



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**July 25, 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: July 11, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the July 11, 2017 regular meeting of the Design Review Board.

#### **2. 909 East Main Street**

This is an application for new drive-thru menu boards for an existing McDonald's restaurant.

Applicant: Gary Le, on behalf of McDonald's

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

#### **DISCUSSION ITEMS:**

#### **3. 2852 West Valley Boulevard**

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

Applicant: Andy Su, on behalf of MJ & J

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the door finishes match existing.

**4. 1001 South Second Street**

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

Applicant: Edward Gonzales, Property Owner

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The drawings be corrected for accuracy, including but not limited to the dimensions shown on the east and north elevations; and 2. Revised drawings be submitted to staff for approval prior to permit issuance.

**5. 305 West Adams Avenue**

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

Applicant: Martin Jones, Property Owner

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the addition be better integrated with the existing home, subject to staff approval.

**6. 215 North Granada Avenue**

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

Applicant: Rafael Salas, on behalf of Roy Ho

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

**7. 2112 La Paloma Avenue**

This is an application for a new second rear unit and garage addition to an existing single family residence.

Applicant: Charles Yu, on behalf of Chun Ying Que

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that specifications of the site wall and gate be provided to staff prior to scheduling of the Planning Commission hearing.

**8. 101 Palmetto Drive**

This is an application for a four unit residential development.

Applicant: Crystal Wong, on behalf of Chez Toi Tinc.

**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, August 8, 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 August 4, 2017.

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

July 11, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

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

**ITEM 2: 151 North Garfield Avenue**

**Request:**

The applicant Vinh Nguyen, on behalf of 7 Leaves Café, proposes a revision to the existing 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.

**ITEM 3: 2588 Commonwealth Avenue**

**Request:**

The applicant, Alicia Maldonado, on behalf of Taco Bell, proposes 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.

**ITEM 4: 241 East Valley Boulevard**

**Request:**

The applicant, Kasey Clarke, on behalf of Taco Bell, 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.

**ACTION:**

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

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

**ITEM 5: 2437 South Roark Drive**

**Request:**

The applicant, Nora Hernandez on behalf of Toni Ann Martinez, Property Owner, proposes 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.

**ACTION:**

Chairman Hernandez recused herself from this item. Board Member Sanchez moved to approve Item 5 on the Consent Agenda. Board Member Amaya-Freire seconded and the motion carried unanimously.

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

**DISCUSSION ITEMS:**

**ITEM 6: 308 South Palm Avenue**

**Request:**

The applicant, Juan Estrada, on behalf of Contractors License Resource Group, proposes compliance of two proposed wall signs that do not comply with the City Sign Code restrictions for cabinet signs. The graphics are 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.

**Project discussion was as follows:**

The applicant stated that the helmet graphic is a logo which he believes should be allowed as a cabinet sign because of neighboring businesses. Board Member Sanchez asked if the company is a chain. The applicant confirmed and added that this would be the main headquarters. Board Member Ho asked the applicant if the helmet was the company logo and the main sign is only the company name. The applicant clarified that the main sign with the skyline background is the company's newest logo but the helmet is also the company's logo. Chairman Hernandez stated that the two signs look disconnected and look like two different businesses. Board Member Ho used his phone to look up the company's website and stated that on the website the main logo shows the helmet logo next to the company name. Board Member Ho mentioned that the skyline is not shown. The applicant stated that the client mentioned to them that the skyline logo is a new logo they created a year ago and is starting to incorporate it. Board Member Ho stated that the scale of the main sign is too big and that using push through channel letters with a non-illuminated background will help the scale at night. Board Member Ho moved to approve the application with the following conditions: 1) The dark color of the helmet logo shall be a dark blue to match the main building sign; 2) The main sign shall be push through channel letters with a non-illuminated background; and 3) Revised drawings shall be submitted to staff for approval prior to permit issuance. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The dark color of the helmet logo shall be a dark blue to match the main building sign; 2) The main sign shall be push through channel letters with a non-illuminated background; and 3) Revised drawings shall be submitted to staff for approval prior to permit issuance.

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

**ITEM 7: 2409 El Paseo**

**Request:**

The applicant, Soonhwan Choi, on behalf of S and M Good Vision, Inc. Property Owner, 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 mulled together.

