



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

July 11, 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 1-5):

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 27, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the June 27, 2017 regular meeting of the Design Review Board.

2. 151 North Garfield Avenue

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

Applicant: Vinh Nguyen, on behalf of 7 Leaves Café

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

3. 2588 Commonwealth Avenue

This is an application for exterior alterations to an existing Taco Bell restaurant.

Applicant: Alicia Maldonado, on behalf of Taco Bell

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

4. 241 East Valley Boulevard

This is an application for new signage and exterior alterations to an existing Taco Bell restaurant.

Applicant: Kasey Clarke, on behalf of Taco Bell

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

5. 2437 South Roark Drive

This is an application for a one story addition to an existing single family residence.

Applicant: Nora Hernandez

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the north arrow on the roof plans be corrected prior to the Planning Commission hearing.

DISCUSSION ITEMS:

6. 308 South Palm Avenue

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

Applicant: Juan Estrada, on behalf of Contractors License Resource Group

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the signage be redesigned to comply with City Code.

7. 2409 El Paseo

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

Applicant: Soonhwan Choi

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. A singular architectural style be used and articulated with appropriate details; and 2. Window A shall be two single hung windows mulled together.

8. 825 South 7th Street

This is an application for a new single family residence.

Applicant: Kamen Lai

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The light fixtures on the front elevation be lowered; 2. The wrought iron detail at the entry shall be restudied and redesigned in proportion to the elevation; and 3. The recessed wall shall be an actual window.

9. 720 South Stoneman Avenue

This is an application for a new seven unit condominium development.

Applicant: Eric Tsang

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The site walls and fences on the property shall be defined within the style of architecture where the development creates grade differences; 2. The plate height of the first floor shall be lowered to 9'-0"; and 3. Precast concrete trim shall be used rather than foam trim.

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 25, 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 21, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

June 27, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on June 27, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, CHEN, 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-June 13, 2017

ITEM 2: 2121 West Main Street

Request:

The applicant Paul Cornejo, on behalf of ALDI, Inc., 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.

ACTION:

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

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

DISCUSSION ITEMS:

ITEM 3: 8 West Main Street

Request:

The applicant, Kerry Lam, on behalf of Dickey's Barbeque, 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.

Project discussion was as follows:

The applicant stated that the current colors of the building do not match the brand colors. The yellow is planned in the back and white in the front because the signage is yellow and black. Board Member Ho and Board Member Sanchez clarified the intention of the proposal. There was discussion regarding the white front elevation and the impact of an all-white elevation on the front. Discussion also ensued regarding an all yellow rear elevation. Board Member Sanchez stated that the yellow is very strong and questioned if there could be some kind of diversity in the color. Board Member Ho questioned the color of the storefront at the front which the applicant confirmed would be painted white. Board Member Ho summarized the color palette and was generally accepting of the front elevation but suggested adding color diversity. Chairman Hernandez questioned if there was going to be a new rear door and if so it should be documented with the application. The applicant stated that the rear would also be an entrance and that there would be new grey doors. Board Member Amaya-Freire questioned the color of the parapet walls and if they are matching the building. The applicant expressed his frustration with the process and that the time to get his restaurant open has been lengthy. The Board indicated that the applicant could work with staff on the color details. Mr. Abe stated to the applicant that he would meet with him at the job site or at the counter to provide assistance. Board Member Ho moved to approve the application with the following conditions: 1) That the applicant work with staff to address color palette issues especially as it relates to color accent elements; and 2) The project description should be updated to include the painting of the existing storefront and any new doors at the rear. Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) That the applicant work with staff to address color palette issues especially as it relates to color accent elements; and 2) The project description should be updated to include the painting of the existing storefront and any new doors at the rear.

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

ITEM 4: 900 Edith Avenue

Request:

The applicant, Wayne Lei, 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.

Project discussion was as follows:

There was extensive discussion regarding the use of vinyl and block fencing. It was stated that the combination of these two fence types was unacceptable. There was a suggestion of wood or wrought iron instead of vinyl. It was also mentioned that stucco covered block would be consistent with the architectural style. The designer suggested different alternatives but the Board stated that revised drawings will be needed and it was suggested that the applicant work with staff. Board Member Sanchez moved to continue the application Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board continued the application to allow the applicant time to work with staff and submit revised drawings.

