



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**October 11, 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 27, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the September 27, 2016 regular meeting of the Design Review Board.

#### **2. 536 Howard Street**

This is an application for a new front yard fence for an existing multi-family residence.

Applicant: Jonathan Glassow

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

#### **3. 1001 South Hidalgo Avenue**

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

Applicant: Lynne Angione

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

**4. 332 South Palm Avenue**

This is an application for a new fence and gate for an existing commercial building.  
Applicant: Andrew Nay

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

**5. 3000 West Valley Boulevard**

This is an application for exterior alterations to an existing commercial building.  
Applicant: Eunice Chu, CAL Arc Design Studio Inc.

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

**DISCUSSION ITEMS:**

**6. 420 Marengo Avenue**

This is an application for a new front yard fence and driveway gate for 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.

**7. 333, 345, 349 & 401 East Main Street**

This is an application for exterior alterations to an existing commercial building.  
Applicant: Anesta Pasch

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The existing awning at Main Street shall be removed or updated to match the proposed color scheme 2. Material and finishes shall be provided for any new storefront.

**8. 15 South El Molino Street**

This is an application for exterior alterations to an existing multi-family residence.  
Applicant: Michael Mon

**Recommended Action:** APPROVAL - Recommendation is for approval with the conditions that details and specifications of materials be provided prior to permit issuance.

**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 25, 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 Design Review Board decision. The appeal period for items on this agenda expires at the close of business on October 21, 2016.

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

September 27, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on September 27, 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-September 13, 2016**

**ITEM 2: 33 West Main Street**

**Request:**

The applicant Andy Su 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.

**ITEM 3: 2308 Hagen Drive**

**Request:**

The applicant Gabriel Adame 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.

**ITEM 4: 1521 Pedley Drive**

**Request:**

The applicant Alison Fung 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.

**ACTION**

Board Member Hernandez asked that Item 2 be heard in the discussion portion.

Board Member Sanchez moved to approve Consent Agenda Items 1, 3 and 4. Board Member Hernandez seconded and the motion carried unanimously.

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

**DISCUSSION ITEMS**

**ITEM 2: 33 West Main Street**

**Request:**

The applicant Andy Su 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.

**Project discussion was as follows:**

This item was moved to the hearing agenda upon request by Board Member Nora Hernandez. Board Member Hernandez asked if the existing column was structural at the front elevation. The applicant stated that they were planning to keep the column and that it would be in front of the storefront. The Board stated that the column was in the way of the door swing. The applicant was unsure if the column was structural and was unsure if the column conflicted with the door swing. Issues of egress were raised and the applicant was directed to check with the Building Department if there were issues of conflict. The Board stated that the storefront should be recessed 5' to allow for clearance. If there was a conflict Board Member Sanchez suggested that the doors be centered as an alternate solution. Board Member Hernandez moved for approval of the project with the condition that the line of the storefront be relocated to 5' back from the front elevation line. Should there be an egress conflict the doors should be relocated to the approximate center of the elevation. Board Member Kao seconded the motion and it was carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) That the line of the storefront be relocated to 5' back from the front elevation line; and 2) Should there be an egress conflict the doors should be relocated to the approximate center of the elevation.

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

**ITEM 5: 420 North Marengo Avenue**

**Request:**

The applicant Roger Rodriguez 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.

**Project discussion was as follows:**

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

**ACTION**

The Design Review Board due to the absence of the applicant continued the application to the next available hearing date.

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

**ITEM 6: 2325 Snead Drive**

**Request:**

The applicant Edward Chang is proposing 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.

**Project discussion was as follows:**

Board Members Hernandez and Sanchez abstained from this project due to conflicts of interest. The Board clarified the finish and colors of the proposed design. The trim will be a darker color but was not documented on the drawings. The posts will be painted to match the eave. The window detail will match existing with the addition of a stucco header detail. Board Member Amaya-Freire highlighted a drawing discrepancy on the roof plan which should be corrected. Board Member Kao stated that the guardrail shown on the rear elevation should be raised to 3'-6" and is required by code. Discussion ensued regarding the overall palette and was found acceptable. Board Member Kao moved to approve the project with the condition that the rear guardrail be made code compliant. Board Member Amaya-Freire seconded the motion and it was carried unanimously.

