



Gateway  
to the  
San Gabriel Valley

## **ALHAMBRA DESIGN REVIEW BOARD**

**June 27, 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 (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: June 13, 2017**

Recommended Action: Review and approve the minutes of the June 13, 2017 regular meeting of the Design Review Board.

#### **2. 2121 West Main Street**

This is an application for an amendment to an existing master sign program for a commercial property.

Applicant: Paul Cornejo, on behalf of ALDI

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

#### **DISCUSSION ITEMS:**

#### **3. 8 West Main Street**

This is an application for exterior alterations to an existing commercial building.

Applicant: Kerry Lam, on behalf of Dickey's Barbeque

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that an alternative paint color be used for the rear elevation.

**4. 900 Edith Avenue**

This is an application for new fencing to an existing single family residence.

Applicant: Wayne Lei

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the fence use materials consistent with a Spanish style.

**Recommended Action:** CONTINUANCE - Recommendation is for continuance for redesign and the submittal of additional documentation.

**5. 115 Champion Place**

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

Applicant: Mun Leu

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

**6. 825 South Sierra Vista Avenue**

This is an application for three new two-story single family residences.

Applicant: Edgar Rios

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

**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, July 11, 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 July 7, 2017.

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

June 13, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on June 13, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** CHEN, HERNANDEZ, HO, SANCHEZ

**ABSENT:** AMAYA-FREIRE

**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 23, 2017**

**ACTION:**

Board Member Amaya-Freire arrived at 7:40 p.m. Board Member Sanchez moved to approve the Consent Agenda. Chairman Hernandez seconded and the motion carried unanimously.

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

**DISCUSSION ITEMS:**

**ITEM 2: 1104 South Garfield Avenue**

**Request:**

The applicant, Kelvin Chen 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.

**Project discussion was as follows:**

The applicant was present and stated that he was the tenant not the owner. The applicant was ok with not having a phone number on his portion of the monument sign and would relay the information to the owner. Board Member Ho confirmed and moved to approve the application 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. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application 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.

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

**ITEM 3: 208 Sevilla Court**

**Request:**

The applicant, Lovely Gomez, Consultant on behalf of Jae Yoo, Property Owner, proposes a new entry structure to an existing single family residence. This application 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.

**Project discussion was as follows:**

The owner and designer Luis were present. Board Member Ho stated that the drawing A1 is missing some critical dimensions. The designer stated that it is on the floor plan but the drawings do not include the furred column dimension. Board Member Ho reiterated that the dimensions are missing for both the furred column and the height of the arch. The designer stated that the arch is to be at 7' and the

width of the furred columns are 1'. The Board stated that the applicant needs to include all the necessary dimensions and it is unacceptable for the record documents to be missing critical information. Chairman Hernandez stated that the furred columns against the wall should also be 1' wide. The applicant, after explanation, understood and agreed that all visible width columns shall be 1' wide. There was a discussion about the height of the arch and it was stated that the height for both the front and the side will be 7' at the apex of the arch. It was confirmed with the applicant that the new column will abut the inside of the existing pony wall. Board Member Ho moved to approve the application with the following conditions: 1) All column widths will be 1' wide; 2) The arch height (at the apex of the arch) will be 7' at both the front and side; and 3. The existing gate is to remain. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) All column widths will be 1' wide; 2) The arch height (at the apex of the arch) will be 7' at both the front and side; and 3) The existing gate is to remain.

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

**ITEM 4: 727 South Sierra Vista Avenue**

**Request:**

The applicant, Eric Tsang, Designer on behalf of George Lee, Property Owner, proposes a new four unit apartment building. The property is located on a linear, interior lot and consists of two separate buildings with subteranean 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.

