



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

July 26, 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 1-5):

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: July 12, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the July 12, 2016 regular meeting of the Design Review Board.

2. 915 West Mission Road

This is an application for new front yard fence and gates to an existing multi-family residence.

Applicant: Johnny W. Lo

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

3. 36 West Main Street

This is an application for exterior alterations to a single tenant within an existing multi-tenant commercial building.

Applicant: David Barber

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

4. 2424 El Paseo

This is an application for a single story addition to an existing single family residence.
Applicant: Rafael Murillo

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

5. 100 Champion Place

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

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

DISCUSSION ITEMS:

6. 101 West Grand Avenue

This is an application for exterior alterations and window replacements to an existing single family residence.
Applicant: Daniel Lee

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Single hung windows shall be used wherever possible 2. Window detailing should be provided with review by staff 3. The final window types and window detailing shall be submitted to the Planning Division for review and approval prior to submitting the project to the Building Division for plan check.

7. 1515 West Main Street

This is an application for a new Wondries Toyota dealership building.
Applicant: Paul Wondries

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The signage shall be submitted under a separate application 2. The DRB approval is contingent upon Planning Commission review and approval of all entitlements including adoption of a Mitigated Negative Declaration for the project.

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, August 9, 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 August 5, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

July 12, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on July 12, 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 28, 2016

ITEM 2: 9 West Main Street

Request:

The signage and brand related colors for this tenant (Robeks Fresh Juice and Smoothies) 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 Lime Green (Ginko 6085-0000) color of the existing awning.

ACTION

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

DISCUSSION ITEMS

ITEM 3: 614 South Date Avenue

Request:

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.

Project discussion was as follows:

The applicant George Hernandez was present. The applicant discussed the size with the Board and agreed to a compromise to reduce the size of the signage. Kao moved to approve the application with the following conditions: 1) Mark shall be reduced by 15%; and 2) Letter heights shall be reduced to a maximum of 4.5" with the spacing of the letters being adjusted to maintain copy alignment with the edge of the mark. Hernandez seconded and the motion was carried unanimously.

ACTION

The Design Review Board reviewed Item No. 3 and approved the application with the following conditions: 1) Mark ("M" logo) shall be reduced by 15%; and 2) Letter heights shall be reduced to a maximum of 4.5" with the spacing of the letters being adjusted to maintain copy alignment with the edge of the mark.

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

ITEM 4: 2300-2330 West Commonwealth Avenue

Request:

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 the tenants' identity.

Project discussion was as follows:

Amaya-Freire recused himself from the item due to knowledge of the project. The applicant agreed to the staff conditions of approval. Staff provided explanation regarding some of the comments citing inconsistencies. Hernandez moved to approve the application with the following conditions: 1) Placement of signs shall 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; and 3) The revisions shall be submitted for staff review and approval. Sanchez seconded and the motion was carried unanimously.

Action

The Design Review Board reviewed Item No. 4 and approved the application with the following conditions: 1) Placement of signs shall 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; and 3) The revisions shall be submitted for staff review and approval.

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

ITEM 5: 117 South Raymond Avenue

Request:

This applicant 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.

Project discussion was as follows:

The applicant gave a brief description of the project. The use of GFRC is one the two core elements used throughout, along with a glass curtain wall. The facade on the ground floor will match the curtain wall. Hernandez confirmed that the adjacent building is a 3 story building. Ho clarified that inconsistency of labeling of butt joint verticals. The applicant stated that the butt joint will no longer be used due to the height of the glass. The glazing sizes will be the same regardless. The applicant stated that he would update the drawings. The columns will be a color and material consistent with the GFRC panels. The horizontal canopies will be tempered glass. Ho suggested a fritted glass rather than clear. He also suggested a lighter tint to the vision glass to avoid a stark contrast between the glass and the solid elements. Hernandez moved to approve the application with the following conditions: 1) The drawings shall be updated for accuracy and consistency prior to

the Planning Commission hearing; and 2) The glazing specification shall be reviewed by staff. Kao seconded the motion and it was carried unanimously.

Action

The Design Review Board approved Item #5 with the following conditions: 1) The drawings shall be updated for accuracy and consistency prior to the Planning Commission hearing; and 2) The glazing specification shall be reviewed by staff.

