



## **ALHAMBRA DESIGN REVIEW BOARD**

**May 9, 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

#### **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: April 25, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the April 25, 2017 regular meeting of the Design Review Board.

#### **DISCUSSION ITEMS:**

#### **2. 215 East Main Street**

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

Applicant: Andrew Tran, Discount Printing, on behalf of The Homegoods on Main

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the sign narrative be revised to accurately reflect the sign specifications.

#### **3. New Business Matter – Design Review Board Election**

The Design Review Board shall hold an election for board member positions Chairman and Vice Chairman.

**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, May 23, 2017 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 May 19, 2017.

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

April 25, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on April 25, 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-April 11, 2017**

**ITEM 2: 36 West Main Street**

**Request:**

The applicant, David Barber, owner of Afters Ice Cream proposes to replace the storefront of an existing three-unit commercial building. The proposed storefront will have a full height double door centered with two fixed panels on each side. The overall frame will use a dark bronze anodized aluminum and the door will be a frameless glass door. The new storefront is applicable only to this tenant space and two existing tenant spaces are not included in the proposal. The overall design is an upgrade from what is existing and is acceptable.

**ACTION**

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

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

**DISCUSSION ITEMS**

**ITEM 3: 2436 West Valley Boulevard**

**Request:**

The applicant New Sign Solution, Inc. on behalf of Goment, proposes new signage to an existing commercial building. The main building sign consists of internally illuminated channel letters centered on the sign band area. A secondary sign that reads, "Rental Car" consists of 2" thick foam letters. The placement of the secondary sign appears arbitrary. Consideration should be made to align the secondary sign with the main building sign and/or use the term "Car Rental". Additionally, the front elevation of the building has been repainted a color that contrasts with the color of the the west elevation facing Elm Street and the rear elevation facing the rear alley, have not been repainted. Consideration should be made to repaint the west and south elevations the same color as the front elevation.

**Project discussion was as follows:**

Minh was present to speak for this item. The applicant suggested that he move the secondary sign that reads "Rental Car" up to align the bottom with the main building sign. Board Member Sanchez moves to approve the application with the following conditions: 1) The west and south elevations be repainted to match the front elevation; and 2) The bottom of the secondary sign "Rental Car" shall be moved up to align with the bottom of the main building sign. Board Member Hernandez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) The west and south elevations be repainted to match the front elevation; and 2) The bottom of the secondary sign "Rental Car" shall be moved up to align with the bottom of the main building sign.

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

**ITEM 4: 1120 South Chapel Avenue**

**Request:**

This applicant, Adrian Reynoso, proposes a new front yard fence to an existing single family residence. The new fence is white vinyl with a picket detail and lines the perimeter of the front lawn. There are two 3'-0 wide gate openings and will be of similar detail and finish. Although the architecture of the house is Ranch, the use of a white vinyl and its compatibility with the architecture is the key point of discussion. The applicant should clarify the catalogue cut of the product and the height of the fence.

**Project discussion was as follows:**

Adrian Reynoso was present to speak for this item. The applicant clarified that the height will be no higher than 3'-0". Chairman Ho asked the applicant about the spacing of the vertical posts. The applicant stated that they will be 6'-0" apart. Board Member Sanchez stated concern over the vinyl material and the quality. Board Member Hernandez mentioned that it would be helpful to see an accurate rendering and a sample of material. The Board also mentioned that having a front yard fence seemed out of place with the surrounding neighborhood. The applicant stated that the fence would be for security purposes due to an incident that occurred recently. Chairman Ho suggested using landscaping instead of a fence to deter people from walking on their lawn. The applicant stated that they would prefer to have a fence enclosure to allow their dog to be in the front yard. The applicant then asked the Board if having both a fence and hedges in front would be a good solution. The Board was open to the idea and agreed that they should come back with a revised rendering and a sample of the fence material. Board Member Hernandez moved to continue the application for redesign and additional materials. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board continued the application for redesign and additional materials.

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

**ITEM 5: 208 Sevilla Court**

**Request:**

The applicant, Jae Yoo proposes a new entry structure to an existing Spanish style single family residence. This application was last heard and continued at the January 24, 2017 Design Review Board meeting. The application was continued because the proposed design did not match the applicant's design intention. The previous design consisted of a Spanish design featuring stucco walls with arched

openings, a gable roof and used details and materials to match the existing architecture of the home. The new proposal uses exposed wood posts, beams and brackets with a gable roof. Although the design is simple, the details and overall design is more related to a Craftsman style rather than a Spanish style.

