



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

August 9, 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: July 26, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the July 26, 2016 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 1139 Main Street

This is an application for a two story addition to the existing BMW dealership.

Applicant: Simon Lee, Simon Lee & Associates, Architects

Recommended Action: APPROVAL - Recommendation is for approval contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

3. 1237 East Main Street

This application is for a new one-story medical office building.

Applicant: Charles Smyth, Market Street Development, LLC

Recommended Action: APPROVAL - Recommendation is for approval with conditions, contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

4. 1 & 15 West Hellman Avenue

This application is for a new three-story medical office building.
Applicant: Simon Lee & Associates, Architects

Recommended Action: APPROVAL - Recommendation is for approval with conditions, contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

5. 700 North Stoneman Avenue

This application is for a proposed condominium development with a total of 79 units.
Applicant: James Chou, Pacific Villa Place LLC

Recommended Action: APPROVAL - Recommendation is for approval contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

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, August 23, 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 19, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

July 26, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on July 26, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, HO, KAO, SANCHEZ

ABSENT: HERNANDEZ

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-July 12, 2016

ITEM 2: 915 West Mission Road

Request:

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.

ITEM 3: 36 West Main Street

Request:

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.

ITEM 4: 2424 El Paseo

Request:

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.

ITEM 5: 100 Champion Place

Request:

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.

ACTION

Commissioner Sanchez recused himself from Item No. 3 and Item No. 5 due to knowledge of the project/applicant. 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, HO, KAO, SANCHEZ (Items 1, 2 and 4 only)
Abstain: SANCHEZ (Items 3 and 5 only)
Noes: NONE
Absent: HERNANDEZ

DISCUSSION ITEMS

ITEM 6: 101 West Grand Avenue

Request:

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.

Project discussion was as follows:

The applicant was present and available for questions. The window type and style were reviewed and it was stated that there would be no grids. The applicant stated

that the windows would be new construction but the existing window trim would be replicated. The stucco color is Mocha. The fascia will also be painted. Kao moved to approve the application with the following conditions: 1) Single hung windows shall be used wherever possible; 2) Window detailing should be provided with review by staff; and 3) 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. Sanchez seconded the motion and it was carried unanimously.

Action

The Design Review Board approved Item #6 with the following conditions: 1) Single hung windows shall be used wherever possible; 2) Window detailing should be provided with review by staff; and 3) 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.

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

ITEM 7: 1515 West Main Street

Request:

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/Bushnell corners. The minor site specific issues have been resolved through staff interaction and the effective proposal is acceptable.

Project discussion was as follows:

Ho confirmed that the showroom has a second floor. The project is a 2-story building. Kao requested that the exterior finishes be explained in detail. The applicant used the axonometric to describe the materials. The main white entry wall is a translucent glazing system used in all Toyota dealerships, the grey is an

ACM material, the columns and front facade are also ACM, and the rest of the building is a plaster over concrete block with score lines. The use of green walls augments the landscaping. Clear glass is used throughout. Signage was discussed. The front portal will have a logo and dealer name. There will also be monument and wayfinding signage. All signage will be under separate application. The only identifying dealer sign will be on the entry with the intention of minimizing signage elsewhere on the building. Amaya-Freire discussed the windows confirmed by the architect as 2'x8'. Sanchez moved to approve the application with the following conditions: 1) The signage shall be submitted under a separate application; and 2) The DRB approval is contingent upon Planning Commission review and approval of all entitlements including the adoption of a Mitigated Negative Declaration for the project. Kao seconded and the motion carried unanimously.

Action

The Design Review Board approved Item #7 with the following conditions: 1) The signage shall be submitted under a separate application; and 2) The DRB approval is contingent upon Planning Commission review and approval of all entitlements including the adoption of a Mitigated Negative Declaration for the project.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:00 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, August 9, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 9th day of August, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 9, 2016**

APPLICANT: Simon Lee, Simon Lee & Associates, Architects

ADDRESS: 1139 Main Street

PROJECT TYPE: This application is for a two story addition to the existing BMW dealership.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 25,100 square foot, two story addition to the existing BMW dealership. Located at the beginning of Alhambra Auto Row, the property is part of the existing BMW dealership. The new structure will be sited at the northwest corner of the property (currently a parking lot) where it will connect to the existing building. The ground floor of the new structure will house 34 new service bays with programming stations. The second floor and roof level will provide room for additional inventory parking. Ramps to the upper levels will be contained within the building and will not be visible from the exterior. The exterior of the addition will be smooth plaster over concrete block with a paint finish to match the existing building. All architectural details and building colors meet BMW corporate standards and also match the existing dealership.

