



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**June 13, 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

STEVEN CHEN, 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: May 23, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the May 23, 2017 regular meeting of the Design Review Board.

#### **DISCUSSION ITEMS:**

#### **2. 1104 South Garfield Avenue**

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

Applicant: Kelvin Chen

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant work with staff to design new sign faces that are consistent with each other graphically; and 2. There shall be no phone numbers allowed on the signage.

#### **3. 208 Sevilla Court**

This is an application for a new entry structure for an existing single family residence.

Applicant: Lovely Gomez, Consultant

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the arched openings be lowered to allow for a visible header on the side elevations.

**4. 727 South Sierra Vista Avenue**

This is an application for a new four unit apartment building.

Applicant: Eric Tsang, Designer

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

**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 27, 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 June 23, 2017.

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

May 23, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on May 23, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** AMAYA-FREIRE, HERNANDEZ, SANCHEZ

**ABSENT:** HO

**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-May 9, 2017**

**ITEM 2: 1520 West Valley Boulevard**

**Request:**

The applicant, Jasmine Le on behalf of McDonald's 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.

**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, HERNANDEZ, SANCHEZ  
Abstain: NONE  
Noes: NONE  
Absent: HO

## **DISCUSSION ITEMS:**

### **ITEM 3: 21 South First Street**

#### **Request:**

The applicant, Adrian Castañeda on behalf of AT&T 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.

#### **Project discussion was as follows:**

The applicant/contractor was present. The applicant questioned the reduction in size for the logo sign. AT&T has corporate standards and the applicant is proposing the logo only (no text). The applicant further stated that a proposed 6' globe sign is what is now proposed and should be reasonable. There was discussion that the provided photo rendering was not to scale and should be updated. It was noted that the updated rendering use dimensions of the existing building to be used as a point of reference. Board Member Sanchez moved to approve the application with the following conditions: 1) The trim caps for the main building sign match the face of the sign; 2) Any construction affected wall will be repaired and painted to a consistent, matching finish; and 3) The applicant is to provide additional information to staff regarding the accurate size of the logo in context with the building. The applicant shall reduce the logo to 4', however, 6' is acceptable if the new supportive documentation illustrate that 6' is a reasonable proportion. This determination shall be based on staff review. If the decision is not amenable to the applicant they can return to the Design Review Board for reconsideration. Board Member Amaya-Freire seconded and the motion carried unanimously.

#### **ACTION:**

The Design Review Board approved the application with the following conditions: 1) The trim caps for the main building sign match the face of the sign; 2) Any construction affected wall will be repaired and painted to a consistent, matching finish; and 3) The applicant is to provide additional information to staff regarding the accurate size of the logo in context with the building. The applicant shall reduce the logo to 4', however, 6' is acceptable if the new supportive

documentation illustrate that 6' is a reasonable proportion. This determination shall be based on staff review. If the decision is not amenable to the applicant they can return to the Design Review Board for reconsideration.

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

**ITEM 4: 9 South Fremont**

**Request:**

The applicant, Gustavo Flores, dba Gus Signs on behalf of Yum Yum Donuts 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.

**Project discussion was as follows:**

There was discussion regarding the definition of cabinet signs as that relates to the existing wall signs on the building. The "open 24 hours" cabinet is not allowed. Staff suggested that an opaque box with push through white letters may be a reasonable alternative. The applicant was accepting of the other conditions. Board Member Amaya-Freire moved to approve the application 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 parapet wall color shall be specified on drawings; 3) The "open 24 hours" sign shall be revised in sign type to an opaque cabinet with a routed face using push thru white letters; 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. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application 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 parapet wall color shall be specified on drawings; 3) The "open 24 hours" sign shall be revised in sign type to an opaque cabinet with a

routed face using push thru white letters; 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.

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

**ITEM 5: 2029 South Sixth Street**

**Request:**

The applicant, Cristina Montuis Sorgon 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.

**Project discussion was as follows:**

The applicant's friend was present to answer questions. The stucco finish was confirmed as a sand finish. Board Member Sanchez moved to approve the application with the following conditions: 1) The color of the door and window trim shall be specified and provided to staff; and 2) All door and window trim shall remain or replaced in like fashion. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The color of the door and window trim shall be specified and provided to staff; and 2) All door and window trim shall remain or replaced in like fashion.

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

**ITEM 6: 2101 Winthrop Drive**

**Request:**

The applicant, David Niisato 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.

