



Gateway  
to the  
San Gabriel Valley

## **ALHAMBRA DESIGN REVIEW BOARD**

**June 28, 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: June 14, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the June 14, 2016 regular meeting of the Design Review Board.

#### **2. 31 South Electric Avenue**

This is an application for a front yard fence to an existing single family residence.

Applicant: Andy Yu

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

#### **3. 1000 South Fifth Street**

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

Applicant: Freeman Han

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

**DISCUSSION ITEMS:**

**4. 1800 West Valley Boulevard**

This is an application for exterior alterations to an existing commercial building.  
Applicant: Michael Ritter, Ritters SKC

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant provide a detail of the top of the boiler room detailing the relationship of the new boiler room roof to the existing the roof. 2. The new detail of the top of the bolier room shall be submitted to the Planning Division for review and approval prior to submitting the project to the Building Division for plan check

**5. 400 South Garfield Avenue, #1**

This is an application for replacement of windows and patio door to a single unit within a multi-family residence.  
Applicant: Geraldine Pavez

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that it matches previously replaced windows.

**6. 317 South Westboro Avenue**

This is an application for a two story addition to an existing single family residence.  
Applicant: Denny Han

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The drawings of the south elevation shall be revised to provide the correct label and illustrate the missing window on the first floor. 2. The fenestration of the addition be revised to better integrate with the existing dwelling. 3. The revisions are to be submitted to the Planning Division for review prior to the Planning Commission hearing.

**7. 424 South Electric Avenue**

This is an application for the addition of a second rear unit to an existing single family residence.  
Applicant: Ivan Vega

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The shed roof at the first floor shall have no eaves. 2. The second floor fenestration and roof treatment be revised to a double gable at the west elevation. 3.The revisions are to be submitted to the Planning Division for review and approval prior to the Planning Commission hearing.

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

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**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 July 8, 2016.

**MINUTES**  
**CITY OF ALHAMBRA**  
**DESIGN REVIEW BOARD**  
REGULAR MEETING

June 14, 2016, 7:30 p.m.      Alhambra City Hall      City Council Chambers

**Call to Order:** At 7:30 p.m. on June 14, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:**    AMAYA-FREIRE, HERNANDEZ, KAO, SANCHEZ

**ABSENT:**     HO

**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 24, 2016**

**ACTION**

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

**DISCUSSION ITEMS**

**ITEM 2: 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.

**Project discussion was as follows:**

Sanchez confirmed that there was no other work planned for the project. Kao clarified that the font used in the signage is likely Papyrus however the applicant was unsure as it was provided by the client. Sanchez moved to approve the application with the following conditions: 1) the front elevation metal panels be removed; and 2) the building be refinished and painted to match the rendering. Kao seconded and the motion carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 2 and approved the application with the following conditions: 1) the front elevation metal panels be removed; and 2) the building be refinished and painted to match the rendering.

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

**ITEM 3: 235 West Main Street**

**Request:**

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.

**Project discussion was as follows:**

The applicant stated that the wall sign at the arcade is located there because the entry to that restaurant is located off the arcade. Kao questioned the specifications of the awning which was then provided by the applicant. Kao moved to approve the application as submitted. Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 3 and approved the application as submitted.

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

**ITEM 4: 2 West Main Street**

**Request:**

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.

**Project discussion was as follows:**

The applicant was available for questions and stated that he wanted a fresh coat of paint. Sanchez confirmed the extent of the paint. The applicant stated that he was aware of the lower contrast with the signage. Sanchez moved to approve the application with the clarification that the color of the paint is "Barnyard Grey" as provided in the color chip. Amaya-Freire seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 4 and approved the application with the condition that the color of the paint be clarified as "Barnyard Grey" as provided in the color chip.

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

**ITEM 5: 1800 West Valley Boulevard**

**Request:**

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.

**Project discussion was as follows:**

This applicant was absent. Kao moved to continue the application. Amaya-Freire seconded and the motion carried unanimously.

**Action**

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

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

**ITEM 6: 45 South Garfield Avenue**

**Request:**

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.

**Project discussion was as follows:**

The architect disclosed that there is still an unknown factor as to the condition of the brick under the stucco. Photos and discussion of the existing conditions were discussed. The new use will be a restaurant not a nightclub. Sanchez moved to approve the application as submitted contingent on Planning Commission approval of the proposed use. Kao seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 6 and approved the application as submitted contingent on Planning Commission approval of the proposed use.

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

**ITEM 7: 105 East Hellman Avenue**

**Request:**

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.

**Project discussion was as follows:**

The applicant stated that he was amenable to using hung windows throughout. Discussion ensued regarding the existing finishes and the condition of the existing horizontal siding. The stucco will be smooth and the windows will be trimmed as documented. Discussion ensued regarding egress and the width of the windows. The change made to hung windows may need some revision in width or the use of multiple mulled windows depending on the need. Sanchez moved to approve the application with the condition that all windows be hung type windows. Amaya-Freire second and the motion carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 7 and approved the application with the condition that all windows be hung type windows.

