shake be similar in aesthetic. For reference only Hardie-shake is one acceptable material, however, other companies can be considered; and 2) Color is to be neutral and is to be reviewed by staff for acceptability. Amaya-Freire seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 9 and approved the application with the following conditions: 1) the material to replace the wood shake be similar in aesthetic. For reference only Hardie-shake is one acceptable material, however, other companies can be considered; and 2) Color is to be neutral and is to be reviewed by staff for acceptability.

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

ITEM 10: 1836 South Stoneman Avenue

Request:

The applicant proposes an 878 square foot one-story addition to an existing single family residence. The proposal also includes the demolition of an existing 222 square foot covered patio and 48 square foot storage room attachment to the garage. The addition is located at the rear of the property and generally uses materials and detailing to match the existing house. There is some concern with the roof plan, regarding the cricket condition at the north and specifically where the new work meets the existing house.

Project discussion was as follows:

Ho stated that there is a mixed use of window types in the project. There are some areas (the living room) that are shown with sliders. The applicant stated he could use single hungs but the previous owner already mixed window types. Sanchez confirmed that the window details would be matched on the new work. The window type (single hung) and the window detail (grids) should also be followed. Sanchez moved to approve the application with the following conditions: 1) the new addition to have the same window detailing as the existing; 2) the windows shall be a single hung configuration wherever possible; and 3) the applicant is to meet with staff to better resolve the roof cricket condition if possible. Hernandez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 10 and approved the application with the following conditions: 1) The new addition shall have the same window detailing as the existing; 2) The windows shall be a single hung configuration

wherever possible; and 3) The applicant is to meet with staff to better resolve the roof cricket condition if possible.

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

ITEM 11: 716 North Cordova Street

Request:

The applicant proposes a 700 square foot one-story addition and exterior alterations to an existing single family residence. The subject property is on a corner lot (northeast corner of Cordova and MacLean) with the additions occurring at both street elevations and enclosure of the rear patio. The existing style of architecture is a cottage style home but with the proposed exterior alterations the proposed design is more aligned with a Cape Cod architectural style. The front entrance is relocated and is angled for feng shui reasons. Consideration should be made to use the existing window details for the new design and there should be confirmation as to the extent of window replacement. Due to the areas of expansion and remodel, the roof plan contains conditions that would not typically be seen in a conventional remodel. This project has had multiple designers and this design has affected the most conventional result.

Project discussion was as follows:

The applicant gave a brief summary of the proposal and stated that he was trying to match the existing house. Mr. Ho questioned this statement as the design appears different and the staff report indicates a difference in design. Mr. Abe stated that the massing at the front elevation is different and that there is less modulation. For the purpose of scale the designer is using all siding rather than the way the siding material is being used on the existing house. The roof pitch is the same but the detailing of the eaves are also different. Mr. Abe stated that the house remains a one story but the architectural style is different. Discussion ensued led by Mr. Ho regarding the windows style and type and that there needs to be a consistent window schedule that follows the elevation. Mr. Kao stated that there is a problematic cricket that should also be studied. It was suggested that staff could work with the applicant. Kao moved to approve the application with the following conditions: 1) the window schedule is to be revised to be consistent with the elevations; 2) Work with staff to revise the roof to resolve the errant conditions; and 3) The revised design is to be reviewed by staff prior to Planning Commission submittal. Hernandez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 11 and approved the application with the following conditions: 1) The window schedule is to be revised to be consistent with the elevations; 2) Applicant shall work with staff to revise the roof to resolve

the errant conditions; and 3) The revised design is to be reviewed by staff prior to Planning Commission submittal.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:30 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, May 10, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 10th day of May, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 10, 2016**