**Project discussion was as follows:**

The applicant stated that they would prefer full height of stone. They stated that there are other ranch style examples (provided at the hearing) that illustrate this point. Board Member Sanchez questioned the detail at the overhang which is very narrow. Board Member Sanchez stated that the stone as a wainscot is more in keeping with the style of the home. The applicant stated that they were willing to cover the entire home (all 4 sides). The consensus of the Board was that the use of full height stone for this building is inappropriate. There was considerable discussion regarding how the existing house met the aesthetic of full height stone. Board Member Amaya-Freire stated that the drawings provided certainly do not supply adequate information to convey the viability of the proposal. Chairman Hernandez stated that due to the ranch style nature of the home she is willing to approve a wainscot but not a full height wall. Board Member Sanchez stated that all proper caps and trim will need to be provided by the mason prior to permitting. Board Member Sanchez moved to approve the application with the following conditions: 1) The stone shall be a wainscot only with a height of approximately 42" (note that this height is subject to variation due to building specifics subject to review by staff); and 2) All proper caps and trim will need to be provided by the mason prior to permitting. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The stone shall be a wainscot only with a height of approximately 42" (note that this height is subject to variation due to building specifics subject to review by staff); and 2) All proper caps and trim will need to be provided by the mason prior to permitting.

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

**ITEM 7: 905-1035 Westminster Avenue**

**Request:**

The applicant, Desmond Donnellan, Donlon Builders 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.

**Project discussion was as follows:**

The applicant stated that they worked with staff on the application and is confident in the proposal as a positive development. Discussion ensued regarding the landscape and MWELo standards. Board Member Amaya-Friere questioned the potential modulation of the building but the applicant stated that the design intent was a clean, modern aesthetic. Board Member Sanchez moved to approve the application with the condition that the total landscape area be specified and that any required landscape documentation be submitted as necessary. Board Member Amaya-Friere seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the condition that the total landscape area be specified and that any required landscape documentation be submitted as necessary.

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

**ITEM 8: 2201 & 2207 West Commonwealth Avenue**

**Request:**

The applicant, MG2 on behalf of Costco 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.

**Project discussion was as follows:**

Board Member Sanchez confirmed that they are adding 4 additional pumps (8 stations) to the existing configuration. Discussion on the signage ensued and the applicant stated that the signage will be filed under separate application. Board Member Amaya-Friere moved to approve the application with the following conditions: 1) The signage shall be filed under separate application; and 2) The total landscape area shall be specified and any required landscape documentation

be submitted as necessary. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The signage shall be filed under separate application; and 2) The total landscape area shall be specified and any required landscape documentation be submitted as necessary.

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

**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, June 13, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 13th day of June, 2017.

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Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 13, 2017**

**ADDRESS:** 1104 South Garfield Avenue

**APPLICANT:** Kelvin Chen

**BUSINESS TENANT:** Kelvin Chen MD

**PROPERTY OWNER:** Edmond Cheng

**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 commercial building. There are two new signs being proposed: a new building wall sign and the face replacement of a two-unit, two-sided monument sign. The wall sign is a foam letter sign using black foam and a matching black acrylic face. The sizes and design of this sign are acceptable. The second part of the application is to replace one unit sign within an existing two-unit, two-sided monument sign. The problem with the design is that both the proposed unit sign and the existing unit sign have phone numbers, which is not consistent with DRB policy. This indicates that the signs were changed without proper approvals. Consideration should be given to revising the graphics to allow for a more consistent visual aesthetic and that there be no phone numbers on the signage.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. The applicant work with staff to design new sign faces that are consistent with each other graphically; and
2. There shall be no phone numbers allowed on the signage.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 13, 2017**

**ADDRESS:** 208 Sevilla Court

**APPLICANT:** Lovely Gomez, Consultant on behalf of Jae Yoo

**PROPERTY OWNER:** Jae Yoo

**PROJECT TYPE:** This application is for a new entry structure for an existing single family residence.

**PROJECT STATUS:** Returning Applicant

**DESIGN ASSESSMENT:** This application proposes a new entry structure to an existing single family residence. This applicant was heard and denied at the Design Review Board meeting on April 25, 2017. The applicant has submitted a new application and a new design for review. The new design uses stucco walls with arched openings and is more consistent with the existing Spanish style of architecture. Consideration should be made to lowering the height of the arches to allow for a visible header on the side elevations. The proposed finish materials will match the existing house and is generally acceptable.

**RECOMMENDATION:** Recommendation is for approval with the condition that the arched openings be lowered to allow for a visible header on the side elevations.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 13, 2017**

**ADDRESS:** 727 South Sierra Vista Avenue

**APPLICANT:** Eric Tsang, Designer

**PROPERTY OWNER:** George Lee

**PROJECT TYPE:** This application is for a new four unit apartment building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new four unit apartment building. The property is located on a linear, interior lot and consists of two separate buildings with subterranean parking. The applicant is proposing a Spanish style of architecture and uses consistent details and materials. The modulation used at the second story along the north and south elevations and the separation of the two buildings help to mitigate the linear nature of the site.

**RECOMMENDATION:** Recommendation is for approval as submitted.