



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

May 24, 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 1-2):

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: May 10, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the May 10, 2016 regular meeting of the Design Review Board.

2. 408 San Pasqual Drive

This is an application for revised plans for a new two story single-family residence.
Applicant: Helen Lin

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

DISCUSSION ITEMS:

3. 29 South Garfield Avenue

This is an application for new building signage for the Saigon Eden Restaurant in an existing commercial building.

Applicant: John Wu

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the metal panel on the front elevation be removed and the building be refinished and painted to match the rendering.

4. 321 South Sixth Street

This application is for alterations to the roof of an existing single family residence.
Applicant: Michael Hu

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1.) All window security bars, exterior door security gates and the front porch gate shall be removed. 2.) The rear patio shall be removed.

5. 330 North Electric Avenue

This application is for modification of the existing front porch, revisions to the front elevation and a 104 square foot single story addition to the front unit of a two unit development.
Applicant: James Chow

Recommended Action: APPROVAL - Recommendation is for approval with the condition to revise the front roof condition.

6. 1804 South Monterey Street

This is an application for a 612 square foot addition, a new 2-car garage, a new patio, roof modification and window replacements to an existing single family residence.
Applicant: Timmy Tiet

Recommended Action: APPROVAL - Recommendation is for approval with the following condition: 1.) The roof design and material for the garage shall match the roof of the main house. 2.) A window schedule shall be provided prior to Planning Commission submittal. 3.) The arched openings for the front and rear patio shall match.

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, June 14, 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 June 3, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

May 10, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on May 10, 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 26, 2016

ITEM 2: 2512 West Alhambra Road

Request:

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.

Staff Recommendation: Approve application as submitted.

ITEM 3: 601 North Granada Avenue

Request:

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.
Staff Recommendation: Approve application as submitted.

ACTION

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

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

DISCUSSION ITEMS

ITEM 4: 11 West Main Street

Request:

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 in 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.

Project discussion was as follows:

The applicant was present and stated that the proposed awnings are similar to the color of Charlies Trio and was chosen by David Wong, the customer. The repair work is already done. Sanchez confirmed that the adjacent business has a black awning. He also confirmed the color on the sample. The applicant stated that there would be no signage on the awning and that the business takes up the two lease spaces shown in the photo. The concave shape shown in the drawing is inaccurate and was done to infer a third dimension. The actual shape is straight. Kao suggested that there be no side panels to give it a more contemporary appearance. The Board stated that “Black Cherry” or “True Brown” are acceptable. Kao moved to approve the project with the following conditions: 1) There be no side panels; and 2) The color shall be either "Black Cherry" or "True Brown". Sanchez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 4 and approved the application with the following conditions: 1) There be no side panels; and 2) The color shall be either "Black Cherry" or "True Brown".

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

ITEM 5: 1520 West Valley Boulevard

Request:

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.

Project discussion was as follows:

The applicant was amenable to the condition of "no raceways". The applicant clarified that the welcome signage was flat aluminum with no illumination. Amaya-Freire moved to approve the application with the condition that no raceways be used in any of the proposed signage. Hernandez seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 5 and approved the application with the condition that the channel letters shall be mounted directly to the building without raceways.

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

ITEM 6: 1500 West Alhambra Road**Request:**

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 meets with 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.

Project discussion was as follows:

The applicant stated that they are returning the building back to the original design when originally built. The only new material is the bonderized metal (color: bronze) at the entry. All four elevations will be sandblasted. It is expected that the brick material is inherently cream colored and will remain. Sanchez discussed the existing materials and conditions with the architect. Ho confirmed that the windows are anodized aluminum. The applicant stated that there will be a new flat roof that will not be seen. The brick corbels will be sandblasted and will remain. Sanchez stated that the building is currently an eyesore and that the new remodel will be beautiful. Amaya-Freire stated that the drawings should be accurately updated. Kao agreed that this is a valuable remodel and that the Board appreciates a thoughtful improvement. He also mentioned that sandblasting may expose a more porous finish and a finishing seal may be necessary. Ho recommended a graffiti proof sealer. Sanchez stated that baking soda blasting is gentler on the finish. Sanchez moved to approve the application with the condition that the drawings are updated with the appropriate details and materials callouts to allow for an accurate permit processing. Kao seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 6 and approved the application with the condition that the drawings are updated, with the appropriate detail and material callouts to allow for an accurate permit processing.

