



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

May 23, 2017

AGENDA

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

CALL MEETING TO ORDER:

ROLL CALL:

NORA HERNANDEZ, Chairman

RICHARD SANCHEZ, Vice Chairman

DANIEL AMAYA-FREIRE, Member

WING HO, 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: May 9, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the May 9, 2017 regular meeting of the Design Review Board.

2. 1520 West Valley Boulevard

This is an application for new signage to an existing McDonald's drive-thru restaurant.

Applicant: Jasmine Le on behalf of McDonald's

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

DISCUSSION ITEMS:

3. 21 South First Street

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

Applicant: Adrian Castañeda on behalf of AT&T

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The trim caps for the logo sign match the face of the sign; 2. The logo sign shall be reduced in size; and 3. Any construction affected wall will be repaired and painted to a consistent, matching finish.

4. 9 South Fremont Avenue

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

Applicant: Gustavo Flores, DBA Gus Signs on behalf of Yum Yum Donuts

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The color of the returns for the channel letters shall be specified and match the trim cap color; 2. The cabinet signs be removed on all three elevations; 3. The parapet wall color shall be specified; 4. Any construction affected wall will be repaired and painted to a consistent, matching finish; and 5. The drawing specifications shall be updated and submitted to staff prior to permit issuance.

5. 2029 South Sixth Street

This is an application for exterior alterations to an existing single family residence.

Applicant: Cristina Montuis Sorgon

Recommended Action: APPROVAL - Recommendation is for approval with the condition that all window trim details be retained.

6. 2101 Winthrop Drive

This is an application for exterior alterations to an existing single family residence.

Applicant: David Niisato

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the stone veneer be used as a wainscot detail.

7. 905 - 1035 Westminster Avenue

This is an application for a new industrial commercial building.

Applicant: Desmond Donnellan, Donlon Builders

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the total landscape area be specified and that any required landscape documentation be submitted as necessary.

8. 2201 & 2207 West Commonwealth Avenue

This is an application for an addition and corresponding, new signage to the existing Costco Gasoline station.

Applicant: MG2 on behalf of Costco

Recommended Action: APPROVAL - Recommendation is for approval with the following

conditions: 1. The signage details shall be submitted to staff prior to permit issuance; and 2. The total landscape area shall be specified and any required landscape documentation be submitted as necessary.

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, June 13, 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 June 2, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

May 9, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on May 9, 2017, 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: 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 25, 2017

ACTION

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

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

DISCUSSION ITEMS

ITEM 2: 215 East Main Street

Request:

The applicant, Andrew Tran of Discount Printing on behalf of The Homegoods on Main, 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.

Project discussion was as follows:

Jenny Tang and the applicant, Andrew Tran, were present to speak for this item. The applicant stated that he is okay with the staff recommendation of the trim caps being white and black for the returns. Chairman Ho asked the applicant to clarify the line mentioned in the narrative. The applicant stated that the client would like to include a dash line before and after the "on Main" portion. Chairman Ho asked if they would be illuminated channel letters. The applicant confirmed. Chairman Ho mentioned that the rendered photograph does not show enough space between the "s" in the word "goods" and the "o" of the word "on" to include a dash line. Board Member Hernandez mentioned that it is difficult to visualize what it would look like since there is no graphic shown. The Board was in agreement that the sign was acceptable as shown in the graphic, however, if the applicant decided to include a dash line that he would need to get approval from staff prior to permit issuance. Board Member Hernandez moved to approve the application with the following conditions: 1) The trim caps shall be white; 2) If the applicant chooses to add dash lines before and after "on Main" they shall provide details and drawings to staff for approval; and 3) The sign narrative be updated to reflect any revised sign specifications. All conditions shall be met prior to permit issuance. Board Member Sanchez seconded and the motion carried unanimously.

ACTION

The Design Review Board approved the application with the following conditions: 1) The trim caps shall be white; 2) If the applicant chooses to add dash lines before and after "on Main" they shall provide details and drawings to staff for approval; and 3) The sign narrative be updated to reflect any revised sign specifications. All conditions shall be met prior to permit issuance.

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

ITEM 3: New Business Matter: ELECTION OF OFFICERS FOR 2017-2018

This was the time and place for election of officers of the Design Review Board for 2017-2018.

Discussion:

Board Member Nora Hernandez nominated Richard Sanchez for Chairman. Board Member Richard Sanchez and Board Member Daniel Amaya-Freire nominated Board Member Nora Hernandez for Chairman. A vote was taken: 3 votes for Board Member Nora Hernandez, 1 vote for Board Member Richard Sanchez. Board Member Nora Hernandez was elected for the Chairman position. Board Member Nora Hernandez nominated Richard Sanchez for Vice Chairman. A vote was taken: 3 votes for Richard Sanchez for Vice Chairman. Board Member Richard Sanchez was elected for the Vice Chairman position.

ACTION:

The Design Review Board elected Board Member Nora Hernandez for Chairperson and Board Member Richard Sanchez for Vice Chairman.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 7:45 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, May 23, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 23rd day of May, 2017.

