



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

February 28, 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 (Item 1):

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: February 14, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the February 14, 2017 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 15 Elm Street

This is an application for a new front yard fence and exterior alterations to an existing single family residence.

Applicant: Marlina Sudjeni

Recommended Action: APPROVAL - Recommendation is for approval.

3. 811 North First Street

This is an application for exterior alterations and window replacements to an existing multi-family residence.

Applicant: Cuong & Connie Diep

Recommended Action: APPROVAL - Recommendation is for approval.

4. 812 South Fourth Street

This is an application for a one story addition and new two car garage to an existing single family residence.

Applicant: Wayne Lei

Recommended Action: APPROVAL - Recommendation is for approval.

5. 800 Novelda Road

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

Applicant: Mike Ross

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the new kitchen windows shall be aligned with the existing header height.

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, March 14, 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 March 10, 2017

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

February 14, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on February 14, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, HO, SANCHEZ
ABSENT: HERNANDEZ, 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-January 24, 2017

ITEM 2: 2024 South Second Street

Request:

The applicant David Lau, is proposing 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.

ITEM 3: 151 North Garfield Avenue

Request:

The applicant, Paul Truong is proposing 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.

ACTION

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

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

DISCUSSION ITEMS

ITEM 4: 304 South Date Avenue

Request:

The applicant Imperial Iron Works, 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.

Project discussion was as follows:

Board Member Ho asked the applicant which street the sliding gate is facing. The applicant stated that there are four sliding gates and the fence is around the entire perimeter of the property. The applicant also stated that the current fence is in disrepair and would like to replace it entirely rather than try to fix it. Board Member Ho stated to the applicant that the height needs to be measured from the finish grade to the highest point of the fence. The applicant stated she understood. Board Member Sanchez moved to approve the application. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application subject to approval of a Modification application.

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

ITEM 5: 725 East Main Street

Request:

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.

Project discussion was as follows:

Board Member Sanchez moved to approve the application with the condition that a revised uniform sign program narrative be submitted for Staff review and approval prior to issuance of a building permit. Board Member Ho asked if the applicant understood the conditions. The applicant confirmed. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the condition that a revised uniform sign program narrative be submitted for Staff review and approval prior to issuance of a building permit.

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

ITEM 6: 1716 Cabrillo Avenue

Request:

The applicant, David Streshinsky, DKY Architects is proposing 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.

Project discussion was as follows:

Board Member Ho asked the applicant if the windows would be a light gray aluminum window. The applicant confirmed. Board Member Ho also asked if the windows will be a true aluminum or if it will be vinyl with cladding. The applicant stated that it would be a clad aluminum all around. Board Member Ho asked if the window sills will remain. The applicant stated that they will not remain due to the changes in the size of the windows. The applicant stated that the stone will remain and will be reinforced and plastered. Board Member Sanchez asked if it will be smooth plaster. The applicant stated that it will be a medium dash finish. Board Member Sanchez asked what wood finish will be used above the garage. The applicant stated that it would be a stained cedar wood to match the garage door. Board Member Sanchez asked the applicant to describe the type of roof they would be using. The applicant stated they would be using a built up roofing system. Board Member Ho suggested that the drawings be revised to show details regarding material finishes, windows and window patch conditions. Board Member Sanchez noted the importance of specifying the finishes of materials to fully understand the design intent. Board Member Sanchez moved to approve the proposal with the condition that the applicant submit revised drawings that specify the material finishes. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the proposal with the condition that the applicant submit revised drawings that specify the material finishes.

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

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 28, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 28th day of February, 2017.

Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 28, 2017**

APPLICANT: Marlina Sudjeni

ADDRESS: 15 Elm Street

PROJECT TYPE: This application is for a new front yard fence and exterior alterations to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a new 3'-0" high front yard fence and exterior alterations to an existing single family residence. The new fence has a 10'-0" setback to align with the existing block walls along the side property lines and includes a sliding gate at the driveway. The design of the fence consists of concrete block columns with terra cotta colored caps. The infill uses black wrought iron with ornate details. The applicant also proposes to stucco over the existing siding and add a new 4'-0" high stone wainscot. Given that the home is designed in a ranch style architecture the design of the fence is acceptable.

RECOMMENDATION: Recommendation is for approval.



**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
February 28, 2017**

APPLICANT: Cuong & Connie Diep

ADDRESS: 811 North First Street

PROJECT TYPE: This application is for exterior alterations and window replacements to an existing multi-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing the replacement of the existing siding and two windows to an existing multi-family residence. The existing vertical siding around the front elevation will be replaced with new horizontal hardie siding using a similar color. The two windows located on the first floor south side elevation will be replaced with sliding windows of similar size. Clarification should be made as to the window material and color.

RECOMMENDATION: Recommendation is for approval.



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APPLICANT: Wayne Lei

ADDRESS: 812 South Fourth Street

PROJECT TYPE: This application is for a one story addition and new two car garage to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing an 854 square foot, one story addition to an existing single family residence and a new detached two car garage. The existing garage will be demolished to accommodate the addition and new garage located at the rear. The design, materials and finishes of the addition and garage is consistent with the existing architecture and is acceptable. Although the existing home uses both sliders and single hung windows, consideration should be made to using single hungs where possible.

RECOMMENDATION: Recommendation is for approval.



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APPLICANT: Mike Ross

ADDRESS: 800 Novelda Road

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This applicant is proposing a 412 square foot single story addition to an existing single family residence. The property is located on a corner lot with the south and west elevations facing the street. The addition occurs in the rear and has no significant visual impact from the street. The existing pool will be demolished. There are existing windows that will be removed with new windows placed along the south and north elevations. The new kitchen windows on the south elevation have a lower header height than the existing. Consideration should be made to align those windows with the existing header height for consistency. All new windows and doors will be a clear anodized finish and the existing windows will be replaced to match new clear anodized windows. New exterior materials and finishes are being proposed which are acceptable. The existing roof material will be replaced with a new asphalt shingle and the eaves and wood trim will be repainted to coordinate with the new exterior finish which will be a smooth troweled stucco. A conceptual landscape plan has been provided and is generally acceptable however, a more thorough review will take place during building plan check for compliance with the MWELo state standards.

RECOMMENDATION: Recommendation is for approval with the condition that the new kitchen windows shall be aligned with the existing header height.