



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

March 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):

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 28, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the February 28, 2017 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 132 South Hidalgo Avenue

This is an application for the installation of two new flag poles in the front yard of an existing single family residence.

Applicant: Raymond Gray

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the uprights be located near ground level.

3. 724 Lindaraxa Park South

This is an application for a new side and rear fence and landscape alterations to an existing single family residence.

Applicant: Alvin Huang

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1) The applicant specify the total landscape area to be altered to determine if the project is subject to MWEL State standards; 2) Specify all finishes for the fence; and 3) Specify materials & finishes for the canopy.

4. 1100 South Garfield Avenue

This is an application for a new sign to an existing commercial building.

Applicant: Daniel Zhou, Prosigns & Printing, on behalf of Yi Tong Yacht

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall verify and specify on plans the height of the area between the window and attic vent to ensure that the sign fits comfortably; 2. The face, return and trim shall the same color; and 3. Sign approval by the Planning Division shall not be granted until the existing building is re-roofed, subject to the issuance of a City of Alhambra Roofing Permit.

5. 2121 West Main Street

This is an application for exterior alterations to a new Aldi Market.

Applicant: Paul Cornejo, on behalf of ALDI, Inc.

Recommended Action: APPROVAL - Recommendation is for approval with the condition that a portion of the existing storefront be retained or spandrel glass be used along the front elevation (south wall).

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 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 March 24, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

February 28, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on February 28, 2017, 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-February 14, 2017

ACTION

Board Member Kao moved to approve 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: NONE
 Noes: NONE
 Absent: NONE

DISCUSSION ITEMS

ITEM 2: 15 Elm Street

Request:

The applicant Marlina Sudjeni, 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.

Project discussion was as follows:

The applicant was present. Board Member Hernandez questioned the distance from the building which was confirmed. Discussion ensued regarding the configuration of the sliding gate. There will be no man gate within the sliding gate. The top of the fence will have a top and bottom frame around the #258 decorative top. Chairman Ho and Board Member Sanchez stated that all the decorative items will not fit and will look too busy. The 1x4 battens are proposed to be removed to allow the house to be stuccoed. There will be foam around the windows and a stone wainscot. Discussion ensued regarding the extent of the stone and how it terminates at the corner. Additional documentation should be provided as to the configuration of the window trim, the details of the top and terminus of the wainscot and the detailed design of the fence. Board Member Kao stated that the fence should be drawn to scale. The current design is misleading due to inaccuracies in the drawing. Board Member Sanchez moved to continue the item and Board Member Kao seconded the motion. The motion to continue carried unanimously.

ACTION

The Design Review Board continued the application to a future date as determined by the submittal of revised materials.

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

ITEM 3: 811 North First Street

Request:

The applicant, Cuong & Connie Diep are 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.

Project discussion was as follows:

The applicant was present. Board Member Hernandez questioned the window type. The applicant stated that the two new windows will be aluminum in a white color. The new siding will be horizontal hardie board. Any place there is siding will be replaced. There will be white trim pieces where necessary. Chairman Ho stated that all window details should be maintained where the new siding is being installed. Board Member Sanchez moved to approve the application with the following conditions: 1) Any new windows shall match existing in type and trim

detail; 2) It is recommended that the existing siding be removed prior to installing the new siding; and 3) The second floor window can be optionally replaced but if the existing window remains the detailing around the window shall be consistent with the new windows. Board Member Hernandez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) Any new windows shall match existing in type and trim detail; 2) It is recommended that the existing siding be removed prior to installing the new siding; and 3) The second floor window can be optionally replaced but if the existing window remains the detailing around the window shall be consistent with the new windows.

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

ITEM 4: 812 South Fourth Street

Request:

The applicant Wayne Lei, 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 accomodate 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.

Project discussion was as follows:

The issue of window type was discussed. It was determined by the Board that the sliding windows, as proposed, were acceptable since there is an existing mix of window type on the house. Board Member Sanchez stated that the new windows should have a sill detail to match existing. Board Member Hernandez moved to approve the application with the condition that a sill detail be added to all windows that do not have a sill. Board Member Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the condition that a sill detail be added to all windows that do not have a sill.

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

Noes: NONE
Absent: NONE

ITEM 5: 800 Novelda Road

Request:

The applicant, Mike Ross, 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.

