



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**July 12, 2016**

### **AGENDA**

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

#### **CALL MEETING TO ORDER:**

#### **ROLL CALL:**

WING HO, Chairman

NORA HERNANDEZ, Vice Chairman

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: June 28, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the June 28, 2016 regular meeting of the Design Review Board.

#### **2. 9 West Main Street**

This is an application for a new awning for Robeks Fresh Juice and Smoothies.

Applicant: Jason Chhan, Chhan Inc.

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

#### **DISCUSSION ITEMS:**

#### **3. 614 South Date Avenue**

This application is for a new building sign for an existing commercial building housing.

Auntie M Creative Consultants.

Applicant: George Hernandy

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the signage dimensions be reduced by 15%.

**4. 2300 - 2330 West Commonwealth Avenue**

This is an application for a new Uniform Sign Program for a new commercial plaza.  
Applicant: Jerry Murdock, Jones Sign

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Placement of signs should be defined in the text portion of the program to ensure clarity for any future tenants.. 2. The text for the "Free-Standing Sign" section on Page 12 of the submitted plans shall be revised for consistency with the elevation details as shown on pages 19 and 20 of the submitted plans. 3. The revisions shall be submitted for staff review and approval.

**5. 117 South Raymond Avenue**

This is an application for a new office building.  
Applicant: Jonathan Wu

**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, July 26, 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 22, 2016.

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

June 28, 2016, 7:30 p.m.      Alhambra City Hall      City Council Chambers

**Call to Order:** At 7:30 p.m. on June 28, 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-June 14, 2016**

**ITEM 2: 31 South Electric Avenue**

**Request:**

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.

**ITEM 3: 1000 South Fifth Street**

**Request:**

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.

**ACTION**

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

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

**DISCUSSION ITEMS**

**ITEM 4: 1800 West Valley Boulevard**

**Request:**

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.

**Project discussion was as follows:**

Commissioner Ho restated the conditions of approval recommended by staff. Staff clarified that the recommendation was to increase the overall height of the boiler room to the existing roof, rather than adding a new shed roof. Ho asked the applicant if the boiler room extends beyond the existing roof line, the applicant stated that he thought it did but that he is willing to extend a portion of the existing roof to cover the boiler room. Amaya-Freire moved to approve the application with the following conditions: 1) the height of the boiler room shall extend to the existing roof; 2) the existing roof is to be extended as necessary to cover the boiler room area; and 3) a detailed description 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. Sanchez 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) the height of the boiler room shall extend to the existing roof; 2) the existing roof is to be extended as necessary to cover the boiler room area; and 3) a detailed description 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.

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

**ITEM 5: 400 South Garfield Avenue**

**Request:**

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.

**Project discussion was as follows:**

The applicant stated that unit #3 and #18 have replaced their windows and both used white vinyl. Sanchez confirmed that the proposed windows will match those units. Ho asked which windows will be replaced and mentioned that there is a combination of single hung and sliders and if they are similar to existing. The applicant stated that they are all the same except for the kitchen window which is an existing louvered window which will be replaced with a single hung to match the other units that have been replaced. She also mentioned that she is replacing the two patio doors and is the first resident to do so. Kao asked if the applicant would consider using a casement window instead of a single hung to replace the louvered window. Ho mentioned that there are other units that have replaced that same window using single hung and there may be a consistency issue. Kao moved to approve the application as submitted with the note that a casement window is an option for replacement to the kitchen window. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board approved Item #5 as submitted with a note that a casement window is an option for replacement to the kitchen window.

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

**ITEM 6: 317 South Westboro Avenue**

**Request:**

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.

**Project discussion was as follows:**

Commissioner Sanchez asked if all windows will be replaced, the applicant confirmed that they would. Sanchez asked if there will be any detailing around the windows. The applicant stated that there is currently a thin frame around the existing windows and is not sure if this frame will be retained. Sanchez mentioned that there also appears to be a wood sill and asked if that will be retained. The applicant confirmed. Sanchez noted that there is one slider for the kitchen window. He asked the applicant if he would consider a casement window to have a consistent look with the other windows. The applicant stated that it is a possibility. Sanchez asked what the existing window is, applicant stated that it is an aluminum slider. Amaya-Freire mentioned that the east elevation appears to be very blank and asked if it was possible to work with staff to work on the details. Ho mentioned condition #2 and stated that the corner window conditions shown rarely happens in Spanish style architecture. The applicant should look at the plans to address this issue. Another possibility is to add pop outs to create modulation. Hernandez moved to approve the application 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 applicant work with staff to revise the fenestration; 3) the kitchen window shall be two casement windows mulled side-by-side; and 4) all revisions shall be submitted to the Planning Division for review prior to the Planning Commission hearing. Sanchez seconded and the motion is carried unanimously.

**Action**

The Design Review Board reviewed Item No. 6 and approved the application 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 applicant work with staff to revise the fenestration; 3) the kitchen window shall be two casement windows mulled side-by-side; and 4) all revisions shall be submitted to the Planning Division for review prior to the Planning Commission hearing.

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

**ITEM 7: 424 South Electric Avenue**

**Request:**

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.

