



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

December 13, 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 1-2):

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 22, 2016

Recommended Action: Design Review Board review and approve as submitted the minutes of the November 22, 2016 regular meeting of the Design Review Board.

2. 2845 West Valley Boulevard

This is an application for an addition to an existing commercial building.

Applicant: Derrick Burnett

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

DISCUSSION ITEMS:

3. 410 East Main Street

This is an application for new signage and exterior alterations to an existing restaurant known as “Dog Haus.”

Applicant: Quasim Riaz

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

4. 1428 South Marengo Avenue

This is an application for a new commercial and residential development with a 12,490 square foot retail building and a 18,000 square foot medical office building along Valley Boulevard, a 36,000 square foot skilled nursing building and a 14,600 square foot commons building along Marengo Avenue, and 126 townhomes distributed across the remainder of the site.

Applicant: St. Clair Partners

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 Commission 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, January 10, 2017 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 December 23, 2016.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

November 22, 2016, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on November 22, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, HERNANDEZ, HO, SANCHEZ

ABSENT: 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-November 8, 2016

ITEM 2: 2121 West Main Street

Request:

The applicant, Paul Cornejo, is proposing an addition and exterior alterations to an existing commercial building in a retail center. The building is currently occupied by Howard's Appliance store, which will be relocated to the space formerly occupied by Fresh and Easy Market 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 minimal 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 and a split face concrete block half wall along the front elevation. The block wall will be painted to match the existing parapet moulding and will provide screening for shopping carts. Existing colors and finishes will remain the same. The existing storefront will also be modified to fit the new proposed entry configuration.

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, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: KAO

DISCUSSION ITEMS

ITEM 3: 1521 West Valley Boulevard

Request:

The applicant, Special Signs, is proposing a new sign for an existing commercial building housing Create Hair Beauty Studio. 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 remove the address numbers for 1519 and unifying the storefront to have a consistent appearance. This will require a building permit and Building Division review.

Project discussion was as follows:

Board Member Sanchez asked if the applicant was the sign contractor or general contractor. The applicant stated that he was only the sign contractor and could only speak to the design of the signage. The Board discussed the issue of unifying the front elevation and recommended that the applicant relay the message to his client. Board Member Hernandez voiced concerns about the white outline on the top line of copy and the proportions in regards to the size of the sign. The applicant assured that the white outline of the sign is for accent only and will look nice when illuminated. Board Member Sanchez moved to approve the application with the following conditions: 1) That the owner work with staff on updating the front elevation to have a single tenant appearance; and 2) Plans for this revision shall be submitted for Planning and Building review and permits prior to issuance of the sign permit. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) That the owner work with staff on updating the front elevation to have a single tenant appearance; and 2) Plans for this revision shall be submitted for Planning and Building review and permits prior to issuance of the sign permit.

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

Noes: NONE
Absent: KAO

ITEM 4: 700 South Almansor Street

Request:

The applicant, Brad Perrin, is proposing new signage for the existing Almansor Court and Golf Course complex. Eleven new signs are proposed, consisting of 8 monument signs, "1" pylon sign and "2" 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 monument signs 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 incorporate 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 applicant needs to specify which one they are going to use. 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.

Project discussion was as follows:

The applicant mentioned that there is an existing agreement with the City that states that the City of Alhambra is responsible for the replacement and payment of any new signs however, the property owners are willing to gift the new signage to the city. Board Member Ho asked if there will be any building modifications to the property. The applicant stated that there will be major modifications in the future which will improve the complex. Board Member Hernandez moved to approve the application 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"; and 3) An updated set of drawings be provided. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application 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"; and 3) an updated set of drawings be provided.

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

ITEM 5: 110 West Woodward Avenue

Request:

The applicant, Crystal Wong, 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 lack of a consistent look between the existing and proposed buildings. The applicant responded by revising the 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.

Project discussion was as follows:

The applicant reviewed the changes to the design including the new color palette as well as including colored planters in front of the existing building along Woodward Avenue which mimics what is used in the courtyard. The applicant also mentioned that they spoke to their landscape designer about the proposed vines at the west elevation. The landscape designer suggested a Trumpet vine which will grow well with western sun exposure. They also updated the size of the front elevation columns to 10"x10" to touch on the Board's comments of the slenderness of the 6"x6" in the previous design. Board Member Ho mentioned the custom site fence used in the front elevation and suggested that a similar fence be used for the adjacent parking lots as well to unify the two properties. The applicant responded that they would take it under consideration. Board Member Hernandez moved to approve the application contingent upon Planning Commission review and approval of all project entitlements. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application contingent upon Planning Commission review and approval of all project entitlements. There was also a recommendation that the custom site fence used on the front elevation be used for adjacent parking lots.

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

PUBLIC COMMENTS

Melissa Michelson - Alhambra Historic Preservation Group. Melissa mentioned the Victorian home located at 403 South Garfield Avenue. She brought a photo that was taken in 1888. She also mentioned that the property is for sale with the potential for demolishing the existing home and replacing with new medical offices. She pointed out that this was one of the oldest Victorian homes in Alhambra and it should be considered for preservation. The Board was in agreement and recommended that the Alhambra Historic Preservation Group should look into finding someone who could buy the property or move the building. Board Member Hernandez also recommended that they look into the history of the home to determine if it could be nationally recognized as a historic landmark.

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, December 13, 2016, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 13th day of December, 2016.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
December 13, 2016**

APPLICANT: Derrick Burnett

ADDRESS: 2845 West Valley Boulevard

PROJECT TYPE: This application is for an addition to an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 240 square foot single story addition and exterior alterations to the rear of an existing commercial building. The street elevation will remain unchanged. The existing storage room adjacent to the existing carport will be converted to office space. New windows will be added to the two elevations that face the parking lot. A new parapet wall will be added to the existing office building that will extend beyond the sloped roof of the carport. Materials and finishes will match those of the existing building and are acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
December 13, 2016**

APPLICANT: Quasim Riaz

ADDRESS: 410 East Main Street

PROJECT TYPE: This application is for new signage and exterior alterations to an existing restaurant known as “Dog Haus.”

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. 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 is a dual lit channel letter sign mounted to a cloud raceway. Sizes and designs are acceptable. The submitted plans also show two canopy mounted signs located over the entry portal, however, these two canopy signs no longer part of the proposal. 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. The proposed remodel is consistent with the new branding being carried out with other Dog Haus locations. Recommendation is for approval as submitted.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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APPLICANT: St. Clair Partners

ADDRESS: 1428 South Marengo Avenue

PROJECT TYPE: This application is for a new commercial and residential development.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing is a new commercial and residential development that spans different uses across the entire site rather than stacking the uses vertically. The existing property previously served as a continuing care community which included a skilled nursing facility, independent living residential units, a small church, and community buildings. Most of these buildings have been vacated and the only occupied use on the property is that of the skilled nursing facility. The new proposal includes a 12,490 square foot retail building and a 18,000 square foot medical office building along Valley Boulevard, a 36,000 square foot skilled nursing building and 14,600 square foot commons building along Marengo Avenue, and 126 townhomes distributed across the remainder of the site. The architectural style of the retail is contemporary and appropriate to the commercial nature of the streetscape. The residential components of the development are mediterranean inspired in style which allows for a better human scale and an expected character for the proposed detached residential triplex and fourplex buildings. Overall the quality of architectural design is acceptable and the impact to the surrounding neighborhood is consistent with the existing. There will need to be a more developed landscape plan, especially in regard to adhering to MWELo standards.

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