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

**ITEM 8: 1209 South Almansor Street**

**Request:**

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.



**Project discussion was as follows:**

The applicant stated that he understood and agreed with staff comments. He also stated that he would match the window grid with the existing house. Discussion ensued to ensure that the applicant understood the issues surrounding egress. Kao moved to approve the application with the condition that hung windows be used throughout. Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 8 and approved the application with the condition that hung windows be used throughout.

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

**ITEM 9: 900 South Edith Avenue**

**Request:**

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.

**Project discussion was as follows:**

The applicant was present and stated that he was accepting of an arch at the porch. The Board stated that it could be a rounded rectangular opening or an arch with final review by staff. Sanchez moved to approve the application with the following conditions: 1) the front elevation be revised to incorporate an arch at the front porch; and 2) the roof slope shall be revised to 4:12. Kao 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 front elevation be revised to incorporate an arch at the front porch; and 2) the roof slope shall be revised to 4:12.

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

**ITEM 10: 1116 North Monterey Street**

**Request:**

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.

**Project discussion was as follows:**

The applicant presented the project and summarized the design. Discussion ensued on the particulars of the project but there was no disagreement with the parameters of the design. Amaya-Freire moved to approve the application as submitted. Kao seconded and the motion carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 10 and approved the application as submitted.

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

**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, June 28, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 28th day of June, 2016.

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Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Andy Yu

**ADDRESS:** 31 South Electric Avenue

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence to an existing single family residence. The applicant has already started construction with the concrete blocks. The proposed design will have wrought iron between pilasters and finished with stucco to match the existing house. The style of architecture of the house is accepting of the proposed fence.

**RECOMMENDATION:** Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Freeman Han

**ADDRESS:** 1000 South Fifth Street

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a 1,345 square foot one story addition to an existing single family residence and a new one-car garage attached to the existing two-car garage. The additions occur at the rear of the property and has minimal visual street impact. Although it is located on a corner lot the additions will be hidden by the existing block wall facing San Marino Avenue. The additions use similar details and materials as the existing and are acceptable. The addition to the garage is located on the alley side attached to the existing 2 car garage and is also acceptable.

**RECOMMENDATION:** Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Michael Ritter, Ritters SKC

**ADDRESS:** 1800 West Valley Boulevard

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

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes the addition of 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 made to extend 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 following conditions:

1. The applicant provide a detail of the top of the boiler room detailing the relationship of the new boiler room roof to the existing the roof
2. The new detail of the top of the boiler room shall be submitted to the Planning Division for review and approval prior to submitting the project to the Building Division for plan check



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Geraldine Pavez

**ADDRESS:** 400 South Garfield Avenue, #1

**PROJECT TYPE:** This application is for replacement of windows and patio door to a single unit within a multi-family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes window replacements to a single unit within a multi-family residence. The existing windows are aluminum and will be replaced with vinyl. Size and type will remain the same. This property has a Homeowners Association and has approved the applicant's request for replacement under the condition that the replacement windows are white vinyl windows that match the other replacement windows within the complex. The applicant should clarify if any other units have replaced their windows and if so, what type.

**RECOMMENDATION:** Recommendation is for approval with the condition that it matches previously replaced windows.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Denny Han

**ADDRESS:** 317 South Westboro Avenue

**PROJECT TYPE:** This application is for a two story addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a 375 square foot one story addition and a 390 square foot two story addition to an existing single family residence. A new foyer is added at the front and the two story portion will be added at the rear. The existing style of architecture is a Spanish style and the proposed design uses similar detailing. The second story should be studied to better integrate the fenestration with the existing house, especially the street facing elevation. The south elevation (which is mislabeled) is missing a window opening at the first floor and should be corrected.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. The drawings of the south elevation shall be revised to provide the correct label and illustrate the missing window on the first floor
2. The fenestration of the addition be revised to better integrate with the existing dwelling
3. The revisions are to be submitted to the Planning Division for review prior to the Planning Commission hearing





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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 28, 2016**

**APPLICANT:** Ivan Vega

**ADDRESS:** 424 South Electric Avenue

**PROJECT TYPE:** This application is for the addition of a second rear unit to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new unit on a lot with an existing single family residence. The existing house has been previously remodeled and has deviated from its original style but its root architecture is craftsman. The new unit is located at the rear of the property at the end of the driveway. The architectural style is consistent with the existing house and is generally acceptable. The roof trellis over the garage is appropriate to the design but should be adequately detailed in the documentation. There are two awkward areas that should be considered for revision. The first is the shed roof at the first floor where the eaves are shown as extended at the sides. Since there is no graceful terminus at the side elevations the shed roof eaves should all stop in a similar manner with no extension. The second issue is the pop out window at the second floor. This design element of the window and corresponding roof are inconsistent with the overall architectural style. Consideration should be made to furring out the kitchen side to provide a deeper sill and creating a double gabled roof configuration.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. The shed roof at the first floor shall have no eaves
2. The second floor fenestration and roof treatment be revised to a double gable at the west elevation
3. The revisions are to be submitted to the Planning Division for review and approval prior to the Planning Commission hearing