



Gateway
to the
San Gabriel Valley

ALHAMBRA DESIGN REVIEW BOARD

November 8, 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: October 25, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the October 25, 2016 regular meeting of the Design Review Board.

2. 333 East Main Street, Suite D

This is an application for a new storefront for EverTrust Bank in an existing commercial building.

Applicant: Thomas Lin, SLS Design

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

3. 1720 South Atlantic Boulevard

This is an application for the replacement and repair of a front porch and balcony of an existing single family residence.

Applicant: Nora Hernandez

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

4. 151 North Garfield Avenue

This is an application for exterior alteration to an existing commercial building to house 7 Leaves Cafe.

Applicant: Chad Vo

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

DISCUSSION ITEMS:

5. 110 West Woodward Avenue, 122 & 124 North First Street, 217 North Garfield

This is an application for a new building and gymnasium for the Mandarin Baptist Church of Los Angeles.

Applicant: Crystal Wong, SLS Design

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the applicant work with staff on the color and materials palette.

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 22, 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 18, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

October 25, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on October 25, 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-October 11, 2016

ITEM 2: 16 West Main Street

Request:

The applicant, George Hernandez, is proposing a new building sign and blade sign to an existing commercial building for the business known as “Tea 4 U.” 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.

ITEM 3: 103 Champion Place

Request:

The applicant, Scott Kendall, 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.

ACTION

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

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

DISCUSSION ITEMS

ITEM 4: 2428 El Paseo Avenue

Request:

The applicant, Greg Angelo, 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.

Project discussion was as follows:

The applicant was present and stated that he was willing to revise the head height of the window mentioned in the staff report. The applicant stated that the existing metal awning would be removed. Confirmation was made that the Hardie siding was smooth due to cost consideration. There will be window trim even though the windows will be vinyl. Discussion ensued regarding the clerestory windows and the visibility of the partition walls behind the glass. The applicant stated that he did not have to use that clerestory. The roof would then be treated in a similar manner as the west gable. Board Member Hernandez moved to approve the application with the following conditions: 1) Adjust the head height of the east elevation second story window; 2) Eliminate the east clerestory windows and treat the gable end in a fashion similar to the west gable; and 3) Final elevations to be reviewed by staff prior to Planning Commission submittal. Board Member Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) Adjust the head height of the east elevation second story window; 2) Eliminate the east clerestory windows and treat the gable end in a fashion similar to the

west gable; and 3) Final elevations to be reviewed by staff prior to Planning Commission submittal.

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

ITEM 5: 110 South Chapel Avenue

Request:

The applicant, David Lai, 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 through 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 MWELo 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.

Project discussion was as follows:

The architect was present and gave a brief presentation defining the architectural style and massing. Board Member Amaya-Freire suggested that the second building on the west elevation be revised to allow a greater sense of front than side. The west elevation is critical given the size of the project. The unresolved shed roof condition and the small street facing window could be strengthened. Board Member Sanchez stated that it was a great design and he was in support. Board Member Kao moved to approve the application with the condition that the applicant work with staff to improve the west elevation. Board Member Sanchez seconded the application and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the condition that the applicant work with staff to improve the west elevation.

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

ITEM 6: 825 Sierra Vista Avenue

Request:

This application was previously reviewed by the Design Review Board on February 26, 2013, and continued for redesign. The applicant, Edgar Rios, 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 floor plan 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.

Project discussion was as follows:

The applicant was present and gave brief programmatic comments. The applicant stated he did not see any problem with the design. Board Member Sanchez questioned the finish of the stucco and the applicant stated that it would be smooth. Board Member Sanchez confirmed that the owner was amenable to that finish as it is of higher construction cost. Board Member Ho restated the staff comments and asked the applicant if he had a response. Board Member Ho further stated that the Board was not to design the project. Board Member Hernandez emphasized that there needs to be a singular architectural style. The applicant stated that he thought it was modern. The board discussed the issues further. Board Member Sanchez moved to continue the application for redesign. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board continued the application for redesign.

Vote: Moved: SANCHEZ Seconded: AMAYA-FREIRE
 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, November 8, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 8th day of November, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
November 8, 2016**

APPLICANT: Thomas Lin, SLS Design

ADDRESS: 333 East Main Street, Suite D

PROJECT TYPE: This application is for a new storefront for EverTrust Bank in an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing a new storefront for a single tenant (EverTrust Bank) within an existing commercial building. The storefront includes a walk-up ATM and a depository drop. The entrance doors are currently centered and will be relocated further to the right side of the front elevation (by approximately 9 feet). The mullions will match the existing mullions and the glass will include a spandrel film throughout. Colors and finishes are to match existing and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Nora Hernandez

ADDRESS: 1720 South Atlantic Boulevard

PROJECT TYPE: This application is for the replacement and repair of a front porch and balcony of an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing to replace and repair the front porch and the associated second floor balcony of an existing single family residence. The proposed design is similar to the existing and is acceptable. A new shed roof will be added to the balcony above and will use materials to match existing.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: Chad Vo

ADDRESS: 151 North Garfield

PROJECT TYPE: This application is for exterior alteration to an existing commercial building to house 7 Leaves Café.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing exterior alterations to an existing commercial building. The building will house a new 7 Leaves Café, a coffee, tea and pastry shop, at the former Kentucky Fried Chicken site. The existing drive-thru lane will be retained and used for the proposed business. The proposed design uses contemporary materials and finishes that includes wood siding, porcelain tile and metal canopies. The wood siding is used as accent elements over the north east corner entrance and the drive-thru window. Overall, the color palette and architectural style are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
November 8, 2016**

APPLICANT: Crystal Wong, SLS Design

ADDRESS: 110 West Woodward Avenue, 122 & 124 North First Street, 217 North Garfield Avenue

PROJECT TYPE: This application is for a new building and gymnasium for the Mandarin Baptist Church of Los Angeles

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The applicant is proposing a new 9,351 square-foot, two-story children's ministry building and a new attached 10,639 square foot gymnasium for the Mandarin Baptist Church of Los Angeles. Three existing buildings on the site will be demolished to accommodate the new building. The applicant is also proposing to demolish an existing building located at 217 North Garfield Avenue and use that space for a new parking lot which would be contiguous to the church's existing parking lots at 122 & 124 North First Street.

The existing main church building will remain. The new building will be designed to house classrooms and a gymnasium. The architecture of the new building is generally contemporary in both massing and its use of modern materials which is consistent with the design of the existing church structures. Contrary to the previous design there is a significant use of color and material change. Based on the use and existing architecture, consideration could be made to a more subtle integration of the color and materials palette.

RECOMMENDATION: Recommendation is for approval with the condition that the applicant work with staff on the color and materials palette.