Project discussion was as follows:

The architect was present and stated that the project is mostly an interior project. The head heights of the windows in question would be resolved in accordance with the comments. Discussion ensued regarding the fence and other exterior elements which were found to be acceptable. Board Member Hernandez moved to approve the project with condition that the header heights of the windows in question on the south elevation be raised to match existing. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the condition that the header heights of the windows in question on the south elevation be raised to match the existing headers.

Vote: Moved: HERNANDEZ 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 8:45 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, March 14, 2017, at 7:30 pm.

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

Wing Ho, Chairman



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

APPLICANT: Raymond Gray

ADDRESS: 132 South Hidalgo Avenue

PROJECT TYPE: This application is for the installation of two new flag poles in the front yard of an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes two new flag poles in the front yard of an existing single family residence. The proposed flag poles will be 15'-0" apart on either side of the concrete steps. The height of the poles will be 18'-0" with solar powered attached uplights. The front elevation roof line is 20'-0" and is proportional to the height of the proposed poles. Consideration should be made about the location of the uplights.

RECOMMENDATION: Recommendation is for approval with the condition that the uplights be located near ground level.



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

APPLICANT: Alvin Huang

ADDRESS: 724 Lindaraxa Park South

PROJECT TYPE: This application is for a new side and rear fence and landscape alterations to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new back yard fence and landscape alterations to an existing single family residence. This property is located on a corner lot at Lindaraxa Park South and North Cordova Street with the rear facing an alley. The new 6'-0" high fence will be along the perimeter of the side and rear yard with a 6'-0" setback along the side elevation. The fence consists of horizontal slats with the vertical support posts facing the inside of the property. The proposed landscaping along the fence helps break up the continuous horizontal appearance. The rear elevation includes an operable gate and door to access the garage and the new trash can storage area. The gate and door match the details of the proposed fence. The applicant should specify the total square footage of the updated landscape area to determine whether it is subject to the Model Water Efficient Landscape Ordinance (MWELO) state standards. A new canopy is proposed; located at the rear elevation of the house. Materials and finish should be specified.

RECOMMENDATION: Recommendation is for approval with the following conditions:

- 1) The applicant specify the total landscape area to be altered to determine if the project is subject to MWELO State standards;
- 2) Specify all finishes for the fence; and
- 3) Specify materials & finishes for the canopy.



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

APPLICANT: Daniel Zhou, Prosigns & Printing, on behalf of Yi Tong Yacht

ADDRESS: 1100 South Garfield Avenue

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new building sign at an existing commercial building. The sign will be 2" thick foam letters with an acrylic face and painted returns. Face, return and edge trim should be the same color. The sign is composed of three lines; one line for the logo graphic and two lines of copy. The total height of the sign is 3'-8". The applicant should specify the height of the area between the window and attic vent to ensure that the sign fits comfortably. The condition of the building is less than satisfactory as evidenced by the roof condition in the submitted photograph, and is in need of repair.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The applicant shall verify and specify on plans the height of the area between the window and attic vent to ensure that the sign fits comfortably;
2. The face, return and trim shall be the same color; and
3. Sign approval by the Planning Division shall not be granted until the existing building is re-roofed, subject to the issuance of a City of Alhambra Roofing Permit.



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**ALHAMBRA DESIGN REVIEW BOARD
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APPLICANT: Paul Cornejo, on behalf of ALDI, Inc.

ADDRESS: 2121 West Main Street

PROJECT TYPE: This application is for exterior alterations to a new Aldi Market.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing commercial building for a new Aldi market. Exterior alterations and a rear addition were recently approved for this application but the scope of work has since changed. The new design consists of relocating the main entry to the south west corner of the building, replacing the existing storefront with stucco and locating the cart storage in front. The new entry will be modulated in a fashion similar to the existing entry condition and will use details to match. Consideration can be made to keeping a portion of the storefront with the use of spandrel glass or backlit frosted glass to break the solid mass used along the front elevation. All other alterations remain the same as the previous design and are acceptable. Signage will be addressed under a separate application.

RECOMMENDATION: Recommendation is for approval with the condition that backlit frosted glass or spandrel glass be used along the front elevation (south wall).