Vote: Moved: SANCHEZ Seconded: KAO
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 24, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 24th day of May, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 24, 2016**

APPLICANT: Helen Lin

ADDRESS: 408 San Pasqual Drive

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

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: The applicant proposes revised plans for a new two story single-family residence. This application was previously approved with conditions at the April 12, 2016 Design Review meeting but was continued by the Planning Commission for redesign on April 18, 2016. The Planning Commission asked the applicant to reduce the overall house size and to provide modulation on the second story at the front elevation. The applicant has responded by reducing the square footage from 1,725 to 1,698 square feet and setting back the second story at the front elevation. The applicant has also included all conditions from the previous approval and is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 24, 2016**

APPLICANT: John Wu

ADDRESS: 29 South Garfield Avenue

PROJECT TYPE: This is an application for new building signage for the Saigon Eden Restaurant in an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to install two new building signs for the Saigon Eden Restaurant in an existing commercial building. The signs are identical in design and type but differ in size. The larger sign is located at the front of the business facing Garfield Avenue and the smaller sign faces the rear alley. Both signs have two lines of copy and consist of reverse channel letters for the top line and the bottom line is a dual lit aluminum routed panel with push through acrylic letters. The size and design are acceptable. The front elevation rendering shows a flat surface where the sign will be mounted but the existing condition has a corrugated metal panel. The applicant should clarify if there are any other exterior alterations being made and if so, these should be handled under a separate Design Review application.

RECOMMENDATION: Recommendation is for approval with the condition that the metal panel on the front elevation be removed and the building be refinished and painted to match the rendering.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 24, 2016**

APPLICANT: Michael Hu

ADDRESS: 321 South Sixth Street

PROJECT TYPE: This application is for alterations to the roof of an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to alter a portion of the roof of an existing single family residence. The existing house has both a gabled roof at the front and a flat built-up roof condition at the back and garage. The applicant proposes to change the flat roofs to gable roofs to match the existing front condition. No other changes are proposed. This is a reasonable approach and is acceptable. There are existing security bars on the windows and exterior doors and a gate enclosing the front porch as well as an unpermitted patio in the rear yard, all of which must be removed.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. All window security bars, exterior door security gates and the front porch gate shall be removed.
2. The rear patio shall be removed.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 24, 2016**

APPLICANT: James Chow

ADDRESS: 330 North Electric Avenue

PROJECT TYPE: This application is for modification of the existing front porch, revisions to the front elevation and a 104 square foot single story addition to the front unit of a two unit development.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing to add a 104 square foot single story addition to the front unit of an existing two unit development on a 7,950 square foot lot. The addition will be located at the front of the building and significantly impacts the front elevation. The scope of work calls for expansion of the front bedroom to be even with the front setback line of the existing porch. The separate front porch gable will be removed and the full width house gable will be extended to the new front building line. The front door will no longer face the street and will face the south side of the property instead and the width of the porch will be reduced to accommodate the bedroom addition. The new roof condition at the front reduces the modulation at the front of the house and negatively impacts the character of the building. Consideration should be given to revising the front roof condition to create a similar character as what is existing.

RECOMMENDATION: Recommendation is for approval with the condition to revise the front roof condition.



ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 24, 2016

APPLICANT: Timmy Tiet

ADDRESS: 1804 South Monterey Street

PROJECT TYPE: This application is for a 612 square foot addition, a new 2-car garage, a new patio, roof modification and window replacements to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes a 612 square foot single story addition, a new 2-car detached garage and a new attached 297 square foot rear patio to an existing single family residence. The applicant is also requesting a modification to the roof from a Spanish style gable roof to a ranch-influenced hip roof and replacement of windows. The majority of the addition occurs at the rear of the house with a small portion (40 square feet) at the front. The existing detached garage will be removed and a new detached garage will be placed in a different location in the rear yard. A new covered patio is proposed to be attached to the rear of the addition. The existing gable roof will be modified to a hip roof throughout with exposed rafter tails. The roof materials should be clarified to ensure that the house roof and garage roof will match. The applicant is also proposing to replace the existing windows. Since a window schedule has not been provided, the applicant should clarify the window style and types provided. The plans show the arched opening at the front elevation being altered to a rectangular opening with rounded edges and rounded arches are shown for the new rear patio. The front and rear arch designs should match and staff recommends that the applicant use a single type of arched opening for the front porch and rear patio.

RECOMMENDATION: Recommendation is for approval with the following condition:

1. The roof design and material for the garage shall match the roof of the main house.
2. A window schedule shall be provided prior to Planning Commission submittal.
3. The arched openings for the front porch and rear patio shall match.

