



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

June 14, 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 (Item 1):

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 24, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the May 24, 2016 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 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.

3. 235 West Main Street

This is an application for new signage for two commercial tenants (Matt Lorna Cafe and Earth Kitchen Restaurant) in the Casita de Zen mixed used development.

Applicant: Kai Chan

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

4. 2 West Main Street

This is an application for exterior repainting to an existing commercial building.

Applicant: Steven Zezula

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

5. 1800 West Valley Boulevard

This is an application for exterior alterations to an existing commercial building housing Ritter's SKC Restaurant.

Applicant: Michael Ritter, Ritters SKC

Recommended Action: APPROVAL - Recommendation is for approval with the condition the applicant provide a detail of the boiler room projection at the roof.

6. 45 South Garfield Avenue

This is an application for exterior alterations and signage to an existing commercial building to house the Panasia Sweet & Savory Restaurant.

Applicant: Skyler Kogachi

Recommended Action: APPROVAL - Recommendation is for approval contingent on Planning Commission approval of the proposed use.

7. 105 East Hellman Avenue

This is an application for a 167 square foot addition and new 2-car garage to an existing single family residence.

Applicant: Alberto Cisneros

Recommended Action: APPROVAL - Recommendation is for approval with the condition that hung windows be used throughout.

8. 1209 South Almanson Street

This is an application for a 596 square foot one story addition to an existing single family residence.

Applicant: Kamen Lai

Recommended Action: APPROVAL - Recommendation is for approval with the condition that hung windows be used throughout.

9. 900 South Edith Avenue

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

Applicant: Wayne Lei

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the front elevation be revised to incorporate an arch at the front porch.

10. 1116 North Monterey Street

This is an application for a new 7-unit condominium.

Applicant: Rick Wang, CDA

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, June 28, 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 24, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

May 24, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on May 24, 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-May 10, 2016

ITEM 2: 408 San Pasqual Drive

Request:

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.

ACTION

Kao moved to approve the Consent Agenda as presented. Sanchez seconded and the motion carried unanimously.

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

DISCUSSION ITEMS

ITEM 3: 29 South Garfield Avenue

Request:

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.

ACTION

The Design Review Board continued Item #3 due to the absence of the applicant.

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

ITEM 4: 321 South Sixth Street

Request:

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.

Project discussion was as follows:

The applicant stated that he agrees to comply with staff's recommended conditions. He stated that the roof material was asphalt shingle similar to existing. Sanchez stated that the roof material should not be a flat 3 tab shingle. It should be a high definition asphalt shingle. Sanchez moved to approve the application with the following conditions: 1) all window security bars, security doors and the front patio gate shall be removed; 2) the rear patio shall be removed; and 3) the roof material to be used shall be a high definition asphalt shingle. Hernandez seconded and the motion is carried unanimously.

Action

The Design Review Board reviewed Item No. 4 and approved the application with the following conditions: 1) all window security bars, security doors and the front patio gate shall be removed; 2) the rear patio shall be removed; and 3) the roof material to be used shall be a high definition asphalt shingle. Hernandez seconded and the motion carried unanimously.

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

ITEM 5: 330 North Electric Avenue

Request:

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.

Project discussion was as follows:

The applicant was present. Kao stated that the primary concern was the gable in the front. He stated that there is a discrepancy in the drawings. The applicant confirmed that the proposal is a continuous ridgeline. Hernandez confirmed with the applicant that the finish will all be stucco but that there will be 2 colors. Sanchez questioned the material for the siding. The applicant stated that the siding would be wood, beveled siding with 6" exposed. Sanchez asked if the vent will be 1x with mesh. Window trim will only be on the front windows not on the sides. Contrary to the color board, the applicant stated that the window trim will be surround only but no sill. Kao suggested the possibility of extending the porch in a similar fashion to the existing condition. Sanchez stated that all windows should be detailed with trim consistently. Amaya-Freire stated that he was concerned with the difference between the single hung and the 3-pane slider. Board consensus was that all windows would be hung type windows. For the living room that would mean a pair of single hung windows (with a dividing post if necessary). Ho restated that the primary concern is the lack of modulation and the second is the

consistency of window type as it relates to the architectural style. Kao stated that since the existing house has sliders he would consider approving sliders. Sanchez moved to approve the application with the following conditions: 1) the porch shall be extended to create a double gable; 2) all windows shall have trim; and 3) the window in the front shall be made wider but can be a slider. Kao seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 5 and approved the application with the following conditions: 1) the porch shall be extended to create a double gable; 2) all windows shall have trim; and 3) the window in the front shall be made wider but can be a slider.

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

ITEM 6: 1804 South Monterey Street

Request:

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.

Project discussion was as follows:

The applicant was present. He stated he would use single hung windows with no grids throughout. In response to the inconsistent arches the applicant stated that he would use rounded rectangular openings throughout. Ho asked why they are changing the front elevation. The applicant stated that he is making the living room larger. Sanchez stated that the door to the front of the house should be a

single door with sidelights not a double door. The applicant stated that he is planning to refinish the stucco to a sand finish. Ho stated that a roof plan is required. Hernandez moved to approve the application with the following conditions: 1) the entry shall be one door with sidelights not a double door; 2) the patio openings shall be rounded rectangular openings similar to the front without any molding; 3) the applicant shall provide a roof plan; 4) a window schedule shall be provided; and 5) the roof of the garage shall match the roof of the main house. Kao seconded and the motion carried unanimously.

