



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**November 22, 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: November 8, 2016**

Recommended Action: Design Review Board review and approve as submitted the minutes of the November 8, 2016 regular meeting of the Design Review Board.

#### **2. 2121 West Main Street**

This is an application for an addition and exterior alterations to an existing commercial building to house a new Aldi Market.

Applicant: Paul Cornejo

**Recommended Action:** APPROVAL - Recommendation is for approval as submitted contingent upon Planning Commission review and approval of all project entitlements.

**DISCUSSION ITEMS:**

**3. 1521 West Valley Boulevard**

This is an application for a new building sign for an existing commercial building housing Create Hair Beauty Studio.

Applicant: Special Signs

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the front elevation be updated to have a single tenant appearance. Plans for this revision shall be submitted for Planning and Building review and permits prior to issuance of the sign permit.

**4. 333 East Main Street**

This is an application for a new freestanding sign for the Alhambra Courtyard Shopping Center, an existing commercial shopping center.

Applicant: Anesta Pasch

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the applicant work with staff on the design of a new sign that is compliant with the Development Agreement.

**5. 700 South Almansor Street**

This is an application for new signage for the Almansor Court and Golf Course complex.

Applicant: Brad Perrin

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: (1) The type of sign be specified for the copy on the pylon sign and (2) A ½" reveal be used for directional signs "I" and "J".

**6. 110 West Woodward Avenue, 122 & 124 North First Street, 217 North Garfield**

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

Applicant: Crystal Wong, SLS Design

**Recommended Action:** APPROVAL - Recommendation is for approval as submitted 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, December 13, 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 December 2, 2016.

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

November 8, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on November 8, 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 25, 2016**

**ITEM 2: 333 East Main Street**

**Request:**

The applicant, Thomas Lin, 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.

**ITEM 3: 1720 South Atlantic Boulevard**

**Request:**

The applicant, Nora Hernandez, 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.

**ITEM 4: 151 North Garfield**

**Request:**

This applicant, Chad Vo, 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.

**ACTION**

Board Members Hernandez and Sanchez recused themselves from Item 3. Board Member Kao moved to approve the Consent Agenda. Board Members Hernandez and Sanchez voted on Items 1, 2 and 4 of 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: HERNANDEZ, SANCHEZ  
Noes: NONE  
Absent: NONE

**DISCUSSION ITEMS**

**ITEM 5: 110 West Woodward Avenue**

**Request:**

The applicant, Crystal Wong, 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.

**Project discussion was as follows:**

The applicant explained that the existing building that is to remain uses mostly stucco. The new building will also use stucco along with metal panels for the roof, and Hardie siding and concrete blocks for the rest of the building. Board Member Amaya-Freire explained that the proposed design is nice but does not blend well enough with the existing building. Board Member Hernandez and Board Member Kao concurred. Board Member Ho suggested that exterior alterations be done to the existing remaining building that will help blend the two designs particularly with the elevation facing the courtyard. Board Member Ho also stated that the

existing building is old and outdated and could use a slight update. Board Member Ho also mentioned his concern with the green screens located at the west elevation. Board Member Ho referenced a previously approved project that proposed green screens on the west elevation that has not been successful. The applicant stated that they could work with their landscape architect on the appropriate plant material and/or design. The board discussed the conceptual design of the sign at the north elevation. The architect stated that they were thinking of having internally illuminated channel letters mounted to the columns. Board Member Kao stated that he felt that the letters mounted to the slim vertical columns looked flimsy. The applicant understood and stated that they will take the board's comments under consideration when redesigning the sign. Board Member Amaya-Freire asked the applicant if there will be any security measures for the new parking lot and the entrance. Board Member Ho stated that the plans mention a 6' block wall along the street elevation facing Garfield and suggested that they look at how that will look. Board Member Kao moved to continue the application. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board continued the application for redesign.

**Vote:** Moved: KAO                      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 22, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 22nd day of November, 2016.

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Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
November 22, 2016**

**APPLICANT:** Paul Cornejo

**ADDRESS:** 2121 West Main Street

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing an addition and exterior alterations to an existing commercial building. The existing Howard's Appliance store will be relocated and a new Aldi supermarket will be taking its place. The addition occurs at the rear of the building which serves to enclose the mechanical equipment and has no visual impact from the street. Finishes and details will match existing. The exterior alterations include adding a metal panel detail on the face of the entry condition and a split face cmu half wall along the front elevation. The CMU will be painted to match the existing parapet moulding and will house shopping carts. Existing colors and finishes will remain the same. The existing storefront will also be modified to fit the new proposed entry configuration.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
November 22, 2016**