RECOMMENDATION: Recommendation is for approval contingent upon Planning Commission review and approval of all environmental documents and project entitlements.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 9, 2016**

APPLICANT: Charles Smyth, Market Street Development, LLC

ADDRESS: 1237 East Main Street

PROJECT TYPE: This application is for a new one-story medical office building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: Located near the easterly boundary of Alhambra, the applicant is proposing a new 14,125 square foot one-story medical building and parking lot. The architecture of the proposed building uses a flat roof contemporary style with a high building volume. The use of architectural accent elements (i.e. bahama shutters and pillars) help to mitigate the negative space above the storefront. There were also minor design issues that have been addressed through staff review and resolved prior to submittal. It is also noteworthy that the existing building consists of brick that could be considered for reuse in landscape or site design (even if it is not in the building vocabulary).

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements
2. Signage is to be addressed under separate application
3. The brick used for the existing structure is to be reused, recycled and/or donated as feasibly possible.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 9, 2016**

APPLICANT: Simon Lee & Associates, Architects

ADDRESS: 1 & 15 West Hellman Avenue

PROJECT TYPE: This application is for a new three-story medical office building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a new 13,372 square foot three story medical office building. The subject property is located at the northwest corner of Hellman and Garfield just south of the I-10 freeway off ramp. The project spans two lots separated by an alley with the secondary lot to be used for additional parking and access to the underground parking. The applicant has worked with the City to establish setbacks which allow for landscape buffers along all sides of the building. The front setback at Hellman mitigates the height of the building along the street edge. The architectural design of the building is contemporary using glass and metal as the primary aesthetic. The solid walls at the ends of the building taper upwards to provide a visual stability to the composition. The glazing at the ground floor sets back from the upper floors and provides a modulated facade, as well as functional weather protection.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements
2. Signage is to be addressed under separate application.



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ALHAMBRA DESIGN REVIEW BOARD STAFF REPORT August 9, 2016

APPLICANT: James Chou, Pacific Villa Place LLC

ADDRESS: 700 North Stoneman Avenue

PROJECT TYPE: This application is for a proposed condominium development with a total of 79 units.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing four applications that make up this new condominium development. The development is comprised of four lots with 10, 13, 30 and 26 units respectively and each lot is defined by its own architectural style. All buildings within the project are two stories with subterranean parking for each unit. This configuration allows the development to retain a scale consistent with the surrounding neighborhood.

Lot 1 (10 units) is a Spanish style using a concrete tile roof, smooth stucco finishes, exposed rafter tails and details consistent with that style. The details vary slightly between units which help to avoid repetition within a building.

Lot 2 (13 units) is a Craftsman style using shake and horizontal siding, tapered columns and gabled roofs. The materials used at the gables and the window trim detail provide a strong reference to the craftsman vernacular.

Lot 3 (30 units) uses a French style architecture with appropriate detailing such as the use of a higher pitched roof, intricate wrought iron work and a stone veneer accent.

Lot 4 (26 units) is a Tuscan style architecture with materials and detailing that provides character consistent with that style. The use of multiple styles of architecture benefit the development to provide a visual diversity. The color palettes used strengthen the character of the architecture as you move between the different architectural styles. It is noteworthy however, that there is also a cohesive nature to the development due to the similarity in building size. The styles used are appropriate to its context and can be

found throughout the City of Alhambra. A conceptual landscape plan has been provided and is generally acceptable however, a more thorough review will take place during building plan check for compliance with the MWELD state standards.

RECOMMENDATION: Recommendation is for approval contingent upon Planning Commission review and approval of all environmental documents and project entitlements.