



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

August 8, 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 25, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the July 25, 2017 regular meeting of the Design Review Board.

2. 621 West Main Street

This is an application for new signage on an existing commercial building.
Applicant: Mickey Wu, on behalf of Urban Fish and Bar

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

DISCUSSION ITEMS:

3. 39 North Main Street

This is an application for new signage to an existing commercial building.
Applicant: Jenny Ming, Media Vision, on behalf of Budda Belly Modern Kitchen

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the existing front and rear facades be patched, refinished and painted.

4. 39 West Main Street

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

Applicant: John Han, on behalf of Budda Belly Modern Kitchen

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1.The color and finish of the new patio double door shall match the color and finish of the existing entry door; 2. A detail shall be provided for how the wood panels will be added to the existing fence for Staff review and approval prior to submitting plan check documents; and 3. The existing front and rear facades be patched, refinished and painted.

5. 800 West Commonwealth Avenue

This is an application for a new front yard fence to an existing multi-family residence.

Applicant: Henry Wong

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, 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.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

July 25, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on July 25, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: CHEN, HERNANDEZ, SANCHEZ
ABSENT: AMAYA-FREIRE, 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-July 11, 2017

ITEM 2: 909 East Main Street

Request:

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

ACTION:

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

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

DISCUSSION ITEMS:

ITEM 3: 2852 West Valley Boulevard

Request:

The applicant, Andy Su, on behalf of MJ & J, 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.

Project discussion was as follows:

Andy Su was present to speak for this item. Board Member Sanchez asked if the entire building will be repainted, the applicant confirmed that it would. The applicant clarified that the existing tile wainscot will be removed and replaced with stucco. Board Member Sanchez asked if the existing entry door will be replaced. The applicant stated that the proposed entry door will be replacing the existing roll up door and the current entry door on the opposite side will now be a roll up door. Board Member Sanchez asked if there will be an accent color, the applicant stated it will be painted a single color: Milky White. Board Member Sanchez asked if the current fencing around the property has spikes. The applicant confirmed that it did. Board Member Chen asked the applicant if there was any intention of dividing the building into separate uses for two tenants. The applicant denied that it would be divided into two separate units. Board Member Sanchez moved to approve the application with the condition that the spikes on the fencing be removed. Board Member Chen seconded and the carried unanimously.

ACTION:

The Design Review Board approved the application with the condition that the spikes on the fencing be removed.

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

ITEM 4: 1001 South Second Street

Request:

The applicant, Edward Gonzales, Property Owner, 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.

Project discussion was as follows:

Edward Gonzales was present to speak for this item. Board Member Sanchez asked if the new fencing will be angled. The applicant clarified that the existing fence angles but the proposed fence will be squared off. Board Member Sanchez asked what the inserts would be. The applicant stated that they will be stained redwood, similar to the image and sealed with a protective coating. The wood will also be a tongue and groove detail. Board Member Chen asked about the gate on the west elevation. Board Member Chen stated that 5 feet would be too wide for a single door. The applicant stated that it could be two doors or a sliding door. The Board was in agreement that either would be okay. Chairman Hernandez mentioned to the applicant about the east elevation and the width of the fence. Chairman Hernandez didn't think it was scaled properly in the drawings. Board Member Sanchez agreed and mentioned the north elevation as well. Board Member Sanchez moved to approve the application 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. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application 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.

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

ITEM 5: 305 West Adams Avenue

Request:

The applicant, Martin Jones, Property Owner, 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.

