



Gateway  
to the  
San Gabriel Valley

## **ALHAMBRA DESIGN REVIEW BOARD**

**September 13, 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: August 23, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the August 23, 2016 regular meeting of the Design Review Board.

#### **2. 999 South Meridian Avenue**

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

Applicant: Raymond Liao

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

#### **3. 8 West Main Street**

This is an application for new signage for Dickey's Barbeque Pit Restaurant in an existing commercial building.

Applicant: Linda Smith

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

**4. 1111 North Garfield Avenue**

This is an application for new signage for an existing 7 Eleven.

Applicant: Nikolas Hadloc

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

**5. 601 South Fremont Avenue**

This is an application for new signage for an existing 7 Eleven.

Applicant: Nikolas Hadloc

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

**DISCUSSION ITEMS:**

**6. 1200 South Garfield Avenue**

This is an application for new signage for an existing 7 Eleven.

Applicant: Nikolas Hadloc

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The wall sign on Garfield shall not exceed 30'-10" in length. 2. Secondary wall signage along Shorb Street is not permitted.

**7. 119 West Main Street**

This is an application for exterior alterations for the proposed Next Republic Restaurant in an existing commercial building.

Applicant: Rowland Ching

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Signage shall be submitted under a separate application. 2. Approval is contingent upon Planning Commission review and approval of all project entitlements.

**8. 3320 Balzac Street**

This is an application for a new front porch trellis and deck for an existing single family residence.

Applicant: Antonio Pierola

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the applicant provide all trellis details and specifications of materials and colors for staff review prior to issuance of building permits.

**9. 241 East Valley Boulevard**

This is an application for an addition and exterior alterations to an existing Taco Bell restaurant.

Applicant: Gabriela Marks

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The window and door specifications shall be submitted for staff review prior to issuance of building permits. 2. Signage shall be submitted under a separate application.

**10. 875 & 1111 South Fremont Boulevard**

This is an application for a new mixed use retail and office development and related sign programs.

Applicant: Vasilis Papadatos, National Engineering & Consulting

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The signage program for the office buildings and the parking structure shall be revised and resubmitted under a separate application. 2. Approval of the project is 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, September 27, 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 September 23, 2016.

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

August 23, 2016, 7:30 p.m. Alhambra City Hall

City Council Chambers

**Call to Order:** At 7:30 p.m. on August 23, 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-August 9, 2016**

**ITEM 2: 2350 West Valley Boulevard**

**Request:**

The applicant Freehand Sign Company 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.

**ITEM 3: 2551 West Main Street**

**Request:**

The applicant Walgreens 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.

**ITEM 4: 300 West Main Street, #110**

**Request:**

The applicant Paul Tsai 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.

**ACTION**

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

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

**DISCUSSION ITEMS**

**ITEM 5: 304 South Marengo Avenue**

**Request:**

The applicant Yong Y. Liang is proposing to legalize an existing wrought iron front yard fence for 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.

**Project discussion was as follows:**

The applicant was present. The applicant stated that she had already lowered the fence to 3' but the fence does jog in height. The Board discussed the issue and the possibility of a modification was discussed. The applicant was directed to create a drawing that illustrates the dimensional conditions with the top rail being consistently horizontal. Commissioner Hernandez moved to approve the application with the following conditions: 1) The height of the fence shall be lowered to 3' high; and 2) The top rail shall be level across the width of the property, if the potential height discrepancy can be addressed through an administrative modification. Commissioner Kao seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) The height of the fence shall be lowered to 3' high; and 2) The top rail shall be level across the width of the property, if the potential height discrepancy can be addressed through an administrative modification.

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

**ITEM 6: 1416 Siwanoy Drive**

**Request:**

The applicant German Cortez 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 windows 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.

**Project discussion was as follows:**

The applicant was present and submitted a sample of the stucco for color consideration. The finish texture was discussed and the applicant stated that it would be a dash finish. The applicant stated that he was amenable to the staff recommended conditions. Commissioner Ho stated that the windows do not need to be hung where egress is necessary but the windows should be changed wherever possible. Commissioner Hernandez stated that the window sill detail should be used throughout the design. Commissioner Ho noted that the windows proposed are a mix of materials and there are discrepancies in the drawings from his statements. The applicant stated that the elevations dictate where there is a discrepancy between the plans and elevations. Commissioner Kao stated that using casements (for window type C) may be a better choice due to the mix of existing and new windows. Commissioner Hernandez stated that the drawings should be updated accordingly. Commissioner Sanchez moved to approve the application with the following conditions: 1) Samples, updated drawings and accurate colored elevation(s) shall be provided; 2) The existing windows shall be changed to vinyl (with any alternative solution subject to staff review); and 3) All decisions are contingent upon Planning Commission approval. Commissioner Hernandez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions:  
1) Samples, updated drawings and accurate colored elevation(s) shall be provided;  
2) The existing windows shall be changed to vinyl (with any alternative solution subject to staff review); and 3) All decisions are contingent upon Planning Commission approval.