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 8:10 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 26, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 26th day of July, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 26, 2016**

APPLICANT: Johnny W. Lo

ADDRESS: 915 West Mission Road

PROJECT TYPE: This application is for new front yard fence and gates to an existing multi-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing a new front yard fence and driveway gate to an existing multi-family residential development. The property has an existing retaining wall along the perimeter of the landscaped front yard. The new painted metal fencing will be attached to the top of the existing block wall along the front property line to give an overall height of 3 feet. Gates will be added at the walkways giving access to the front unit and to the west side of the building. A swinging gate will also be added at the driveway. Both gates will have an overall height of 6 feet. The design and finish of the fence and gates are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 26, 2016**

APPLICANT: David Barber

ADDRESS: 36 West Main Street

PROJECT TYPE: This application is for exterior alterations to a single tenant within an existing multi-tenant commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing to alter the storefront of a single tenant within an existing multi-tenant commercial building. The existing storefront will be replaced with a new frameless storefront system. The proposed design is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 26, 2016**

APPLICANT: Rafael Murillo

ADDRESS: 2424 El Paseo

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 428 square foot, one story addition and a new front porch to an existing single family residence. The addition is located at the front of the house at the north elevation. The addition extends beyond the existing front elevation creating an emphasis on the porch and entry area. All materials and finishes are to match existing.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Stephen Sham

ADDRESS: 100 Champion Place

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 439 square foot, two story addition to an existing single family residence. The residence is on a downslope lot with the existing garage being located towards the rear of the property at the bottom of the slope. The addition will be located above the garage. Due to the downslope condition of the lot, the height of the addition is almost level with the height of the main house. The integration of the addition is well designed as it takes advantage of the site conditions. The details, materials and finishes match the existing home.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 26, 2016**

APPLICANT: Daniel Lee

ADDRESS: 101 West Grand Avenue

PROJECT TYPE: This application is for exterior alterations and window replacements to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing to replace all the windows and to alter the exterior finish of an existing single family residence. The original style of architecture for the house appears to have been Craftsman but it has been altered over time. The residence is located on a corner lot with the east and south elevations facing the street. The windows will be replaced with white vinyl windows. Although the windows are being replaced with windows of the same type, consideration should be made to improve the overall look by using single hung configured windows as much as possible. The existing siding will be replaced with stucco and whereas this is generally acceptable it should be noted that this will change the overall character of the building. Appropriate window detailing should be used to retain consistency.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Single hung windows shall be used wherever possible.
2. Window detailing should be provided with review by staff.
3. The final window types and window detailing 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 July 26, 2016

APPLICANT: Paul Wondries

ADDRESS: 1515 West Main Street

PROJECT TYPE: This application is for a new Wondries Toyota dealership building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application is for the design of a new Toyota dealership. Project development would occur in two phases. Phase I consists of construction of the new dealership building to be located on the adjacent block east of the existing Wondries Toyota dealership. That lot is currently improved as an at-grade vehicle display lot. Phase II involves demolition of the existing dealership building and replacement with a new at-grade vehicle display lot. Being that there will be no structures associated with Phase II, Phase I is the focus of this review. The proposal is a prototypical design that uses a combination of glazing, concrete, plaster and metal finishes. The overall architectural aesthetic (including the colors and finishes) is consistent with the Toyota brand. The Design Review Board policy is to recognize national corporate design standards. The proposed vehicle display lot will be paved throughout. Two rows of landscaping will be provided in the interior of the lot in addition to new perimeter landscaping along the three street frontages. A vehicle display pad will be located at the Main/Electric and Main/Busnhell corners. The minor site specific issues have been resolved through staff interaction and the effective proposal is acceptable.

A Notice of Intent to Adopt a Mitigated Negative Declaration has been posted for this project and the public review period for this environmental document is running concurrently with this proposal until August 16, 2016. Staff recommends that the Design Review Board approval be contingent upon Planning Commission review and approval of all entitlements including adoption of a Mitigated Negative Declaration for the project.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The signage shall be submitted under a separate application.
2. This DRB approval is contingent upon Planning Commission review and approval of all entitlements including adoption of a Mitigated Negative Declaration for the project.