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

ITEM 5: 115 Champion Place

Request:

The applicant, Alec Tang on behalf of Steve Perry, Property Owner, 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.

Project discussion was as follows:

Board Member Chen confirmed that the footprint of the new structure is not significantly larger in footprint than the original. Board Member Sanchez confirmed that the new structure will use redwood siding and a wood sectional garage door. The applicant stated that the new windows will match the wood casements of the existing house. Board Member Ho confirmed that the house has one bathroom upstairs and one downstairs. The new use over the garage will be an office. Board Member Ho moved to approve the application, Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application as submitted.

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

ITEM 6: 825 South Sierra Vista Avenue

Request:

The applicant, Arthur Tang, on behalf of, Betty Fong Property Owner, 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 MWELO State Standards.

Project discussion was as follows:

Arthur Tang was present to represent Betty Fong and the designer Edgar Rios was present. The issue of the round windows was discussed where the possibility of square windows was considered. The use behind the windows in question are stairwells. The window types were discussed because there was no clear specification. The Board clarified with the designer that he will be using white vinyl. The terrace enclosures were noted as odd but it was determined that they

are being used to comply with open space requirements. The designer stated there will be dual faced cedar fencing. Board Member Ho questioned the west elevation showing the rear deck but it was unavailable. Board Member Ho also questioned the free span of 25' to allow the car maneuverability below. The designer stated that it will be a little tough but he will do it. Board Member Ho stated he was still concerned with the terrace. If at all possible with the Planning Division, the terrace should be modified so that this visual "bridge" would not be present. Chairman Hernandez moved to approve the application with the following conditions: 1) The fence shall be dual sided cedar or redwood; 2) The applicant shall restudy the terrace to allow for a separation between buildings. If it is not possible due to zoning restrictions then restudy the railing; 3) The round windows shall be replaced with square windows; 4) Window type and manufacturer shall be specified; and 5) The red brick on the columns shall be specified. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The fence shall be dual sided cedar or redwood; 2) The applicant shall restudy the terrace to allow for a separation between buildings. If it is not possible due to zoning restrictions then restudy the railing; 3) The round windows shall be replaced with square windows; 4) Window type and manufacturer shall be specified; and 5) The red brick on the columns shall be specified.

Vote: Moved: HERNANDEZ Seconded: AMAYA-FREIRE
Ayes: AMAYA-FREIRE, CHEN, HERNANDEZ, HO, 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, July 11, 2017, at 7:30 pm.

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

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 151 North Garfield Avenue

APPLICANT: Vinh Nguyen

BUSINESS TENANT: 7 Leaves Café

PROPERTY OWNER: Wynnston Development LLC

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application is for new signage to an existing building that was previously approved for a significant remodel. The existing building sign that reads "7 LEAVES CAFÉ" was previously approved with black copy at the bottom to read "Artisan Coffee & Tea." This application proposes to add a new sign that reads "DRIVE THRU" in lieu of the "Artisan Coffee & Tea" copy. The signage is consistent with the character of the new finishes and is dimensionally appropriate. Colors and sign type are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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ADDRESS: 2588 Commonwealth Avenue

APPLICANT: Alicia Maldonado, on behalf of Taco Bell

BUSINESS TENANT: Taco Bell

PROPERTY OWNER: CFT NV DEVS LLC

PROJECT TYPE: This application is for exterior alterations to an existing Taco Bell restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application is specifically for exterior alterations only and the signage will be addressed under separate application. The changes to the building are rectilinear in character and are consistent with the shift of the national brand towards a more modern aesthetic. The overall proposal is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 241 East Valley Boulevard

APPLICANT: Kasey Clarke, on behalf of Taco Bell

BUSINESS TENANT: Taco Bell

PROPERTY OWNER: Carolyn E. Webster Trust

PROJECT TYPE: This application is for new signage and exterior alterations to an existing Taco Bell restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a remodel to an existing Taco Bell restaurant. The nature of the remodel is to update the architectural character to the current national brand. The signage is also being updated for brand consistency. Three new signs will be placed on the new canopies on the east, south and west elevations. The signs will be internally illuminated channel letters and will have a corresponding logo sign on the face of the wall. The existing pylon sign will be refaced with the updated graphics consistent with the brand.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 2437 South Roark Drive