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

**ITEM 7: 318 & 322 Fremont Avenue**

**Request:**

The applicant Jack Wu 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.

**Project discussion was as follows:**

The Board reviewed the two applications together due to the adjacent relationship of the two buildings. Commissioner Sanchez asked about the window sill detail for 318. The applicant stated that it would be faux stone. On sheet 2-2 of the submitted plans the "molding" would be faux stone. The wainscot cap etc. would all be the same material. Discussion ensued regarding the use of the red brick. The applicant stated that it would be on the risers of the steps and would be cut to execute the curved configuration. The site walls are not documented adequately so the walls would be addressed under separate application. Commissioner Sanchez moved to approve the application with the following conditions: 1) All molding details for the unit at 318 Fremont shall be a cultured stone with exact specification and samples to be submitted for staff review; 2) Site walls and/or fences shall be submitted under separate application; and 3) All decisions are contingent upon Planning Commission approval. Commissioner Hernandez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions:  
1) All molding details for the unit at 318 Fremont shall be a cultured stone with



exact specification and samples to be submitted for staff review; 2) Site walls and/or fences shall be submitted under separate application; and 3) All decisions are contingent upon Planning Commission approval.

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

**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 the meeting with unanimous consent to the next regularly scheduled meeting to be held in the City Council Chambers, Alhambra City Hall on Tuesday, September 13, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 13<sup>th</sup> day of September, 2016.

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Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 13, 2016**

**APPLICANT:** Raymond Liao

**ADDRESS:** 999 South Meridian Avenue

**PROJECT TYPE:** This is an application for a new building sign for an existing commercial building housing Lucy Paris

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a new building sign for an existing commercial building. The sign is a non-illuminated reverse channel letter sign. The face and returns are an anodized aluminum finish and mounted on 1½" spacers. The design/type is simple but is acceptable in design.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Linda Smith

**ADDRESS:** 8 West Main Street

**PROJECT TYPE:** This is an application for new signage for Dickey's Barbeque Pit Restaurant in an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing three new signs for an existing commercial building. The main building sign is an internally illuminated channel letter sign and is located in the center of the existing sign band. The design of the sign is consistent with the Dickey's Barbeque Pit brand and is acceptable. The second sign is located at the rear of the building and is an acrylic flush mounted sign with a vinyl overlay. The third sign is a blade sign located at the front of the building. The blade sign is a double sided non illuminated sign with aluminum letters welded to an aluminum face. All designs, colors and sign types are acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Nikolas Hadloc

**ADDRESS:** 1111 North Garfield Avenue

**PROJECT TYPE:** This is an application for new signage for an existing 7 Eleven.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing new signage to an existing 7-Eleven convenience store. The comments for the locations at 1111 North Garfield and 601 South Fremont are similar due to the scope of work. The proposal consists of one double faced pole sign and a building sign. The pole sign face will be replaced with a similar design and is acceptable. The existing building sign will be replaced with a new wall sign and associated illuminated graphics. The new signage will not extend the full width of the storefront and will use aluminum panels to cover the remaining existing sign band area. Note that this design is consistent with the national corporate brand and that DRB policy typically recognizes prototypical signage.

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



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**APPLICANT:** Nikolas Hadloc

**ADDRESS:** 601 South Fremont Avenue

**PROJECT TYPE:** This is an application for new signage for an existing 7 Eleven.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing new signage to an existing 7-Eleven convenience store. The comments for the locations at 1111 North Garfield and 601 South Fremont are similar due to the scope of work. The proposal consists of one double faced pole sign and a building sign. The pole sign face will be replaced with a similar design and is acceptable. The existing building sign will be replaced with a new wall sign and associated illuminated graphics. The new signage will not extend the full width of the storefront and will use aluminum panels to cover the remaining existing sign band area. Note that this design is consistent with the national corporate brand and that DRB policy typically recognizes prototypical signage.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Nikolas Hadloc

**ADDRESS:** 1200 South Garfield Avenue

**PROJECT TYPE:** This is an application for new signage for an existing 7 Eleven.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing new signage to an existing 7-Eleven convenience store. This proposal will only be replacing the building sign. The new wall sign and associated illuminated graphics extend much farther to the sides than the other two 7-Eleven locations that are updating their signage and are also on this Agenda. The sign width should be shortened so that the sign width is consistent with the other two locations. The applicant is also introducing a second wall sign along the north side elevation facing Shorb Street. The secondary sign is redundant and leads into the residential area. The necessity and aesthetics are not appropriate for that building elevation.

