



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

February 14, 2017

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 1-5):

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: January 24, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the January 24, 2017 regular meeting of the Design Review Board.

2. 2024 South Second Street

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

Applicant: David Lau

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

3. 151 North Garfield Avenue

This is an application for new signage to an existing commercial building.

Applicant: Paul Truong

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

DISCUSSION ITEMS:

4. 304 South Date Avenue

This is an application for the replacement of a gate and fence to an existing commercial building.

Applicant: Imperial Iron Works

Recommended Action: APPROVAL - Recommendation is for approval as submitted contingent upon approval of a Modification application.

5. 725 East Main Street

This is an application for an amendment to an existing uniform sign program for a commercial shopping center.

Applicant: Farrah Refaat

Recommended Action: APPROVAL - Recommendation is for approval with the condition that a revised uniform sign program narrative be submitted for Staff review and approval prior to building permit issuance.

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

6. 1716 Cabrillo Avenue

This is an application for a single story addition and exterior alterations to an existing single family residence.

Applicant: David Streshinsky, DKY Architects

Recommended Action: APPROVAL - Recommendation is for approval.

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, February 28, 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 February 24, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

January 24, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on January 24, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: HERNANDEZ, HO, KAO, SANCHEZ

ABSENT: AMAYA-FREIRE

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-January 10, 2017

ACTION

Board Member Hernandez moved to approve the Consent Agenda. Board Member Kao seconded and the motion carried unanimously.

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

DISCUSSION ITEMS

ITEM 2: 106-108 South First Street

Request:

This applicant, Jae Yoo, is proposing a new front porch structure to an existing single family residence. The new structure extends from the front wall of the home to the existing half wall that encloses the front patio area. Arched openings are located on all three sides of the structure consistent with the architectural style of the house. Consideration should be made to lower the overall height of the openings to provide a proportionate header on the east and west sides of the structure. Materials and finishes shall match those of the existing home. There is a

discrepancy in the site plan drawing and should be revised to accurately reflect the existing plot plan.

Project discussion was as follows:

Board Member Sanchez recused himself from this item. Board Member Ho asked the applicant if he has considered not extending the new porch all the way to the existing patio enclosure. The applicant stated that he first considered only extending 2 feet but didn't think it was adequate coverage. The applicant also stated that it was designed with Feng Shui consideration. The Board voiced concern about the detail of the new wall against the existing wall. The applicant stated that the new structure is exposed wood. The Board informed the applicant that the drawings show otherwise and that the drawings will need to be revised. The applicant asked the Board if the porch could be a linear wood structure. Board Member Ho stated that that would not be compatible with the architecture of the house. Board Member Hernandez recommended that the porch be shortened. Board Member Ho suggested that the applicant replace the existing site wall and design the porch structure as a uniform wall. The Board recommended the applicant come back with revised drawings with details of the exposed wood structure and material and finish specifications. Board Member Hernandez reminded the applicant that the site plan also needs to be revised to accurately show the correct plot plan with the correct property lines. Board Member Hernandez moves to continue the application. Board Member Kao seconds and motion carries unanimously.

ACTION

Board Member Hernandez moved to continue the application so that the following conditions can be addressed: 1) The height of the arched openings shall be lowered to provide a proportional header on the east and west elevations; 2) Materials and finishes shall match those of the existing home; and 3) The site plan be revised to accurately reflect the property layout. Board Member Kao seconded and the motion carried unanimously.

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

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, February 14, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 14th day of February, 2017.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 14, 2017**

APPLICANT: David Lau

ADDRESS: 2024 South Second Street

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new front yard fence for an existing multi-family residential development. The fence is a 3' high metal fence consisting of steel tubing. There will be an opening for a gate at the south side facing the driveway. The design is simple and is compatible with the existing style of architecture.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 14, 2017**

APPLICANT: Paul Truong

ADDRESS: 151 North Garfield Avenue

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new building sign for the recently approved 7 Leaves Café. The sign consists of three parts. The "7" and leaf graphic are internally illuminated channel letter signs using a red overlay. The portion that reads "LEAVES CAFÉ" is a cabinet using an aluminum face with routed copy backed with white acrylic. Typical cabinet signs use acrylic panels illuminated internally and are prohibited in the City. Although the cabinet is similar there are two ways in which this application is unique. First, this sign type is part of the company's national brand and recognized in multiple jurisdictions. Second, the letters/copy is routed out of the box which is an accepted methodology in rear illuminated metal panels. The black copy at the bottom is flush mounted acrylic letters. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 14, 2017**

APPLICANT: Imperial Iron Works

ADDRESS: 304 South Date Avenue

PROJECT TYPE: This application is for the replacement of a gate and fence to an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new fence and sliding gates to an existing commercial building. The existing 6' high fence will be replaced with a similar 5' high fence. The new fence uses steel tubing and will be painted black. The existing fence consists of pointed tops which will not be used in the new design. Overall, the new design is acceptable. The Zoning Ordinance limits all fences located in a street yard to a maximum height of 3'-0" unless a Modification for additional height is approved.

RECOMMENDATION: Recommendation is for approval contingent upon approval of a Modification application.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 14, 2017**

APPLICANT: Farrah Refaat

ADDRESS: 725 East Main Street

PROJECT TYPE: This application is for an amendment to an existing uniform sign program for a commercial shopping center.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes an amendment to an existing uniform sign program (USP) for a commercial shopping center. The proposed amendment affects the major tenant, Smart & Final market. The current USP allows the major tenant a primary wall sign with a maximum height of 6'-0" and a secondary wall sign with a maximum height of 2'-0". Smart & Final market is proposing to replace the existing primary wall sign and add two secondary wall signs consistent with the current corporate branding. The first amendment to the USP proposes to increase the maximum height of the major tenant's primary wall sign from 6'-0" to 6'-11". The second amendment proposes to increase the height of the primary tenant's secondary wall sign from 2'-0" to 44". All three signs are internally illuminated channel letters. Sizes and graphic designs are acceptable. The applicant is also proposing to replace the panels of the existing pylon sign. The new panels consist of white acrylic with colored vinyl overlays. Size and design are acceptable and the two amendments will allow the Smart & Final market to upgrade their signage to be consistent with the current corporate branding.

RECOMMENDATION: Recommendation is for approval with the condition that a revised uniform sign program narrative be submitted for Staff review and approval prior to building permit issuance.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 14, 2017**

APPLICANT: David Streshinsky, DKY Architects

ADDRESS: 1716 Cabrillo Avenue

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new single story addition, attached garage and exterior alterations to an existing single family residence. The addition is located at the rear of the home and has little visual impact from the street. The new garage will replace the existing carport. The house is a fair example of a mid century modern style of architecture. The applicant has met with staff to address design issues of integration. The overall style will remain with updated materials and finishes including the appropriate cement plaster finish, wood and metal accents. The existing extended roof condition will be further extended to match the height of the existing vertical fin wall with a metal standing seam roof detail. New aluminum windows will be placed throughout including clerestory windows at the new roof extension. The new design retains the horizontal character of the existing house and updates the functionality of the structure to meet current living needs (i.e. an enclosed garage and a higher ceiling in the great room). Overall the design is acceptable and consistent with the context of the existing home.

RECOMMENDATION: Recommendation is for approval.