APPLICANT: Quam Lam

ADDRESS: 2512 West Alhambra Road

PROJECT TYPE: This is an application to reduce the height, remove metal points and legalize an existing unpermitted front yard fence for a single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is requesting legalization of an existing unpermitted front yard fence for an existing single family residence. The existing fence is a painted wrought iron fence with pointed spikes and measures 39.5" high, which exceeds the maximum height of 36' allowed by code. Since the code does not allow pointed spikes and exceeds the 36 " maximum height, the applicant is proposing to remove the top portion of the fence above the horizontal segment and the spikes. The finished height of the modified fence will be 34" high and will be code compliant. The alterations do not significantly affect the overall aesthetic and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 10, 2016**

APPLICANT: Carlos M. Vides

ADDRESS: 601 North Granada Avenue

PROJECT TYPE: This is an application for exterior alterations to an existing single family residence, including new roofing material, new stone veneer and painting.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to replace the existing composition shingle roofing material with similar material in a different color, add a stone veneer wainscot and repaint the exterior of an existing single family residence on a corner lot. The stone veneer is planned for the street facing elevations on Alhambra Road and Granada Avenue and the visual terminus of the material is generally acceptable. On the east side the stone ends at a block site wall and the west side has limited visibility due to a narrow side yard. The new roofing and paint colors use a color palette complementary to the proposed stone veneer and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 10, 2016**

APPLICANT: Luton Corp.

ADDRESS: 11 West Main Street

PROJECT TYPE: This application is to add two new awnings to an existing commercial lease space housing the Jasmine House Restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to add two new awnings to the Jasmine House Restaurant within an existing multi-tenant commercial building on Main Street. The proposed awnings are maroon-colored canvas and the restaurant signage is red and green. Staff's recommendation is that the awning color be either brown or black, which are more neutral appearance and are more likely to be compatible with the other businesses in the building. A condition should also be included to patch and paint the upper portion of the building where a previous awning was attached.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The awning color shall be either brown or black.
2. The upper right portion of the facade shall be patched and painted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 10, 2016**

APPLICANT: Nicolas Hadloc, Swain Sign Inc.

ADDRESS: 1520 West Valley Boulevard

PROJECT TYPE: This application is for new updated signage for an existing McDonald's restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes new signage for an existing McDonald's restaurant. In April 2016, the Design Review Board reviewed and approved exterior alterations for this restaurant. It should be noted that the elevations provided are not a reflection of the approved design changes since the last review. There are four different types of signs being proposed. The first sign type is internally illuminated channel letters used for the "play place" and "McDonalds" building signs. The letters are mounted on a painted aluminum raceway. Raceways are typically contrary to Design Review Board policy. Consideration should be made to mount the letters directly to the building. The second sign type is the McDonald's logo sign which is to be an internally illuminated channel letter sign. The third sign type is the informational signage at the drive-thru payment and pick-up windows. The signs are PVC boards mounted with brackets. The fourth sign type is the "welcome" signage that is located at the entry canopies. The letters are routed and mounted along the canopy edge. Clarification should be made as to the material of these letters. The applicant is also proposing LED light channels along each of the canopies. All sign colors and copy are consistent with the McDonald's brand and are acceptable in size.

RECOMMENDATION: Recommendation is for approval with the condition that all raceways shall be removed. Channel letters shall be mounted directly to the building.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 10, 2016**

APPLICANT: Jeff Mills

ADDRESS: 1500 West Alhambra Road

PROJECT TYPE: This application is for alterations and remodeling to the exterior of an existing vacant commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to alter the exterior of an existing 7,700 square foot one story commercial building which is currently vacant. The applicant is proposing to renovate and remodel the building which contains existing storefronts along the Alhambra Road and Electric Avenue street elevations. A new entry is proposed at the north east corner of the building. The entry is at a diagonal leaving the roof to be cantilevered. The proposed materials are brick, metal accents and an anodized dark bronze storefront. Although the design intent is positive, more detail is needed in the drawings including specifying new materials and existing materials which are to remain, the details of the metal parapet above the new entrance and how that meetwith the brick. Nonilluminated projecting signage is proposed for the tenant spaces, but additional information and a uniform signage program are needed, therefore the signage will be reviewed under a separate application.

RECOMMENDATION: Recommendation is for approval with the condition that the drawings be updated to show appropriate details and material description.