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

1. The wall sign on the Garfield frontage shall not exceed 30'-10" in length.
2. Secondary wall signage along Shorb Street is not permitted.



**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 13, 2016**

**APPLICANT:** Rowland Ching

**ADDRESS:** 119 West Main Street

**PROJECT TYPE:** This is an application for exterior alterations for the proposed Next Republic Restaurant in an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing to alter the exterior of an existing commercial building to house a proposed restaurant. There is an existing fin detail which will be removed and the area will be repaired to match the existing surface. The entire façade will be painted and a new double glass door will be installed. There is also a polished stainless trim that will cover the existing window storefront. The existing metal railing at the front of the Fire Department connection will remain unchanged due to Fire Department requirements. The colors and details are acceptable.

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

- 1) Signage shall be submitted under a separate application.
- 2) Approval is contingent upon Planning Commission review and approval of all project entitlements.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Antonio Pierola

**ADDRESS:** 3320 Balzac Street

**PROJECT TYPE:** This is an application for a new front porch trellis and deck for an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a new front porch trellis and deck to an existing single family residence. The porch deck is level with the existing entry and the associated wood trellis structure is supported by four post supports. The existing architecture will accommodate the porch design, however, details of the materials, finishes and arbor should be specified.

**RECOMMENDATION:** Recommendation is for approval with the condition that the applicant provide all trellis details and specifications of materials and colors for staff review prior to issuance of building permits.





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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Gabriela Marks

**ADDRESS:** 241 East Valley Boulevard

**PROJECT TYPE:** This is an application for an addition and exterior alterations to an existing Taco Bell restaurant.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a 113 square foot addition and exterior alterations to an existing drive-thru Taco Bell. The addition is located at the east elevation and will enclose the existing outdoor dining patio. The exterior of the building will be completely renovated to reflect the current national brand/prototype of Taco Bell. The mansard roof will be replaced with a parapet wall and new entry elements will be added at the front and east elevations. The entry elements use a metal panel accent piece that will be used as the sign band area. A stucco finish will be used throughout to match existing walls with new accent band details. Metal canopies will be used at the front and side elevations for the entries and drive-thru window. The new windows and entry door type are acceptable but finishes should be specified.

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

1. The window and door specifications shall be submitted for staff review prior to issuance of building permits.
2. Signage shall be submitted under a separate application.



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## **ALHAMBRA DESIGN REVIEW BOARD STAFF REPORT September 13, 2016**

**APPLICANT:** Vasilis Papadatos, National Engineering & Consulting

**ADDRESS:** 875 & 1111 South Fremont Boulevard

**PROJECT TYPE:** This is an application for a new retail and office development and related sign programs.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing a new retail and office development consisting of a 136,000 square foot retail building, two 5-story office buildings and a 6-level parking structure. The application also includes a sign program for the retail building and a separate sign program for the office buildings. The retail building will house a Lowe's Home Improvement Center. The architectural design is consistent with the Lowe's national brand. The building materials consist of painted split face block, painted precision block, brick veneer and stucco accents. Design Review Board policy recognizes national prototypes so the overall design and finishes are acceptable. The rectangular office buildings are simple in shape but the use of materials and architectural elements typical of mid-rise buildings help mitigate the mass and provide a reasonable finish. The primary finish is a wall cladding that is comprised of a high pressure laminate. The parking structure uses details and finishes that are similar to the office buildings for a consistent look.

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.

The proposed sign program for the Lowe's building includes four signs: the main building sign, two secondary building signs and a freestanding sign. The three building signs will be internally illuminated channel letter signs with white faces and painted aluminum returns. The backgrounds for signs 1 and 2 will be painted on the stucco finish with brand consistent colors. The freestanding sign is internally illuminated with white copy and brand approved colors for the background. The structure of the sign uses a hardie plank

siding and a split face CMU base. Given the location of the property in the industrial area consideration could be given for a less ornate free standing sign structure. Overall the architecture and the Sign Program for the Lowes building are acceptable.

The second sign program that serves the office buildings and the parking structure, however, is lacking in dimensions, sign type and material specifications. It is recommended that the second Sign Program be revised and resubmitted under separate application.

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

- 1) The Sign Program for the office buildings and the parking structure shall be revised and resubmitted under separate application.
- 2) Approval of the project is contingent upon Planning Commission review and approval of all environmental documents and project entitlements.