**Project discussion was as follows:**

Board Member Sanchez recused himself from this item. Jae Yoo was present to speak for this item. Chairman Ho asked the applicant what happened with the previous design that was submitted last meeting. The applicant stated that the designer "messed up" and used stucco, which was not their design intention. Chairman Ho asked the applicant if he understood the difference between the two different styles of Craftsman and Spanish. The applicant stated that he didn't want a stucco structure; he only wanted a wood structure to make the patio open. Board Member Hernandez clarified the Chairman's question and asked if he understood that the exposed wood design he is proposing is a different style, which is Craftsman, than the existing home, which is Spanish. The applicant stated that he did not think the styles were different. He believed that the wood structure was not much different than the stucco design, that the wood structure is just more open air. Chairman Ho stated that he disagreed. The applicant stated that at the previous meeting the Board told them they could have a wood structure, so they redesigned to have a wood structure. Chairman Ho asked staff to read the minutes from that meeting. Staff read the summary minutes pertaining to the issue in question. Board Member Hernandez clarified to the applicant that the Board only asked the applicant to come back with new drawings because the proposal Mr. Yoo was discussing was different than what was shown in the drawings not because they would approve the new design. Board Member Amaya-Freire mentioned that doing a simple search for Spanish style porch coverings you could find open roof designs and trellises. He stated that the proposed design appears more like a Ranch style porch that has no relation to the existing architecture of the home. Staff interjected to provide more background to the interaction they had with the applicant prior to the current meeting. Staff stated that they had been conversing with an associate of the applicant to work on the issues of the linear exposed wood design. The associate provided images that were being referenced for the design proposal. Staff confirmed that the reference images were of Craftsman homes. Staff provided sample images of Spanish style porches one of them using exposed wood details. The Spanish wood porch sample image was presented to the Board members and the applicant. The applicant confirmed he had seen the sample images and that two images were a stucco design and one was a wood structure. Staff confirmed, but mentioned that the proposed design was significantly different than the sample image. Chairman Ho asked the applicant if he understood the difference between the sample image staff provided and the proposed design. The applicant stated that the sample image had joists and asked the Board if they used joists then the design would be ok. Chairman Ho clarified that the sample image uses a shed roof and not a gable roof. Chairman Ho also stated that it was most important to note the Spanish details of the wood structure such as the exposed rafter tails, and the large post

members and corbels. The only element that would need to be resolved is the front elevation and what would fill the area that the gable pitch creates. Chairman Ho stated that he understands the need for a covering to protect the front door from weather but because this is the front elevation it is important that the design is compatible with the existing architecture of the home. Chairman Ho questioned the progress that could be made due to the repeated comments from the Board from the previous meeting as well as from Staff and whether the applicant is willing to take those comments into consideration. Chairman Ho wanted to emphasize and make sure the applicant understood the fact that the porch design and the home did not match in style. Chairman Ho stated that he felt there was a lot of disagreement between the applicant and the Board's comments. He asked the applicant how he would like to move forward. The applicant asked the Board what their recommendation is. Chairman Ho stated that their recommendation is that they redesign the entry structure to match the Spanish style of the home and to include details such as arches, large wood members, corbels and exposed rafter tails. Board Member Amaya-Freire also suggested the applicant do research on Spanish style architecture and to compare their front elevation with examples and to use a design that matches their "open air" design intention or to find someone who is experienced with Spanish design to help them. The applicant argued that he did not agree with the Board's recommendation and that it is his house and all he wants is a simple porch entrance. He felt that his design is a Spanish style just a little different than what the Board thinks. The applicant also stated that he didn't think the house was a Spanish style. Chairman Ho stated that it is not the Board's intention to make the applicant build something they don't agree with, they are simply trying to guide them to design something that is compatible with the existing house. The applicant asked if he could move forward with his design. Ho stated that the Board has repeatedly made comments that they did not think the design was compatible with the home. The applicant stated that if the Board had comments about the structural integrity of the design he would accept that but they are only commenting about the style. The applicant asked the Board what style they recommended to use. Board Member Hernandez stated that they have been suggesting a Spanish style. Chairman Ho stated that it did not seem like the applicant was open to accepting their comments, he asked the other members if they would like to make a motion. Board Member Amaya-Freire moved to deny the application. Board Member Hernandez seconded and the motion is carried unanimously.

#### **ACTION**

The Design Review Board denied the application.

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

**ITEM 6: 1240 South Marengo Avenue**

**Request:**

The applicant, Sandra Lee, on behalf of David Lou proposes a 335 square foot, one story addition to an existing 676 square foot single family residence. The property is a corner lot located at the corner of Marengo Avenue and Shorb Street with the north elevation facing Shorb Street and the east elevation facing Marengo Avenue. The addition occurs at the front (east) and two sides (north, south) leaving the rear (west) elevation unaltered. There is an existing site wall and landscape hedges that block street view to the front (east) elevation. The existing Spanish architecture remains and is enhanced using details and materials relevant to that style. Since a majority of the windows will be new, consideration should be made to using single hung windows where possible. The applicant should also clarify the vertical details shown on the south elevation.