**Project discussion was as follows:**

Board Member Ho asked the applicant if he understood the comment about using an architectural style. The applicant stated that he is only the property owner and that he is working with a designer. The Board Members had technical questions about the proposed design that the applicant could not answer. Board Member Sanchez stated that there are discrepancies with the roof plan and elevations. The Board gave suggestions to the applicant on how to improve the design. The Board and applicant agreed that it would be best to continue so that the designer could attend the next meeting with a new design. Board Member Sanchez moved to continue the application for redesign. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board continued the application for redesign and the attendance of the designer.

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

**ITEM 8: 825 South Seventh Street**

**Request:**

The applicant, Kamen Lai, on behalf of Jason C. Tsang, Property Owner, proposes a new single family residence. 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.

**Project discussion was as follows:**

The applicant stated that he accepts the conditions of approval as stated in the staff comments and believes it would improve the project. Board Member Ho

asked the applicant about the Trex side yard gate being inconsistent with the railing at the porch. The applicant stated that the drawings are incorrect and the side yard gate is meant to be wrought iron to match the entry. Board Member Ho moved to approve the application 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; 3) The recessed wall shall be an actual window; and 4) The side yard gate shall be wrought iron to match the guardrail at the front porch. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application 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; 3) The recessed wall shall be an actual window; and 4) The side yard gate shall be wrought iron to match the guardrail at the front porch.

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

**ITEM 9: 720 South Stoneman Avenue**

**Request:**

The applicant, Eric Tsang, on behalf of Tu Family Properties, LLC, Property Owner, proposes for a new seven unit condominium development that 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.

**Project discussion was as follows:**

Board Member Ho asked the applicant if he is opposed to using precast concrete trim. The applicant suggested that in order to save cost for his client that the roof molding be foam cast and the window sill and trim be precast concrete. Board Member Ho asked about the column. Board Member Ho suggested that the second floor be foam trim and the first floor be precast with the exception of the roof molding. Board Member Ho asked the applicant if he had any idea on the site wall. The applicant stated that it will be split-face block with precast caps. Board



Member Ho mentioned that he noticed in the front elevation rendering that it shows a side gate with caps on either side and asked if that was intentional. The applicant confirmed that it was intentional. Board Member Ho wanted to clarify with the applicant that the maximum height is measured to the highest point which means the height of the gate will be slightly lower. The applicant understood. Chairman Hernandez asked the applicant if he meant to have a 10' plate height. The applicant stated it is to accommodate the duct space. Board Member Chen asked the applicant if he can consider increasing the window sizes to reduce the negative header space. The applicant stated that he can actually lower the roof line because the roof height sits at the second floor finished floor height. Board Member Ho mentioned that he liked the alignment of the roof with the Juliette balcony and if he lowered the roof it may not look appropriate. Board Member Ho stated that the proportions of the side elevations look okay, that only the front elevation needs to be studied. The applicant stated that the front unit is lower due to ADA requirements which is why the window headers for the front unit do not align with the rest of the building. Board Member Ho moved to approve the application with the following conditions: 1) The site wall shall be a split face masonry block wall with precast caps; 2) The height of the site fence shall be restudied in relationship to the man gate; 3) The front elevation shall be restudied by lowering the roof eave and/or adjusting the window sizes of the front unit to align with the rear units; 4) Precast concrete trim shall be used for the first floor window trim and columns however, the roof moldings and second floor window trim may be foam cast; 5) The precast concrete and foam cast trims shall match in color and finish; and 6) Revised drawings shall be submitted to staff for approval prior to the Planning Commission hearing. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The site wall shall be a split face masonry block wall with precast caps; 2) The height of the site fence shall be restudied in relationship to the man gate; 3) The front elevation shall be restudied by lowering the roof eave and/or adjusting the window sizes of the front unit to align with the rear units; 4) Precast concrete trim shall be used for the first floor window trim and columns however, the roof moldings and second floor window trim may be foam cast; 5) The precast concrete and foam cast trims shall match in color and finish; and 6) Revised drawings shall be submitted to staff for approval prior to the Planning Commission hearing.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 9:00 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 25, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 11th day of July, 2017.