APPLICANT: Nora Hernandez

PROPERTY OWNER: Toni Ann Martinez

PROJECT TYPE: This application is for a one story addition to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This is a one story, 971 square foot addition to an existing one story, 1122 square foot, single family residence. The addition is in the rear of the house and has limited visibility from the street. The rooflines, windows and finish detail are consistent with the existing house. Note that the north arrow on the roof plans are incorrect and plans should be corrected prior to the Planning Commission hearing, but overall the project is acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that the north arrow on the roof plans be corrected prior to the Planning Commission hearing.



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**ALHAMBRA DESIGN REVIEW BOARD
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July 11, 2017**

ADDRESS: 308 South Palm Avenue

APPLICANT: Juan Estrada, on behalf of Contractors License Resource Group

BUSINESS TENANT: Contractors License Resource Group

PROPERTY OWNER: Jon M. Clark and Mary H. Clark Trust

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The two proposed wall signs do not comply with the City Sign Code restrictions for cabinet signs. The graphics are a regional but not a national brand. The large (9' wide and 5' wide respectively) signs are illuminated cabinets with acrylic faces. Consideration could be made for the front sign if the letters pushed through the acrylic and the entire background was not illuminated. Consideration for the side sign could be made if the illustration was routed from a metal sheet and the sign was not enclosed.

RECOMMENDATION: Recommendation is for approval with the condition that the signage be redesigned to comply with City Code.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 2409 El Paseo

APPLICANT: Soonhwan Choi

BUSINESS TENANT:

PROPERTY OWNER: S and M Good Vision Inc

PROJECT TYPE: This application is for a new two car garage and one story addition to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 766 square foot, one-story addition to an existing 660 square foot single family residence. The applicant is also proposing alterations to the exterior materials and fenestration, a new front entry porch and a new two car detached garage. There are significant changes being made to the design of the home but there is no defined architectural style. Selection of an architectural style and the use of details and materials consistent with that style should be considered. New single hung windows will be used throughout and are acceptable with the exception for window Type A. Consideration should be made to using two single hungs mullied together.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. A singular architectural style be used and articulated with appropriate details; and
2. Window A shall be two single hung windows mullied together.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 825 South 7th Street

APPLICANT: Kamen Lai

PROPERTY OWNER: Jason C. Tsang

PROJECT TYPE: This application is for a new single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: The subject site is 40 feet wide and presents the challenge of a very linear single family residence. The use of roof modulation and attention to window detail provides a surprising authenticity to the character of the home. The use of a feature window on the front elevation is acceptable, however, the light fixtures on either side of the window should be lowered. The wrought iron detail at the entry should be restudied in proportion to the elevation and the recessed wall should be an actual window.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The light fixtures on the front elevation be lowered; and
2. The wrought iron detail at the entry shall be restudied and redesigned in proportion to the elevation.
3. The recessed wall shall be an actual window.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
July 11, 2017**

ADDRESS: 720 South Stoneman Avenue

APPLICANT: Eric Tsang

PROPERTY OWNER: Tu Family Properties LLC

PROJECT TYPE: This application is for a new seven unit condominium development.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application for a new seven unit condominium development is well presented and deftly composes diverse architectural elements. There are two issues of consideration within the design which become largely evident from the front elevation. First, the open driveway condition exposes the linear nature of the development and the grade difference with the neighbor to the north. The site wall or fence should be defined within the style of the architecture. Second, the 10' plate height on the first floor creates a disproportionate negative space above the windows. This could be mitigated through custom header conditions at the front elevation and by extending the depth and detail of the Juliette balconies. Third, the fine detail shown in the header, sill and other significant trim is currently shown as foam and should be reconsidered in precast concrete.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The site walls and fences on the property shall be defined within the style of architecture where the development creates grade differences;
2. The plate height of the first floor shall be lowered to 9'-0"; and
3. Precast concrete trim shall be used rather than foam trim.