



## **ALHAMBRA DESIGN REVIEW BOARD**

**September 27, 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: September 13, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the September 13, 2016 regular meeting of the Design Review Board.

#### **2. 33 West Main Street**

This application is for exterior alterations to the Boiling Crab Restaurant in an existing commercial building.

Applicant: Andy Su

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

#### **3. 2308 Hagen Drive**

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

Applicant: Gabriel Adame, Adame & Ostlund Associates

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

**4. 1521 Pedley Drive**

This is an application for a one story addition and a new front and rear porch to an existing single family residence.

Applicant: Alison Fung, Euphoria Design House

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

**DISCUSSION ITEMS:**

**5. 420 North Marengo Avenue**

This is an application for a new front yard fence and driveway gate to an existing single family residence.

Applicant: Roger Rodriguez

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The overall fence height shall not exceed 30 inches 2. Specifications of the stone veneer and wood finish shall be submitted prior to building permits

**6. 2325 Snead Drive**

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

Applicant: Edward Chang

**Recommended Action:** APPROVAL - Recommendation is for approval contingent upon Planning Commission review and approval of all 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, October 11, 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 October 7, 2016.

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

September 13, 2016, 7:30 p.m. Alhambra City Hall

City Council Chambers

**Call to Order:** At 7:30 p.m. on September 13, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** HERNANDEZ, HO, SANCHEZ

**ABSENT:** AMAYA-FREIRE, KAO

**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 23, 2016**

**ITEM 2: 999 South Meridian Avenue**

**Request:**

The applicant Raymond Lao 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.

**ITEM 3: 8 West Main Street**

**Request:**

The applicant Linda Smith 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.

**ITEM 4: 1111 North Garfield Avenue**

**Request:**

The applicant Nikolas Hadloc 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.

**ITEM 5: 601 South Fremont Avenue**

**Request:**

The applicant Nikolas Hadloc 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.

**ACTION**

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

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

**DISCUSSION ITEMS**

**ITEM 6: 1200 South Garfield Avenue**

**Request:**

The applicant Nikolas Hadloc is proposing new signage to an existing 7-Eleven convenience store. 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.

**Project discussion was as follows:**

The applicant stated that the client is okay with conditions specified. Commissioner Hernandez moved to approve the project with the following conditions: 1) The wall sign on the Garfield frontage shall not exceed 30'-10" in length; and 2) Secondary wall signage along Shorb Street is not permitted. Commissioner Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) The wall sign on Garfield frontage shall not exceed 30'-10" in length; and 2) Secondary wall signage along Shorb Street is not permitted.

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

**ITEM 7: 119 West Main Street**

**Request:**

The applicant Rowland Ching 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.

**Project discussion was as follows:**

Commissioner Ho questioned the accuracy of the photo and drawings. The applicant clarified that the image is photo shopped to remove the fin detail. Commissioner Ho clarified that the three horizontal details will be continued where the fin is removed. The applicant stated it will end where the fin is currently. Commissioner Ho suggested that the drawings be updated to reflect what the image rendering represents. Commissioner Sanchez moved to approve the application with the following conditions: 1) Signage shall be submitted under a separate application; 2) Drawings shall be updated prior to planning commission hearing; and 3) Approval is contingent upon Planning Commission review and approval of all project entitlements. Commissioner Hernandez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) Signage shall be submitted under a separate application; 2) Drawings shall be updated prior to Planning Commission hearing; and 3) Approval is contingent upon Planning Commission review and approval of all project entitlements.

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

**ITEM 8: 3320 Balzac Street**

**Request:**

The applicant Antonio Pierola 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.

**Project discussion was as follows:**

The applicant was not present. Commissioner Sanchez moved to continue the application due to the absence of the applicant. Commissioner Hernandez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board continued the application due to the absence of the applicant.

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

**ITEM 9: 241 East Valley Boulevard**

**Request:**

The applicant Gabriela Marks 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.

**Project discussion was as follows:**

Commissioner Ho asked the applicant what the storefront material is. The applicant stated it will be painted aluminum trim and most likely clear glass. Discussion ensued about the idea of painting the aluminum trim. The applicant corrected herself and thought it might be dark bronze anodized aluminum finish. Commissioner Ho suggested that the applicant coordinate the color of the aluminum storefront with the canopies. Commissioner Hernandez stated that she prefer the storefront trim not be painted aluminum. Commissioner Hernandez moved to approve the application with following conditions: 1) The window and door specifications shall be submitted for staff review prior to issuance of building permits; 2) The applicant submit material samples and work with staff on the color palette; and 3) Signage shall be submitted under a separate application. Commissioner Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) The window and door specifications shall be submitted for staff review prior to issuance of building permits; 2) The applicant submit material samples and work with staff on the color palette; and 3) Signage shall be submitted under a separate application.

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

**ITEM 10: 875 & 1111 South Fremont Avenue**

**Request:**

The applicant Vasilis Papadatos 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.