**Project discussion was as follows:**

The applicant stated the basic statistics of the project and that he has met with staff for review. The materials board was provided to the Board, however, it was a print and not the actual materials. Board Member Ho suggested to the applicant that an actual materials board be prepared prior to the Planning Commission meeting. Board Member Sanchez questioned the use of precast trim pieces. The applicant stated that foamcast was preferred by the developer. Board Member Amaya-Freire questioned the front elevation and the detail of the balcony. The applicant stated that it is a Juliette balcony (decorative). Board Member Ho questioned the color of the crown molding and the applicant stated that it could be one shade lighter than the building body (almost white). Discussion regarding

the trim was that a precast was strongly preferred. Board Member Ho moved to approve the application as submitted, Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application as submitted.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 8:30 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 27, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 27th day of June, 2017.

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Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
June 27, 2017**

**ADDRESS:** 2121 West Main Street

**APPLICANT:** Paul Cornejo, on behalf of ALDI

**BUSINESS TENANT:** ALDI, Inc.

**PROPERTY OWNER:** KK Main St., LLC

**PROJECT TYPE:** This application is for an amendment to an existing master sign program for a commercial property.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes modifications to an existing Master Sign Program for a commercial property. The modification addresses the primary building where the new ALDI market will be located. A new secondary sign will be allowed on the west elevation and the east elevation sign area will be increased. The new west elevation sign is located above the new corner entry to the store and is acceptable. The existing monument signs will be updated but are consistent with the existing sign program guidelines and does not need review.

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





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**ADDRESS:** 8 West Main Street

**APPLICANT:** Kerry Lam, on behalf of Dickey's Barbeque

**BUSINESS TENANT:** Dickey's Barbeque

**PROPERTY OWNER:** Raymond Ho

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes exterior alterations to an existing commercial building. The alterations consist of repainting the front and rear façade of a single tenant space. The proposed colors are white for the front elevation and yellow for the rear. Although yellow is within the tenant's brand identity, consideration should be made to using an alternative color for the rear and to use the yellow as an accent.

**RECOMMENDATION:** Recommendation is for approval with the condition that an alternative paint color be used for the rear elevation.



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**ADDRESS:** 900 Edith Avenue

**APPLICANT:** Wayne Lei

**PROPERTY OWNER:** Wing K Wong Lee

**PROJECT TYPE:** This application is for new fencing to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence and property fence to an existing single family residence. The front yard fence lines the perimeter of the front yard with a pedestrian gate at the walkway and sliding gate at the driveway. The materials consists of split face block, arched wrought iron insets and precast column caps. The applicant is also proposing 6' white vinyl site fencing along the two side elevations. The existing home is under construction but is intended to have a Spanish style of architecture. Consideration should be made to using materials both consistent to each other and with the home.

**RECOMMENDATION:** Recommendation is for approval with the condition that the fence use materials consistent with a Spanish style.



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**ADDRESS:** 115 Champion Place

**APPLICANT:** Mun Leu

**PROPERTY OWNER:** Steve Perry

**PROJECT TYPE:** This application is for a new two story garage to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new two-story structure with a two car garage at the ground level and a second story office space on the second level. It is attached to an existing single family residence by a one story carport structure. The second story above the garage is accessed by exterior stairs at the rear. This property is located on a corner lot at Champion Place and Orienta Drive. The existing garage facing Orienta will be demolished and replaced with the new structure. The existing carport covering will also be replaced and built to align with the new structure. Details and materials are used to match the existing Craftsman style of architecture and is acceptable.

**RECOMMENDATION:** Recommendation is for approval.



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**ADDRESS:** 825 South Sierra Vista Avenue

**APPLICANT:** Edgar Rios

**PROPERTY OWNER:** Betty Fong

**PROJECT TYPE:** This application is for three new two-story single family residences.

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes three new two-story single family residences. The property is located on an interior linear lot. The front two units are attached with an open terrace at the second story and the third unit sits detached at the rear. The applicant has worked with staff on the design and it has improved. The applicant added modulation to the design of the units to mitigate the linear nature of the site. The detail and materials have also improved to articulate a Craftsman style of architecture. The brick material used at the front elevation should be specified. Consideration should be made to using an alternative window type and detail to replace the circular windows. 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 MWEL State Standards.

**RECOMMENDATION:** Recommendation is for approval.