Project discussion was as follows:

Luis Lainez, the designer, and Martin Jones, the Property Owner, were present to speak for this item. Chairman Hernandez asked if the proposed addition was maximizing the allowable square footage. The applicant stated it was not. Board Member Sanchez asked if the front elevation will be redesigned at all. The applicant stated that the roof on either side of the main entrance will be removed and replaced with a trellis. The applicant stated that the existing overhangs are not permitted. Chairman Hernandez asked if the second story addition overlaps any part of the existing first story. The applicant stated it does not touch any part of the first story. Chairman Hernandez stated that her biggest concern was that it was not integrating well with the existing structure. Board Member Chen suggested adding some modulation on the front elevation of the second story which could help the integration. The Board agreed that the addition is so far in the rear that it won't have a significant impact to the street elevation. Board Member Sanchez asked if the garage will be siding on one side. The applicant stated that there is siding on the existing garage structure but will be replaced with stucco on all four sides. Board Member Sanchez moved to approve the application with the condition that the applicant work with staff on the design of the front elevation of the second story addition. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the conditions with the condition that the applicant work with staff on the design of the front elevation of the second story addition.

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

ITEM 6: 215 North Granada Avenue

Request:

The applicant, Rafael Salas, on behalf of Roy Ho, 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.

Project discussion was as follows:

Rafael Salas was present for this item. Board Member Sanchez asked the applicant if he was the home owner or architect. The applicant stated he was the architect. Board Member Chen asked the applicant if the Craftsman style will be carried throughout and if the architectural elements will be matched. The applicant stated that the existing architectural elements are wood but the proposed elements would be fiber glass with a wood grain texture for lower maintenance. Chairman Hernandez asked if the entire home will be repainted, the applicant confirmed that the entire home would be repainted. Board Member Sanchez asked if the windows will match the existing windows. The applicant stated the windows are to match the existing, including window trim and sill details. Board Member Sanchez asked if the house will be re-roofed. The applicant confirmed that the house would be re-roofed. Chairman Hernandez asked if the existing front porch is to remain. The applicant stated that the front porch will remain but the existing screen mesh will be removed to open up the porch. Board Member Chen asked if the existing site fences will be updated. The applicant stated that the site fencing will remain. Board Member Chen suggested that it be restored to match the style of the house. Board Member Chen asked what type of garage door will be used. The applicant stated that it would be a painted wood sectional garage door to match the Craftsman style. Board Member Chen moved to approve the application with the following conditions: 1) The side fences be restored to match the style of the house; and 2) Specifications of the garage door shall be provided to staff for approval and shall match the Craftsman style of architecture. Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The side fences be restored to match the style of the house; and 2) Specifications of the garage door shall be provided to staff for approval and shall match the Craftsman style of architecture.

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

ITEM 7: 2112 La Paloma Avenue

Request:

The applicant, Charles Yu, on behalf of Chun Ying Que, 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.

Project discussion was as follows:

Charles Yu and Chun Ying Que were present to speak for this item. Chairman Hernandez asked the applicant what type of material will be used for the site walls. The applicant stated that it will be a concrete block wall. Board Member Sanchez asked the applicant if there was any way to design the garage roof without having to use a cricket condition. The applicant stated that the original design proposed a hip roof but was changed to a gable during the preliminary design phase to match the style of the front unit. Board Member Sanchez asked what type of windows are being used. The applicant stated he was not sure since he was not the designer. Board Member Sanchez stated that the front unit looked like it has white vinyl retrofits and would be acceptable for the proposed unit. Board Member Sanchez mentioned to the applicant that the site wall cannot exceed 6' with the exception of the front yard which cannot exceed 3'. Discussion ensued about adding window moldings to the front unit to add some character to the street elevation. Board Member Chen moved to approve the application with the following conditions: 1) The drawings shall specify window type and finishes; and 2) The drawings shall specify material and finishes for the proposed site wall. The Board also recommended that window moldings be added to the front elevation of the front unit. Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The drawings shall specify window type and finishes; and 2) The drawings shall specify material and finishes for the proposed site wall. The Board also recommended that window moldings be added to the front elevation of the front unit.

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

ITEM 8: 101 Palmetto Drive

Request:

The applicant, Crystal Wong, on behalf of Chez Toi Tinc, 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.

Project discussion was as follows:

Crystal Wong was present to speak for this item. The Board confirmed with the applicant the intention of using a contemporary design style. The applicant stated that there was no defined style in that neighborhood and thought that contemporary would be a benefit to the street. Board Member Chen asked where the air conditioner units will be. The applicant stated that they will be on the balconies of each unit. Chairman Hernandez complimented the applicant on the design and the presentation of the project. Board Member Sanchez moved to approve the application as submitted. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application as submitted.