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Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
July 25, 2017**

**ADDRESS:** 909 East Main Street

**APPLICANT:** Gary Le, on behalf of McDonald's

**BUSINESS TENANT:** McDonald's

**PROPERTY OWNER:** McDonald's USA LLC

**PROJECT TYPE:** This application is for new drive-thru menu boards for an existing McDonald's restaurant.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes new menu boards for an existing McDonald's restaurant. The menu boards will be located along the two existing drive-thru lanes. The proposed designs are consistent with the national brand identity and are acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
July 25, 2017**

**ADDRESS:** 2852 West Valley Boulevard

**APPLICANT:** Andy Su, on behalf of MJ & J

**BUSINESS TENANT:** MJ & J

**PROPERTY OWNER:** Le & Vong Mekdara

**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 property is located on a corner lot with the north, east and south elevations facing Valley Boulevard, Grandview Drive and Norwood Place, respectively. The alterations consist of changing out door types on the north and south elevations and an existing door is proposed to be filled in on the east elevation. Clarification should be made regarding the finishes of the proposed doors. The existing tile wainscot on the north and east elevations adjacent to the on-site parking lot will be removed and the area finished in stucco to match the existing stucco.

**RECOMMENDATION:** Recommendation is for approval with the condition that the door finishes match existing.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
July 25, 2017**

**ADDRESS:** 1001 South Second Street

**APPLICANT:** Edward Gonzales

**PROPERTY OWNER:** Edward & Sandra Gonzales

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes new fencing at the side yard of an existing single family residence. The property is located on a corner lot at Second Street and Linda Vista Avenue. The existing fence along Linda Vista will be removed and replaced with a new fence that will align with the garage at the property line. Gates will be used at the east and west elevations. The applicant should clarify the dimensions shown on the east and north elevations. The fence will consist of steel tube frames with redwood inserts and a simple decorative top trim.

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

1. The drawings be corrected for accuracy, including but not limited to the dimensions shown on the east and north elevations; and
2. Revised drawings be submitted to staff for approval prior to permit issuance.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
July 25, 2017**

**ADDRESS:** 305 West Adams Avenue

**APPLICANT:** Martin Jones

**PROPERTY OWNER:** Martin Jones

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes an addition to the existing garage and a two story addition to an existing single family residence. The addition is located at the rear of the property. The windows and details match existing however, the massing of the addition is box-like. Consideration could be made to better integrate the addition with the existing home. The garage addition is acceptable.

**RECOMMENDATION:** Recommendation is for approval with the condition that the addition be better integrated with the existing home, subject to staff approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
July 25, 2017**

**ADDRESS:** 215 North Granada Avenue

**APPLICANT:** Rafael Salas, on behalf of Roy Ho

**PROPERTY OWNER:** Roy Ho

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new three car garage and a new two story addition to an existing single family residence. The proposed addition occurs at the rear of the property and uses similar details to match the existing Craftsman style of architecture. The existing garage will be demolished and replaced with the new garage structure, as well as a parking space with access from the back alley. All materials and finishes will match existing and are acceptable.

**RECOMMENDATION:** Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
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July 25, 2017**

**ADDRESS:** 2112 La Paloma Avenue

**APPLICANT:** Charles Yu, on behalf of Chun Ying Que

**PROPERTY OWNER:** Chun Ying Que

**PROJECT TYPE:** This application is for a new second rear unit and garage addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new rear second unit and garage addition to an existing single family residence. The new unit will be located on an interior lot at the rear of the property and will not have a significant impact on the street elevation. The design is simple and uses similar details and fenestration to match the front unit. A new site wall is proposed however, the applicant should specify the finish and details of the gate.

**RECOMMENDATION:** Recommendation is for approval with the condition that specifications of the site wall and gate be provided to staff prior to scheduling of the Planning Commission hearing.





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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 101 Palmetto Drive

**APPLICANT:** Crystal Wong, SLS Design, on behalf of Chez Toi Inc.

**PROPERTY OWNER:** Chez Toi Inc.

**PROJECT TYPE:** This application is for a four unit residential development.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a four unit residential development in the form of two new duplexes. The proposed buildings use a contemporary style with materials including a smooth plaster finish, Hardie siding, cable railing and flat parapet roof conditions. The overall aesthetic is acceptable. Separating the development into two buildings helps to mitigate the linear nature of the site, as well as, maintaining a scale similar to the existing context. A conceptual landscape plan has been provided and is generally acceptable. A more thorough landscape review will take place to ensure compliance with the Model Water Efficient Landscape Ordinance (MWELO) State Standards.

**RECOMMENDATION:** Recommendation is for approval.