**APPLICANT:** Quasim Riaz

**ADDRESS:** 410 East Main Street

**PROJECT TYPE:** This application is for new signage and exterior alterations to an existing restaurant.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing new signage and exterior alterations to the existing Dog Haus restaurant. The proposed signage includes two new building signs and a canopy sign. The main building sign is similar in appearance to the existing but uses a reverse illuminated pan with exposed neon lighting that outlines the copy and graphics. The second building sign and canopy sign is a dual lit channel letter sign mounted to a cloud raceway. Sizes and designs are acceptable. Exterior alterations include new materials and minor architectural elements. The existing entry portal will be squared off at the top and will be wrapped in a metal siding. The windows facing the patio area will be replaced with roll up garage doors. New metal canopies and a patio structure will be added to the patio area. The existing glass portion of the patio enclosure will be removed. The existing patio fence will be finished with square concrete block veneer and two new gates will be added at each patio entrance. The building will be repainted using colors that are consistent with the overall proposed palette.

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





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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
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**APPLICANT:** Special Signs

**ADDRESS:** 1521 West Valley Boulevard

**PROJECT TYPE:** This application is for a new building sign to an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing a new sign for an existing commercial building. The proposed sign is comprised of internally illuminated channel letters. The top line of copy uses purple vinyl with a white trim and the second line of copy specifies a green acrylic. Size and design is generally acceptable. Although there are two addresses with two entrances there will only be one tenant occupying the space. Consideration should be made to removing the address numbers for 1519 and unifying the storefront to have a consistent appearance.

**RECOMMENDATION:** Recommendation is for approval with the condition that the front elevation be updated to have a single tenant appearance.



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

**ADDRESS:** 333 East Main Street

**PROJECT TYPE:** This application is for a new freestanding sign to an existing commercial property.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing a new freestanding sign for an existing commercial property. There is an existing freestanding pole sign that will be removed. The proposed location of the new sign is off Main Street close to the west driveway entrance. The sign will be redesigned to give a more solid appearance. Note that there is an existing Development Agreement for this property which includes distinct criteria for Arby's parcel. The Arby's monument sign, therefore, is existing and is not part of this evaluation. Under this development agreement, however, there are inconsistencies with the proposal. First, the change in sign location differs from the approved location (where the existing sign is located), second the "sign board" area is limited to a max size of 10'-0" x 12'-0" and third, the freestanding sign is allowed sign panels for only the two major tenants (99 Ranch Market and Auto Club) and two additional tenants.

**RECOMMENDATION:** Recommendation is for approval with the condition that the applicant work with staff on the design of a new sign that is compliant with the Development Agreement.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Brad Perrin

**ADDRESS:** 700 South Almansor Street

**PROJECT TYPE:** This application is for new signage for Almansor Court.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant is proposing new signage for the existing Almansor Court. Ten new signs are proposed and includes monument signs, a pylon sign and building signs. The main entrance signs for Almansor Court and the golf course use stone veneer with reverse channel letters. The Almansor Court entrance sign has two secondary monuments with acrylic pin mounted logos. Each secondary structure has two logos each.

There are five directional monument signs throughout the property. Consistent with the entrance signs, they use the same stone veneer for the base with a painted aluminum face. The copy is routed and backed with white acrylic to be internally illuminated. Consideration could be made to incorporating a 1/2" reveal for signs "I" and "J" similar to the other directional signs.

The pylon sign is a double sided sign using the same stone veneer and aluminum finishes. Clarification should be made about the type of signs used for the copy. The front view specifies aluminum routed copy backed with white acrylic, whereas the side view specifies reverse aluminum channel letters. The YMCA logo will be applied vinyl.

Two building signs are being proposed: one for Almansor Grill and the other for Almansor Court. Both are reverse illuminated channel letters using consistent colors with the rest of the signage. All sizes and designs are acceptable.

**RECOMMENDATION:** Recommendation is for approval with the following conditions: 1. The type of sign be specified for the copy on the pylon sign 2. A 1/2" reveal be used for directional signs "I" and "J"



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
November 22, 2016**

**APPLICANT:** Crystal Wong, SLS Design

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

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

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This applicant is proposing a new 9,351 square foot, two story building and a new attached 10,639 square foot gymnasium for the Mandarin Baptist Church of Los Angeles. This application was last heard at the previous meeting on November 8th. The board's concern was the consistent look between the existing and proposed buildings. The applicant responded by revising their color palette and they are proposing to repaint the existing main building. The proposed buildings use the same materials and finishes but consist of only one stucco color instead of two. The existing building that is to remain will be repainted. The main color will be a neutral color with an accent of white at the north entrance. The proposed colors for the existing building pair well with the proposed color palette while also giving the overall building an updated look.

**RECOMMENDATION:** Recommendation is for approval.