**Project discussion was as follows:**

Ho asked the applicant if there was a reason why the shed roof extended at the sides, the applicant stated there wasn't but that he agreed with the staff's recommendation. Discussion ensued about the second condition. The applicant stated that he could revise the plans to accommodate the staff recommendation. Hernandez suggested a window be added to the bathroom for natural light and ventilation. Amaya-Freire suggested that a window also be added to the stairway. Ho made the suggestion to extend the kitchen over the stairway to maximize the kitchen. Hernandez moved to approve the application with the following conditions: 1) the shed roof at the first floor shall not cantilever at the sides; 2) the west elevation be revised to show modulation at the kitchen and a double gable roof condition; 3) The bedroom window will be flush with the wall; 4) the applicant work with staff on the fenestration detail for the bathroom and stairway; and 4) all revisions shall be submitted to the Planning Division for review and approval prior to the Planning Commission hearing. Sanchez seconded and the motion is carried unanimously.

**ACTION**

The Design Review Board reviewed Item No. 7 and approved the application with the following conditions: 1) the shed roof at the first floor shall not cantilever at the sides; 2) the west elevation be revised to show modulation at the kitchen and a double gable roof condition; 3) The bedroom window will be flush with the wall; 4) the applicant work with staff on the fenestration detail for the bathroom and stairway; and 4) all revisions shall be submitted to the Planning Division for review and approval prior to the Planning Commission hearing.

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



Noes: NONE  
Absent: NONE

**PUBLIC COMMENTS**

Yifan Li commented about the code for front yard fences and the allowed maximum height. She spoke on behalf of her parents who recently purchased a house with two units on the property. The rear unit has been broken into and there is legal issue with a person who is living inside the unit. Ms. Li asked if there is any possibility to increase the height of the fence to provide more security for their property. Chairman Ho informed Ms. Li that the current code only allows for a 3' maximum fence as well as not being able to use security bars for windows. However, there are other ways to increase security. Sanchez also mentioned the use of security cameras and alarm systems. All board members agreed that this was an issue that should be handled with the police department. Sanchez seconded and the motion is carried unanimously.

**ADJOURNMENT**

At 8:45 p.m. as there was no further business for the Board to transact, the Design Review Board adjourned the meeting with unanimous consent to the next regularly scheduled meeting to be held in the City Council Chambers, Alhambra City Hall on Tuesday, July 12, 2016, at 7:30 pm.

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

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Wing Ho, Chairman



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

**APPLICANT:** Jason Chhan, Chhan Inc.

**ADDRESS:** 9 West Main Street

**PROJECT TYPE:** This application is for a new awning for Robeks Fresh Juice and Smoothies.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The signage and brand related colors for this tenant are trademark recognized (approved under separate application). The applicant proposes a new awning that is a canvas material and will be placed above the existing storefront and below the existing signage. The brand coordinated color of the awning is acceptable. The structure of the awning will be painted to match the awning color.

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



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

**APPLICANT:** George Hernandy

**ADDRESS:** 614 South Date Avenue

**PROJECT TYPE:** This application is for a new building sign for an existing commercial building housing Auntie M Creative Consultants.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a new building sign for an existing commercial building housing Auntie M Creative Consultants in the industrial area. The sign will be located at the top left corner of the front elevation. The sign consists of acrylic pin mounted letters for the copy and a two layer reverse channel letter logo sign. Given the scale of the building and the street, the size and type is generally acceptable. Reduction of the sign by 15% can be considered to improve the halo effect of the signage and provide a more reasonable margin to the signage.

**RECOMMENDATION:** Recommendation is for approval with the condition that the signage dimensions be reduced by 15%.



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

**APPLICANT:** Jerry Murdock, Jones Sign

**ADDRESS:** 2300 - 2330 West Commonwealth Avenue

**PROJECT TYPE:** This application is for a new Uniform Sign Program for a new commercial plaza.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a new Uniform Sign Program for a new commercial plaza. The commercial plaza includes a McDonald's restaurant and two new multi-tenant buildings. The proposed signage and sizes are acceptable. Placement of signs should be defined in the text portion of the program to ensure clarity for any future tenants. The allowed building signage for Buildings 1 & 3 include various types to encourage creativity. The freestanding sign types refer to the monument signs and should be clarified. The wording for the freestanding signs are described to include various types of signs with a preferred type but the elevation details call for painted aluminum panels with acrylic push through letters to be internally illuminated with specific colors. Consideration should be made to specify one type of sign for consistency but to allow fonts and colors unique to tenants' identity.

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

1. Placement of signs should be defined in the text portion of the program to ensure clarity for any future tenants.
2. The text for the "Free-Standing Sign" section on Page 12 of the submitted plans shall be revised for consistency with the elevation details as shown on pages 19 and 20 of the submitted plans.
3. The revisions shall be submitted for staff review and approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Jonathan Wu

**ADDRESS:** 117 South Raymond Avenue

**PROJECT TYPE:** This application is for a new office building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new four story office building and is located on an interior linear lot. The existing hotel was damaged by fire and will be demolished. The context can accommodate the proposed building mass as the adjacent buildings to the north are a three story commercial buildings and the development across the street is the Alhambra Hospital. There are currently high bay industrial buildings to the south. The building material palette consists of glass, concrete (GFRC panels) and aluminum. The design of the glass facade which includes an aluminum sunshade element allows for a visual diversity that mitigates the overall mass of the building.

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