



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

August 23, 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 1-4):

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: August 9, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the August 9, 2016 regular meeting of the Design Review Board.

2. 2350 West Valley Boulevard

This is an application for new wall signage for Oceana USA, Inc., the sole tenant in an existing commercial building.

Applicant: Freehand Sign Company

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

3. 2551 West Main Street

This is an application for the replacement of the face of an existing pylon sign for a Walgreens Pharmacy.

Applicant: Walgreens

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

4. 300 West Main Street, #110

This is an application to allow a wrought iron patio fence for the Limericks Tavern in the Alhambra Pacific Plaza development.

Applicant: Paul Tsai

Recommended Action: APPROVAL - Recommendation is for approval as submitted

DISCUSSION ITEMS:

5. 304 South Marengo Avenue

This is an application for the legalization of an existing front yard fence.

Applicant: Yong Y. Liang

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Lower the fence height to not more than 36 inches above the sidewalk grade. 2. Correct the disjointed condition (the top of the fence shall be at the same level for the width of the property) of the fence as possible.

6. 1416 Siwanoy Drive

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

Applicant: German Cortez

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Samples and/or accurate plans and colored elevations be provided prior to Planning Commission submittal.. 2. Hung windows shall be used where possible, as window dimensions and location permit. 3. Approval is contingent upon Planning Commission approval.

7. 318 & 322 Fremont Avenue

This is an application for two new single family homes on adjacent lots.

Applicant: Jack Wu

Recommended Action: APPROVAL - Recommendation is for approval contingent upon Planning Commission approval.

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, September 13, 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 26, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

August 9, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on August 9, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: HERNANDEZ, HO, KAO, SANCHEZ

ABSENT: AMAYA-FREIRE

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 26, 2016

ACTION

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

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

DISCUSSION ITEMS

ITEM 2: 1139 West Main Street

Request:

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.

Project discussion was as follows:

The architect was present and gave brief remarks regarding the dealership and proposed design. Commissioner Hernandez had questions regarding the access within the building. The architect indicated and clarified the access on the drawings. Commissioner Kao moved to approve the application contingent upon Planning Commission review and approval of all environmental documents and project entitlements. Commissioner Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

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

ITEM 3: 1237 East Main Street

Request:

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).

Project discussion was as follows:

The architect was present. There was one speaker, Melissa Michaelson, Board Member of the Alhambra Preservation Group. She gave a brief description of the existing house on the site. The description of the interior included brick and other detail. On behalf of the Alhambra Preservation Group, she suggested that the house be retained and integrated into the proposed design. The architect stated that there was a community meeting held and most attendees were from the adjacent properties. The response at the community meeting was supportive. Commissioner Sanchez asked if there was consideration for retaining the house. Discussion ensued regarding the wood frame house. Commissioner Ho questioned

how they could use the face brick in a non-structural architectural finish. The applicant stated that there would be a signature wall used inside this facility that would benefit from the re-use of the brick. Commissioner Sanchez also stated that brick could be used in the landscape as well. He also recommended that the developer reach out to anyone that would be willing to salvage the existing house structure and relocate it. Commissioner Hernandez moved to approve the application with the following conditions: 1) The architect will work with staff to integrate the existing brick on site with the design in some fashion; 2) Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements; and 3) It is also a recommendation that the developer attempt to find a reuse for the existing house. This is not a condition but the applicant is encouraged to explore the possibility. Commissioner Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) The architect will work with staff to integrate the existing brick on site with the design in some fashion; 2) Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements; and 3) It is also a recommendation that the developer attempt to find a reuse for the existing house. This is not a condition but the applicant is encouraged to explore the possibility.

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

ITEM 4: 1 & 15 West Hellman Avenue

Request:

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.

Project discussion was as follows:

The architect was present. Commissioner Ho questioned the glazing specification. The architect stated that they plan to use clear glass and that the colored elevations were for presentation only. A rendering was presented to convey the concept. Commissioner Ho recommended that if the vision glass is clear then the choice of spandrel should minimize the contrast between the two glass types. Signage will be addressed under separate application. Commissioner Hernandez moved to approve the application with the following conditions: 1) glazing samples and specification are to be reviewed by staff; and 2) approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements. Commissioner Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) glazing samples and specification are to be reviewed by staff; and 2) approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

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

ITEM 5: 700 North Stoneman Avenue

Request:

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 MWELo state standards.