Vote: Moved: SANCHEZ Seconded: CHEN
Ayes: CHEN, HERNANDEZ, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: AMAYA-FREIRE, 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, August 8, 2017, at 7:30 pm.

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

Nora Hernandez, Chairperson

DRAFT



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 8, 2017**

ADDRESS: 621 West Main Street

APPLICANT: Mickey Wu, on behalf of Urban Fish and Bar

BUSINESS TENANT: Lin Cui, Urban Fish and Bar

PROPERTY OWNER: Reza Mahmoudiani

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes two new building signs for an existing commercial building. The signs will be placed on the front and rear elevations and are identical in design and style. The signs consist of a black aluminum background with internally illuminated channel letters for "urban" and backlit pinmounted letters for "Fish and Bar". Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 8, 2017**

ADDRESS: 39 North Main Street

APPLICANT: Jenny Ming, Media Vision, on behalf of Buddha Belly Modern Kitchen

BUSINESS TENANT: Buddha Belly Modern Kitchen

PROPERTY OWNER: Randy Cheng

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes two new signs for an existing commercial building. The signs are both reverse channel letter signs using painted stainless steel letters. The signs are identical in style and design with the rear sign being at a smaller scale. The front elevation sign is centered over the left canopy where the main entry is located. All sizes and designs are acceptable. The wall sign from the previous business is still in place and removal of the sign will require that the wall be patched, refinished, and painted. The applicant should clarify if the existing canopy signs will be removed, how the existing canopy signs will be removed and/or replaced.

RECOMMENDATION: Recommendation is for approval with the condition that the existing front and rear facades be patched, refinished and painted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 8, 2017**

ADDRESS: 39 West Main Street

APPLICANT: John Han, on behalf of Budda Belly Modern Kitchen

BUSINESS TENANT: Hongwei Ji, Budda Belly Modern Kitchen

PROPERTY OWNER: Randy Cheng

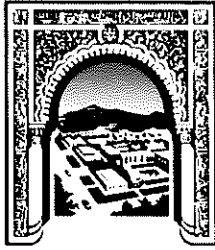
PROJECT TYPE: This application is for exterior alterations to an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing commercial building. The building in question is the same building mentioned in the previous agenda item. The exterior alterations consist of remodeling the outdoor patio area. The configuration of the existing exterior guard rail currently allows for access from the sidewalk but this applicant proposes adding a new section of guardrail to enclose the outdoor seating area. Access to this area will be limited from inside the restaurant through new double steel doors. The applicant should define the detail of the doors due to the discrepancy between the material board and the rendering. The existing tile floor will be replaced with new porcelain floor tile and wood panels will be added to the existing fence to match the new aesthetic. The applicant should clarify if the existing black accent color on the storefront to the east of the main entry will be repainted to match the proposed patio color.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The color and finish of the new patio double door shall match the color and finish of existing entry door;
2. A detail shall be provided for how the wood panels will be added to the existing fence for Staff review and approval prior to submitting plan check documents; and
3. The existing front and rear facades be patched, refinished and painted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 8, 2017**

ADDRESS: 800 West Commonwealth Avenue

APPLICANT: Henry Wong

PROPERTY OWNER: Henry Wong

PROJECT TYPE: This application is for a new front yard fence to an existing multi-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new front yard fence at an existing multi-family residential development. The property is located on a corner lot at Commonwealth Avenue and 8th Street. The proposed fence will be located along those streets with the Commonwealth side terminating in an existing block wall. The termination point on 8th Street should be clarified as there is no existing wall along the driveway as illustrated in the site plan. The fence consists of wrought iron inset between slump stone columns. This vernacular is appropriate for the style of the building. Note that the height of the fence is 3 feet above the existing retaining wall which is code compliant.

RECOMMENDATION: Recommendation is for approval as submitted.