



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

August 22, 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):

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: August 8, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the August 8, 2017 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 400 South Atlantic Boulevard

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

Applicant: Luis R. Nunez, Luis R. Nunez Associates, on behalf of Wondries Ford

Recommended Action: APPROVAL - Recommendation is for approval.

3. 2317 Whitney Drive

This is an application for single story addition and exterior alterations to an existing single family residence.

Applicant: Eduardo Guzman, E.G. & Associates, on behalf of Vicente Zambada

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, September 12, 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 September 1, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

August 8, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on August 8, 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-July 25, 2017

ITEM 2: 621 West Main Street

Request:

The applicant Mickey Wu, on behalf of Urban Fish and Bar, 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.

ACTION:

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

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

DISCUSSION ITEMS:

ITEM 3: 39 West Main Street

Request:

The applicant, Jenny Ming, Media Vision, on behalf of Budda Belly Modern Kitchen, 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.

Project discussion was as follows:

The existing canopies will be retained, patched and repainted. Likewise the rear wall will be patched and painted. The Board was in support of the proposal. Board Member Ho moved to approve the project with the condition that the front and rear elevations be patched and painted. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the condition that the front and rear elevations be patched and painted.

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

ITEM 4: 39 West Main Street

Request:

The applicant, John Han, on behalf of Budda Belly Modern Kitchen, 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

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.

Project discussion was as follows:

The applicant stated that the fence would be painted black and clarified that the fence does not return up along the driveway. The Board was accepting of the design. Board Member Sanchez moved for approval. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application design.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:15 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 22, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 8th day of August, 2017.

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 22, 2017**

ADDRESS: 400 South Atlantic Boulevard

APPLICANT: Luis R. Nunez, Luis R. Nunez Associates, on behalf of Wondries Ford

BUSINESS TENANT: Wondries Ford

PROPERTY OWNER: Wondries Ford

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes an addition and exterior alterations to an existing Wondries Ford dealership. The subject property includes three buildings. The significant aesthetic work will be done on Building A, which houses the car showroom which will be expanded. The existing roof overhang will be enclosed using metal panels and a new storefront system. The entry condition will have a curved tower wall utilizing the same metal panels. The existing concrete block walls will be painted gray to match the metal color. Corrugated metal cladding will be used along the side elevations at the roof soffits. The existing storefront on Building C will be removed and replaced with a new storefront system to match Building A. Metal cladding will be used at the northeast corner parapet. Material and finishes are acceptable.

RECOMMENDATION: Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
August 22, 2017**

ADDRESS: 2317 Whitney Drive

APPLICANT: Eduardo Guzman, E.G. & Associates, on behalf of Vecente Zambada

PROPERTY OWNER: Vicente Zambada

PROJECT TYPE: This application is for single story addition and exterior alterations to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations and a 1,083 square foot one story addition to an existing 1,522 square foot single family residence. The addition occurs at the rear of the house and includes a covered rear patio. The rear patio will be structurally attached to the existing garage. The existing home benefits from the proposed exterior alterations giving it a Spanish architectural style. Exterior alterations include arched openings, exposed rafter tails, a combination of gable and flat parapet roofs, wrought iron details and a cultured stone veneer. New aluminium double hung windows will be used throughout. Overall the materials and finishes are acceptable and an improvement from the existing home.

RECOMMENDATION: Recommendation is for approval.