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 1520 West Valley Boulevard

APPLICANT: Jasmine Le on behalf of McDonald's

BUSINESS TENANT: McDonald's

PROPERTY OWNER: McDonald's LLC

PROJECT TYPE: This application is for new signage to an existing McDonald's drive-thru restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage for the drive-thru at an existing McDonald's restaurant. Two new menu boards will be installed along the drive-thru lane: a pre-order board and a main menu board. The two signs will be digital displays with a metal frame painted dark gray. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 21 South First Street

APPLICANT: Adrian Castañeda on behalf of AT&T

BUSINESS TENANT: AT&T

PROPERTY OWNER: AT&T

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage to the existing AT&T building. Three signs are being proposed: A new building sign on the south elevation to replace the existing logo sign, a new wall sign on the front (east) elevation and a new parking sign to replace the existing parking sign. The new building sign on the south elevation is a 6'-0" diameter logo sign. The sign consists of six individual internally illuminated pieces to create the AT&T globe logo. The returns will match the face of the building. The color of the trim caps need to be specified and should match the face of the sign. Consideration should be made to reducing the size of the sign. The second sign is located on the front elevation at a more pedestrian height. The sign is a non-illuminated aluminum box with painted aluminum pin mounted letters. An alternate aesthetic consideration could be the use of a metal plate (rather than a box) with pin-mounted letters. The third sign is a parking sign to replace the existing parking sign located on the chain link fence. The sign is an aluminum plate with vinyl graphics. Sizes and design of the front wall sign and parking sign are acceptable.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The trim caps for the logo sign match the face of the sign;
2. The logo sign shall be reduced in size; and
3. Any construction affected wall will be repaired and painted to a consistent, matching finish.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 9 South Fremont Avenue

APPLICANT: Gustavo Flores, DBA Gus Signs on behalf of Yum Yum Donuts

BUSINESS TENANT: Yum Yum Donuts

PROPERTY OWNER: Conroy Commercial

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage to an existing Yum Yum Donut shop. The three existing building signs will be replaced with new internally illuminated channel letters with acrylic faces and black trim caps. The returns should be specified and should be black to match the trim caps. The two side elevation signs are smaller in size than the front elevation sign and are acceptable. Each of the three parapet signs includes a cabinet sign that reads, "open 24 hours". Cabinet signs are prohibited by Code and shall be omitted from this application. The "open 24 hours" copy is also included in the pylon sign therefore the business is not disadvantaged by the removal of the cabinets. The parapet wall where the signs will be placed will be painted a new color. Color should be specified on drawings. The existing double face pylon sign will be replaced with new acrylic face and vinyl overlay. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The color of the returns for the channel letters shall be specified and match the trim cap color;
2. The cabinet signs be removed on all three elevations;
3. The parapet wall color shall be specified;
4. Any construction affected wall will be repaired and painted to a consistent, matching finish; and
5. The drawing specifications shall be updated and submitted to staff prior to permit issuance.



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**ALHAMBRA DESIGN REVIEW BOARD
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ADDRESS: 2029 South Sixth Street

APPLICANT: Cristina Montuis Sorgon

PROPERTY OWNER: Cristina Montuis Sorgon

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to alter the exterior of an existing single family residence. The existing home has wood siding throughout and will be replaced with stucco. The simple Ranch style home is accepting of the new material. The applicant should clarify whether the window trim details are to be retained.

RECOMMENDATION: Recommendation is for approval with the condition that all window trim details be retained.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 2101 Winthrop Drive

APPLICANT: David Niisato

PROPERTY OWNER: David & Christina Niisato

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing single family residence. The property is located on a corner lot on the southwest corner of Winthrop Drive and Hellman Avenue. The alterations consist of adding stone veneer to the entire east and north elevations, which face the two streets, and a portion of the west elevation. Using a stone veneer on an entire elevation is not consistent with the Ranch style of architecture. Consideration should be made to reducing the height of the stone and treating it as a wainscot detail, which is stylistically more appropriate. This would also allow the stone to terminate at logical points at each end.

RECOMMENDATION: Recommendation is for approval with the condition that the stone veneer be used as a wainscot detail.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 905 - 1035 Westminster Avenue

APPLICANT: Desmond Donnellan, Donlon Builders

BUSINESS TENANT: N/A

PROPERTY OWNER: DP Clifford, LLC

PROJECT TYPE: This application is for a new industrial commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new multi-tenant industrial building. The building is subdivided to allow for nine tenants with loading docks at the rear. Each unit has a mezzanine level which reflects on the front elevation using a contemporary style of architecture. The building materials consist of tilt-up concrete walls, textured concrete and anodized aluminum storefront. The property is located within the industrial area and fits well within the context of the area. A conceptual landscape plan has been provided, however, the applicant should specify the total new landscaped area to determine whether the property is subject to the MWELo state standards.

RECOMMENDATION: Recommendation is for approval with the condition that the total landscape area be specified and that any required landscape documentation be submitted as necessary.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
May 23, 2017**

ADDRESS: 2201 & 2207 West Commonwealth Avenue

APPLICANT: MG2 on behalf of Costco

BUSINESS TENANT: Costco Wholesale

PROPERTY OWNER: Costco Wholesale Corp.

PROJECT TYPE: This application is for an addition and corresponding, new signage to the existing Costco Gasoline station.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes an addition to extend the existing Costco Gasoline station. The addition consists of extending the canopy and adding a set of pumps below. The parking plan will be altered to accommodate the flow of traffic; note that the parking still complies with code. The extension of the canopy will use materials and finishes to match existing and is acceptable. New signage is shown on the elevations, however, specifications and details of the sign type should be provided. A conceptual landscape plan is included but the applicant should specify the total square footage to determine whether it is subject to MWELo state standards.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The signage details shall be submitted to staff prior to permit issuance; and
2. The total landscape area shall be specified and any required landscape documentation be submitted as necessary.