**Project discussion was as follows:**

The architect clarified that the primary material of the Lowe's building will be tilt up concrete rather than split face block. Commissioner Sanchez asked the applicant where the main entry point will be to the development. The applicant stated that the main entrance will be off of Meridian. Egress will be off Fremont. Commissioner Sanchez stated his concern for the traffic off of Meridian considering there is a preschool down the street. Discussion ensued about traffic and the applicant talked briefly about the traffic study they have been doing. The applicant mentioned that the landscape design maximizes green space without sacrificing water consumption and energy. Commissioner Hernandez commented on the issue of the sitting inventory once unloaded from the trucks. The applicant explained that with the way the site plan is designed there is little space for material to sit and that Lowe's will not be able to afford to have inventory sit outside. Commissioner Ho asked about the schedule of truck loading. The Lowe's architect stated that it depends on the season but usually trucks come earlier in the mornings. Commissioner Ho asked about the east elevation of Building 1 and the detail of the Trespa panels. Commissioner Ho mentioned that that elevation is facing a busy street and suggested the applicant revisit the elevation to be more cohesive with the other elevations. Commissioner Sanchez asked how large the Trespa panels will be. The applicant stated that the panels will be no larger than 4'x4 and the installation will be from the inside so nothing will be visible from the exterior. A butt joint will be used so no visible joint lines appear. Commissioner Hernandez asked where the metal mesh material will be used. The applicant clarified it will be used only in the parking structure. After reviewing a rendering of the Trespa panels Commissioner Ho retracted his statement that the east elevation be revised and stated that the detail of the Trespa panels will be adequate. Commissioner Hernandez stated that she disagreed with staff comments about the Lowe's pole sign being reduced in detail. She expressed that she liked the detail and that it should be kept as is. The applicant suggested that they work with staff on the master sign program for the office buildings rather than having approved separately. The applicant stated the importance of everything being approved together. The applicant also mentioned that the sign programs and the architectural designs were submitted under separate applications. Commissioner Ho suggested the board make two motions. Commissioner Hernandez moved to approve the application in regards to the architectural design with the condition that approval is contingent upon Planning Commission review and approval of all environmental documents and project entitlements. Commissioner Sanchez seconded and the motion carried unanimously. Commissioner Hernandez moved to approve the application in regards to the two master sign programs with the condition that the applicant work with staff on the details missing from the master sign program for the office buildings and parking structure. Commissioner Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the two applications with the following conditions: 1) The architectural design decisions are contingent upon Planning Commission review and approval of all environmental documents and project entitlements; and 2) The application for the two master sign programs are contingent upon the applicant working with staff on the details missing from the master sign program for the office buildings and parking structure.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 9:00 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, September 27, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 27<sup>th</sup> day of September, 2016.

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Wing Ho, Chairman



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 27, 2016**

**APPLICANT:** Andy Su

**ADDRESS:** 33 West Main Street

**PROJECT TYPE:** This application is for exterior alterations to the Boiling Crab Restaurant in an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing exterior alterations to the existing Boiling Crab restaurant. The existing dining area will be extended into the patio area and the existing storefront will be retained and moved closer to the sidewalk. The proposed design is similar to the existing condition as a smaller recess of 3 feet is being retained for the decorative elements.

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



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to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 27, 2016**

**APPLICANT:** Gabriel Adame, Adame & Ostlund Associates

**ADDRESS:** 2308 Hagen Drive

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a one story addition and a new front porch to an existing single family residence. The addition is located at the front elevation where the current porch exists. The new porch will extend beyond that area with a new gable roof. The materials and details match the existing architecture and the design is acceptable.

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



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to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 27, 2016**

**APPLICANT:** Alison Fung, Euphoria Design House

**ADDRESS:** 1521 Pedley Drive

**PROJECT TYPE:** This application is for a one story addition and a new front and rear porch to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a one story addition and a new front and rear porch for an existing single family residence. Reduction of the existing garage length is also proposed and is code-compliant. The majority of the addition occurs at the north and east elevations. The new roof plan uses gables, replacing the existing hip roof. New materials and trim details are proposed which include hardie siding, wood sill and trim around the windows, brick veneer and new casement windows. The overall design adds character and is an improvement to the existing house. A new wrought iron driveway gate is also proposed and is acceptable.

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



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to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 27, 2016**

**APPLICANT:** Roger Rodriguez

**ADDRESS:** 420 North Marengo Avenue

**PROJECT TYPE:** This application is for a new front yard fence and driveway gate to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a new front yard fence and driveway gate for an existing single family residence. The design of the fence and gate is a modern style with concrete block pillars and horizontal wood slats. The concrete pillars are finished with a stone veneer. Clarification should be made as to the stain and/or finish of the horizontal wood slats. The proposed height is 3 feet, however, the solid design may give the fence an overly solid appearance. The entry door located at the new landscaped pathway specifies a 6'-8" door. Consideration should be made to lowering the fence and door height to 30 inches. Although not specified, the driveway gate should also be 30 inches.

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

1. The overall fence height shall not exceed 30 inches
2. Specifications of the stone veneer and wood finish shall be submitted prior to building permits



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 27, 2016**

**APPLICANT:** Edward Chang

**ADDRESS:** 2325 Snead Drive

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a new second story addition to an existing single family residence. There have been several design iterations during a dialogue with staff and architectural concerns have been resolved. The existing architecture is a generally non-descript ranch style structure with little articulation. The new work does not conflict with either the existing house or the neighborhood while adding a more refined window detailing and a welcome rationale to the overall street elevation. The low landscape wall at the front of the house complements the landscape plan which is included in the documentation. Note that the garage access is now a part of the front elevation which enables the landscape design (rather than the driveway) to sit in front of the house.

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