**ACTION**

The Design Review Board approved the application with the following condition: that the rear guardrail be made code compliant.

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

**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, October 11, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 11<sup>th</sup> day of October, 2016.

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Wing Ho, Chairman



**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
October 11, 2016**

**APPLICANT:** Jonathan Glassow

**ADDRESS:** 536 Howard Street

**PROJECT TYPE:** This application is for a new front yard fence for an existing multi-family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a new front yard fence to an existing multi-family residence. The new fence will be wrought iron to match the existing guardrails within the development. The reason for the fence is due to continuing problems of trespassing and packages being stolen. The fence will tie into the existing block fence and will use wrought iron gates at the entry points. The design and material are acceptable.

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





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**APPLICANT:** Lynne Angione

**ADDRESS:** 1001 South Hidalgo Avenue

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing to legalize the existing front yard fence for an existing single family residence. The fence is a wrought iron fence with a simple design. The property is located on a corner lot with the fence located along the perimeter terminating at the existing block wall. The fence is 3 feet high and is acceptable.

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



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**APPLICANT:** Andrew Nay

**ADDRESS:** 332 South Palm Avenue

**PROJECT TYPE:** This application is for a new fence and gate for an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing a new 6 foot high wrought iron fence for an existing commercial building. The new fence will span the entire width of the property and will be located at the driveway just behind the existing landscaping. The fence includes a sliding gate for vehicle access and a door for pedestrian access. Typically a fence cannot exceed 3 feet in height but the applicant has received approval for a modification to allow a 6 foot high fence. The size and design are acceptable.

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



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**APPLICANT:** Eunice Chu, CAL Arc Design Studio, Inc.

**ADDRESS:** 3000 West Valley Boulevard

**PROJECT TYPE:** This application is for new exterior alterations to an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing new exterior alterations and a corresponding tenant improvement to this existing commercial building. The applicant has met with staff and has resolved design and material concerns. The resultant contemporary medical building improves on the existing architectural style which is currently a stucco building with faux Spanish elements. The use of screed details provide scale to the fine sand stucco finish and the incorporation of flat metal canopies/awnings highlight the window openings. Wood plank screen walls occur at the parapet. Overall the design and materials are acceptable. There is no signage proposed as that portion of the design will be addressed under separate application.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Roger Rodriguez

**ADDRESS:** 420 Marengo Avenue

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

**PROJECT STATUS:** Continued 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.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Anesta Pasch

**ADDRESS:** 333, 345, 349 & 401 East Main Street

**PROJECT TYPE:** This application is for exterior alterations to an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing exterior alterations to three existing commercial buildings. The proposed design consists of a new color palette and eliminating the existing teal blue tiles and trim. The new colors are more neutral with a bold trim. Colors are acceptable, however the south elevation of the south building facing Main Street is not shown. Clarification should be made about the existing awning. The elevation titled "Shops A: Elevation" shows new glass above the entry within the large archway. Material and finish should be provided for any new storefront.

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

1. The existing awning at Main Street shall be removed or updated to match the proposed color scheme
2. Material and finishes shall be provided for any new storefront.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Michael Mon

**ADDRESS:** 15 South El Molino Street

**PROJECT TYPE:** This application is for exterior alterations to an existing multi-family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant is proposing exterior alterations to an existing multi-family residential building. The majority of alterations occur at the front elevation of the building. New horizontal wood siding, stucco and shutters are being proposed while the existing vertical siding will be removed. The key concern is how the new materials relate to the flat, two-story wall plane and the slightly recessed entry. Clarification is also needed regarding the "wood" material being proposed above the wood siding. In general, the colored elevation lacks important information and should be revised to provide detailed information for: the awning, the window trim, the height of the wood siding, the stucco color/finish and the termination of the wood siding.

**RECOMMENDATION:** Recommendation is for approval with the conditions that details and specifications of materials be provided prior to permit issuance.