**Project discussion was as follows:**

Sandee Lee was present to speak for this item. Board Member Hernandez asked the applicant about the size and sill height of the window located at the kitchen sink. The applicant clarified that the sill height would be at a standard 36" to clear the kitchen counter. The applicant also stated that the kitchen window would pop out to accommodate plants for the client to display. Chairman Ho asked the applicant to clarify since the drawings showed the window being flush with the wall. Board Member Hernandez pointed out that the east and west elevations show only the false balcony detail protruding. Chairman Ho asked the applicant how the roof of the window pop out would be executed. The applicant stated that she would keep it as shown with the window being flush with the wall. Board Member Sanchez asked the applicant if the existing home has 10'-0" high ceilings. The applicant stated that the existing ceiling height is 9'-0" high. Discussion ensued about the size and location of the addition occurs. The applicant stated that the owner initially wanted to do a second story addition but due to the context of the neighborhood he kept to a single story addition. Board Member Hernandez mentioned the recommended condition of approval regarding the single hung windows. The Board felt that because all the windows were consistent, using sliders would be okay. They suggested that they use a grid detail similar to the two fixed windows be used throughout. Board Member Amaya-Freire pointed out the bedroom window labeled 'G' on the west elevation was mislabeled and should be corrected. Board Member Sanchez asked if the windows will be white vinyl. The applicant confirmed. Board Member Hernandez asked about the photo that was on the drawings. The applicant stated that it was an inspiration photo that the client gave them to use for the proposed design. Board Member Hernandez pointed out that the windows in the photo, although black and white, show a high contrast in color which is a key feature that makes that design look good. Chairman Ho concurred. The applicant also agreed but stated that she would need to talk to the client. Chairman Ho also mentioned that the sample photo did not include molding for the windows or door. Board Member Sanchez asked what the molding material would be. The applicant stated it would be a stucco foam molding. Board Member Sanchez asked if the curved detail above the entry would



be foam stucco as well. The applicant confirmed. Board Member Sanchez recommended that they use a material such as stucco over wood instead of foam to withstand weather conditions. The applicant stated that they would take it under consideration. Chairman Ho stated that using a light color for the body of the house consideration should be made to use a more contrasting color for the trim and windows. Chairman Ho asked the applicant about the vertical details mentioned in the staff comments. The applicant stated that they are downspouts. Board Member Sanchez stated that they should be called out on the drawings and should show a funnel detail at the top. Chairman Ho asked the applicant if the window sill would be foam as well. The applicant confirmed. Chairman Ho asked if they could use painted wood for all the window trim and sill details. Chairman Ho stated that he felt confident in the applicant's decisions whether to take the Board's recommendations into consideration. Board Member Hernandez moved to approve the application with the following conditions: 1) All windows shall use a grid detail; and 2) The drawings be revised to call out the downspouts on the south elevation and the mislabeled bedroom window. The following recommendations were also provided: 1) A dark contrasting color be used for the windows and window trim and sill details; 2) The arched molding be removed from the windows and doors; and 3) The arched detail above the entry be wood with stucco finish in a color to match the window trim details. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the following conditions: 1) All windows shall use a grid detail; and 2) The drawings to be revised to call out the downspouts on the south elevation and the mislabeled bedroom window. The following recommendations were also provided: 1) A dark contrasting color be used for the windows and window trim and sill details; 2) The arched molding be removed from the windows and doors; and 3) The arched detail above the entry be wood with a stucco finish in a color to match the window trim details.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 9:10 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, May 9, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 9th day of May, 2017.

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Wing Ho, Chairman



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
May 9, 2017**

**ADDRESS:** 215 East Main Street

**APPLICANT:** Andrew Tran, Discount Printing on behalf of The Homegoods on Main

**BUSINESS TENANT:** The Homegoods on Main

**PROPERTY OWNER:** Hung Tang

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new building sign and exterior alterations to an existing commercial building. The applicant has worked with staff on the design solution for an appropriate sign type to accommodate the uneven surface of the façade. The proposed sign will consist of internally illuminated “cloud” letters using a thick white outline to give the appearance of individual letters. The applicant is also proposing black for the trim cap and returns. Consideration should be made to using white for the trim caps to match the letter outlines, however black returns are acceptable. The sign description specifies a 4" thick black line before and after "on Main" which is not shown in the rendering and should be clarified and/or removed from the narrative. New paint colors for the building will be applied and the existing front and rear awnings will be replaced with black canvas. In general, the design and building colors are acceptable.

**RECOMMENDATION:** Recommendation is for approval with the condition that the sign narrative be revised to accurately reflect the sign specifications.