



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

October 25, 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 1-3):

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: October 11, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the October 11, 2016 regular meeting of the Design Review Board.

2. 16 West Main Street

This is an application for new signage to an existing commercial building for the business known as "Tea 4 U."

Applicant: George Hernandez, Penpoint Architectural Signs

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

3. 103 Champion Place

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

Applicant: Scott Kendall

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

DISCUSSION ITEMS:

4. 2428 El Paseo Avenue

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

Applicant: Greg Angelo

Recommended Action: APPROVAL WITH CONDITIONS - Recommendation is for approval with the condition that the second story bedroom street facing window match the header height of the other windows.

5. 110 South Chapel Avenue

This is an application for 25 new condominium units.

Applicant: David Lai

Recommended Action: APPROVAL WITH CONDITIONS - Recommendation is for approval with the condition that the architect work with staff to resolve the street elevation.

6. 825 Sierra Vista Avenue

This is an application for three new single family units.

Applicant: Edgar Rios, R.C. Designs & Drafting Co.

Recommended Action: CONTINUANCE FOR REDESIGN - Recommendation is for the Design Review Board to consider the staff report, staff presentation, applicant presentation and public testimony, and continue the application for redesign.

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, November 8, 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 November 4, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

October 11, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on October 11, 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 27, 2016

ITEM 2: 536 Howard Street

Request:

The applicant, Jonathan Glassow, is proposing a new front yard fence for an existing multi-family residence. The new fence will be wrought iron to match the existing guardrails on the property. 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.

ITEM 3: 1001 South Hidalgo Avenue

Request:

The applicant, Lynne Angione, is proposing to legalize an 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.

ITEM 4: 332 South Palm Avenue

Request:

The applicant, Andrew Nay, 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.

ITEM 5: 3000 West Valley Boulevard

Request:

The applicant, Eunice Chu, is proposing new exterior alterations and a corresponding tenant improvement to an 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.

ACTION

Board Member Kao moved to approve the Consent Agenda. Board Member Amaya-Freire seconded and the motion carried unanimously.

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

DISCUSSION ITEMS

ITEM 6: 420 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 stated that they will reduce the height to 30 inches. The block pillars will now be stucco rather than stone veneer. The cap will be precast concrete.

Board Member Sanchez asked the applicant to clarify the 1/8" dimension. The applicant believed it was a typo. Board Member Sanchez asked what type of wood will be used for the horizontal slats. The applicant stated that it will be a redwood with a dark stain. Board Member Sanchez then asked how they will be attached. The applicant stated that the horizontal slats will be attached to a wood frame so that it will not be seen from the street elevation. Board Member Hernandez asked if the wood slats will run all the way to the ground. The applicant stated that they will be 1 foot above the ground. Board Member Ho mentioned that the drawings should be updated to reflect the image provided to accurately show what is proposed. Board Member Sanchez suggested the use of a steel frame rather than wood so it will last longer. Board Member Hernandez moved to approve the application with the following conditions: 1) The overall fence height shall not exceed 30 inches; and 2) Specifications and/or samples of the stucco and wood finish shall be submitted to staff prior to issuance of building permits. Board Member Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) The overall fence height shall not exceed 30 inches; and 2) Specifications and/or samples of the stucco and wood finish shall be submitted to staff prior to issuance of building permits.

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

ITEM 7: 333, 345, 349 & 401 East Main Street

Request:

The applicant, Anesta Pasch, 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.

Project discussion was as follows:

Board Member Ho asked if the applicant was changing any of the architecture. The applicant stated that the only changes are paint color related. The tenant signage will remain the same. The applicant stated that the awning will be updated to match proposed color scheme. Board Member Sanchez asked the applicant if any new storefront will be added. The applicant confirmed that a new storefront

would be added. Board Member Hernandez asked if the materials are primarily stucco. The applicant stated that the materials are stucco and precast concrete columns. The applicant mentioned that all the buildings in the plaza will be updated with the exception of the Arby's restaurant. Board Member Ho asked if the monument sign will be updated as well. The applicant stated that it will be updated to match the new color scheme. Board Member Hernandez moved to approve the application with the following conditions: 1) The existing awning at Main Street shall be removed or updated to match the proposed color scheme; and 2) Material and finishes shall be provided to staff for any new storefront; and 3) The project monument sign to be updated to match the proposed color scheme. Board Member Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) The existing awning at Main Street shall be removed or updated to match the proposed color scheme; and 2) Material and finishes shall be provided to staff for any new storefront; and 3) The project monument sign to be updated to match the proposed color scheme.

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

ITEM 8: 15 South El Molino Street

Request:

The applicant, Michael Mon, 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.