Project discussion was as follows:

The architect gave a brief presentation. It was stated that the proposal that replaces the PEO Home is of a scale consistent with the neighborhood. Commissioner Ho confirmed the design approach. There were renderings provided for overall design intention. Commissioner Ho stated that the level of architectural detail was not present on the renderings. The applicant explained that the renderings were provided for the initial City Council review of the project and that the drawings are more accurate in detail. Commissioner Sanchez confirmed that the site walls will be concrete block. Consensus was that the block walls will be split face rather than precision. Commissioner Hernandez moved to approve the application with the following conditions: 1) The block walls will be split face rather than precision; and 2) Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements. Commissioner Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) The block walls will be split face rather than precision; and 2) Approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:20 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 23, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 23rd day of August, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 23, 2016**

APPLICANT: Freehand Sign Company

ADDRESS: 2350 West Valley Boulevard

PROJECT TYPE: This is an application for new wall signage for Oceana USA, Inc., the sole tenant in an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing new building signage and new address numbers for an existing commercial building. The building sign uses foam letters with an acrylic face with the return color matching the face. The address sign will be flat acrylic numbers in the same color. Both signs will be flush mounted. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Walgreens

ADDRESS: 2551 West Main Street

PROJECT TYPE: This is an application for the replacement of the face of an existing pylon sign for a Walgreens Pharmacy.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant proposes to replace the face of an existing pylon sign for Walgreens. The new face consists of a white and blue color block with an opaque film on the reverse side of the white area to eliminate glare. This method of light control is consistent with Design Review Board policy. The white and red lettering are translucent to allow for night time illumination. The design is consistent with the Walgreens brand and is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Paul Tsai

ADDRESS: 300 West Main Street, #110

PROJECT TYPE: This application is to allow a wrought iron patio fence for the Limericks Tavern in the Alhambra Pacific Plaza development.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing a new 38 inch high wrought iron patio fence for Limericks Tavern in the Alhambra Pacific Plaza development. The fence has already been installed prior to DRB review and extends beyond the tenant space on the west. The submitted design relocates the western end of the fence 3'-6" easterly to the east side of the existing downspout. The design of the fence is acceptable. Recommendation is for approval as submitted.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 23, 2016**

APPLICANT: Yong Y. Liang

ADDRESS: 304 South Marengo Avenue

PROJECT TYPE: This application is for the legalization of an existing front yard fence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing to legalize an existing wrought iron front yard fence at an existing single family residence. The fence is currently 4'-7" high and the height will be reduced to comply with the three foot height limit. The design and style of the fence is generally acceptable and is compatible with the style of the home. A portion of the fence at the driveway extends beyond the north property line onto a neighboring property addressed as 300 North Marengo and the applicant has obtained written permission from the adjacent property owner to allow this condition to continue. There is also an apparent disjointed condition near the southerly portion of the fence that may be mitigated through the process of lowering the fence height.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Lower the fence height to not more than 36 inches above the sidewalk grade.
2. Correct the disjointed condition (the top of the fence shall be at the same level for the width of the property) of the fence as possible.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: German Cortez

ADDRESS: 1416 Siwanoy Drive

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing a 1,461 square foot two story addition to an existing Ranch style single family residence. The addition is located at the rear of the property with the second story extending beyond the first floor building line creating a patio area. The existing roof shingles will be replaced with new composition shingles. The existing brick used at the fireplace will be replaced with a stone veneer. Material samples should be provided. The addition consists of sliding and single hung windows. Although the existing structure has both sliding and hung windows, the new addition should use single hung where possible. There is also a discrepancy with the window at the second floor at the front elevation. The plan calls out a hung window but is drawn in plan and elevation as a slider.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Samples and/or an accurate plans and colored elevations be provided prior to Planning Commission submittal.
2. Hung windows shall be used where possible, as window dimensions and location permit.
3. Approval is contingent upon Planning Commission approval.



**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 23, 2016**

APPLICANT: Jack Wu

ADDRESS: 318 & 322 Fremont Avenue

PROJECT TYPE: This application is for two new single family homes on adjacent lots.

PROJECT STATUS: First Time Applicant; Continued Project

DESIGN ASSESSMENT: The applicant is proposing two new single family homes on two separate adjacent lots. This project has been reviewed by the Design Review Board previously but has changed owners and designers. The concerns with the last design was the lack of distinct characteristics between the two units. There has been extensive dialogue between staff and the applicant to develop the quality of the design. The proposed design is much improved with one house being a Mediterranean style and the other a Craftsman style. The floor plans differ from each other making the exterior unique to each style. The details and materials are consistent with each style and are acceptable.

RECOMMENDATION: Recommendation is for approval contingent upon Planning Commission approval.