Action

The Design Review Board reviewed Item No. 6 and approved the application with the following conditions: 1) the entry shall be one door with sidelights not a double door; 2) the patio openings shall be rounded rectangular openings similar to the front without any molding; 3) the applicant shall provide a roof plan; 4) a window schedule shall be provided; and 5) the roof of the garage shall match the roof of the main house.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 9:00 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 City Council Chambers, Alhambra City Hall on Tuesday, June 14, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 14th day of June, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 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: Continued 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 front elevation metal panels be removed and the building be refinished and painted to match the rendering.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Kai Chan

ADDRESS: 235 West Main Street

PROJECT TYPE: This application is for new signage for two commercial tenants (Matt Lorna Cafe and Earth Kitchen Restaurant) in the Casita de Zen mixed use development.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes signage for two new commercial tenants in the Casita de Zen mixed use development. Since the two lease spaces are distinctly different and the nature of the tenant affects the signage, this application should be reviewed as an application rather than a Uniform Sign Program. The signage for store 1 (Matt Lorna Cafe) is comprised of two sign types: two awning signs and two projecting (fin) signs. The awning signage is subtle in its placement within the valance of the black awning. The fin signs will use the logo of the cafe which is present within the decor of the cafe interior design. Oriented to each of the streets (Main and 3rd) the fin signs are similar in appearance to the signs for Starbucks and Shakas restaurant at the 100 block of Main Street. The signage for store 2 (Earth Kitchen Restaurant) is limited to one fin sign (with dimensions and design consistent with store 1) and a wall sign using channel letters. Given the contextual location of the signage the size and types of signage are acceptable as it relates to the architecture of the building.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Steven Zezula

ADDRESS: 2 West Main Street

PROJECT TYPE: This application is for exterior repainting to an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to repaint the exterior of an existing commercial building. The applicant is proposing a dark taupe color for the bottom portion of the building. The existing top teal color will remain. The darker color will create a significantly lesser contrast with the black signage but since there is no proposed alteration to the sign color, we can assume this to be the design intention. The taupe color itself is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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June 14, 2016**

APPLICANT: Michael Ritter, Ritters SKC

ADDRESS: 1800 West Valley Boulevard

PROJECT TYPE: This application is for exterior alterations to an existing commercial building housing Ritter's SKC Restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to add a new boiler room to the exterior of an existing commercial building. The building is located on a corner lot at Valley and Campbell with the proposed boiler room located on the east elevation facing Campbell Avenue. A new roof will be added over the boiler room below the existing roof line. Since it appears that the existing roof overhang will accommodate the room projection, consideration should be given to extending the boiler room height to the underside of the existing roof. An accurate detail of the proposed enclosure should be provided.

RECOMMENDATION: Recommendation is for approval with the condition the applicant provide a detail of the boiler room projection at the roof.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Skyler Kogachi

ADDRESS: 45 South Garfield Avenue

PROJECT TYPE: This application is for exterior alterations and signage to an existing commercial building to house the Panasia Sweet & Savory Restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to alter the exterior of an existing commercial building to accommodate a new tenant, Panasia Sweet & Savory Restaurant. The existing stucco will be removed to expose the underlying brick. A new large glass storefront will be added with thick wood trim and a vertical curved awning will be used above the entry. The look and details the applicant is proposing are acceptable. Detailed signage shall be submitted under a separate application. Planning Commission approval is also needed since the building has been vacant for more than six months.

RECOMMENDATION: Recommendation is for approval contingent on Planning Commission approval of the proposed use.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Alberto Cisneros

ADDRESS: 105 East Hellman Avenue

PROJECT TYPE: This application is for a 167 square foot addition and new 2-car garage to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes a 167 square foot one story addition and a new attached 2-car garage to an existing single family residence. The majority of the addition is located at the rear of the building which will have minimal street impact. A small addition at the front will square off the front porch area and a new gable will be added. All windows will be replaced with white vinyl sliders. The existing home consists of both hung and sliding windows. Consideration should be given to replacing the windows with a consistent type throughout. The existing siding will be replaced with stucco and a stone veneer wainscot will be added. Details and materials are generally acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that hung windows be used throughout.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Kamen Lai

ADDRESS: 1209 South Almansor Street

PROJECT TYPE: This application is for a 596 square foot one story addition to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes a 596 square foot one story addition to an existing single family residence. The addition is located at the rear of the building with minimal visual street impact. The applicant is also proposing to replace existing windows. No window schedule is provided but the elevations show the existing house uses primarily hung windows. Consideration should be given to using hung windows throughout the new addition for consistency. The proposal states that materials and details are to match existing and is acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that hung windows be used throughout.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Wayne Lei

ADDRESS: 900 South Edith Avenue

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes a new one story single family residence with an attached two car garage in a Spanish style of architecture. The proportions of the building mass and roof are slightly more vertical than is typical in this architectural style, this is likely due to the pitch of the proposed roof. Spanish homes using gable roofs are typically 4:12 or less, whereas the proposed pitch is 5:12. This issue can be discussed, although it is not critical. At the front elevation, the covered porch has a significantly high header condition which creates a disproportionate negative space. Consideration of an arch at this wall opening would alleviate this condition and strengthen the stylistic character of the design. The overall modulation of the roof plan and other details are acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that the front elevation be revised to incorporate an arch at the front porch.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
June 14, 2016**

APPLICANT: Rick Wang, CDA

ADDRESS: 1116 North Monterey Street

PROJECT TYPE: This application is for a new 7-unit condominium.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes a new 7-unit condominium development. The four buildings housing the units are sited on the property in a linear fashion due to the width of the lot. Likewise, the driveway is located on the northeast side of the property. This project siting is similar to the neighboring multi-family developments. The architectural design is executed in a Spanish style with an acceptable use of materials and detailing. The floor to floor heights create a vertical proportion to the exterior that is somewhat higher than is typically seen in this architectural style but is preferred by the designer to mitigate the sizing of the interior spaces.

RECOMMENDATION: Recommendation is for approval as submitted.