Project discussion was as follows:

Board Member Ho asked if any other elevations will be altered. The applicant stated that there is a minor alteration at the south elevation where the wood siding wraps the corner at the first floor. Board Member Amaya-Freire asked what type of siding it will be. The applicant stated it will be a wood composite beveled siding. Board Member Sanchez asked how the wood siding will be terminated at the stucco finish. The applicant stated that the siding will stop at the entry

condition where it sets back. Board Member Hernandez asked if the siding will wrap around at the entry. The applicant stated that the siding will wrap around the south elevation. Board Member Hernandez asked if the same condition will occur at the north elevation. The applicant stated it will not. Board Member Sanchez suggested that the applicant wrap the siding around the north corner and terminate at the block wall. The applicant stated that he could accommodate that. Board Member Amaya-Freire asked for clarification about the detail shown in the elevation above the entry door. The applicant stated that it is a Jamaican awning and may be the same material as shutters. Board Member Sanchez suggested that samples be provided. Board Member Ho mentioned that it is difficult to accurately critique the proposed design with substandard drawings. Board Member Sanchez moved to approve the application with the following conditions: 1) The applicant work with staff on details for wood siding, awning, siding termination and transition of materials; and 2) Accurate drawings to be revised and submitted to staff prior to issuance of building permits. Board Member Hernandez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following condition: 1) The applicant work with staff on details for wood siding, awning, siding termination and transition of materials; and 2) Accurate drawings to be revised and submitted to staff prior to issuance of building permits.

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 8:15 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 25, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 25th day of October, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
October 25, 2016**

APPLICANT: George Hernandez, Penpoint Architectural Signs

ADDRESS: 16 West Main Street

PROJECT TYPE: This application is for new signage to an existing commercial building for the business known as "Tea 4 U."

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a new building sign and blade sign to an existing commercial building. The applicant has met with staff and has resolved design issues. The new building sign consists of illuminated channel letters mounted to an aluminum plate. There are two lines of copy on this primary sign with the Chinese characters being non-illuminated acrylic letters. The blade sign is located on the east side of the building and includes a third line of copy. The blade sign is a double-sided aluminum composite with vinyl cut lettering. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Scott Kendall

ADDRESS: 103 Champion Place

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a second story addition and a new front porch to an existing single family residence. The addition occurs at the rear of the house with the existing laundry room (located at the rear) to be demolished. The applicant is also proposing interior remodeling which does not significantly affect the existing fenestration. The second story addition uses similar detailing and materials consistent with the existing home. The proposed front porch has a traditional style which is consistent with the existing house. The overall design is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Greg Angelo

ADDRESS: 2428 El Paseo Avenue

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 1,435 square foot two story addition to an existing single family residence. The first floor addition occurs at the south and west elevations with the exterior of the home being completely altered. A craftsman style of architecture is being proposed. The details and architectural elements are consistent with a Craftsman style and improve the overall architecture of the home. The second floor bedroom window facing the street has an unusually lower head height which gives the illusion of a high floor plate. This anomaly may need to be corrected. The proportions of the front elevation including the clerestory windows are unusual for a craftsman home but are not objectionable.

RECOMMENDATION: Recommendation is for approval with the condition that the second story bedroom street facing window match the header height of the other windows.



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**ALHAMBRA DESIGN REVIEW BOARD
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October 25, 2016**

APPLICANT: David Lai

ADDRESS: 110 South Chapel Avenue

PROJECT TYPE: This application is for 25 new condominium units.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a new 25 unit condominium development. The proposed development will be replacing 10 standalone bungalows and a detached carport. The 25 units will be divided between eight two-story buildings with subterranean parking. The style of architecture proposed is a Craftsman style with appropriate detailing. The site has a steep downslope towards the rear of the property where buildings 5-8 are located. A conceptual landscape plan has been provided. A more thorough review will take place during plan check to ensure the landscape design complies with the MWEL standards. The only design consideration is to furr or extend the central front entry element of Building 1 to allow the siding to extend to the ground. The use of stucco on the first floor for the remainder of the project is acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that the architect work with staff to resolve the street elevation.



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APPLICANT: Edgar Rios, R.C. Designs & Drafting Co.

ADDRESS: 825 Sierra Vista Avenue

PROJECT TYPE: This application is for three new single family units.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was previously reviewed by the Design Review Board on February 26, 2013, and continued for redesign. This applicant is proposing three new single family homes on a single lot. The design for this project has gone through multiple iterations with different designers however, the proposal still has design concerns and lacks a defined style of architecture. The drawings state that the proposed design is a modern style yet the details and material finishes are non-descript. The repeated use of sliders having the same dimensional size contribute to an apartment-like appearance. There are discrepancies between the floorplan and elevations particularly, pilasters being shown in elevation but not reflected in the floor plans. There is no roof plan provided to review the relevancy of the small hip roof conditions. The modulation that occurs in elevation appear much deeper than what is shown in plan. Overall, the design needs significant improvement.

RECOMMENDATION: Recommendation is the Design Review Board to consider the staff report, staff presentation, applicant presentation and public testimony, and continue the application for redesign.