



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

September 12, 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 1-4):

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 22, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the August 22, 2017 regular meeting of the Design Review Board.

2. 1200 East Main Street

This is an application for a new sign to an existing commercial building.

Applicant: Jose De La Cruz Chan, Auto Detail Car Wash

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

3. 2852 West Valley Boulevard

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

Applicant: Joseph Khalak, KAL Construction Co.

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

DISCUSSION ITEMS:

4. 448 West Valley Boulevard

This is an application for a new sign to an existing commercial building.

Applicant: Sharon Sita, USA Credit Solutions

Recommended Action: APPROVAL WITH CONDITIONS - Recommendation is for approval with the condition that the final drawings are dimensionally updated to include the distances between the proposed wall sign and the top of the building and tops of the canopy braces.

5. 621 West Main Street

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

Applicant: George He, on behalf of Urban Fish & Grill

Recommended Action: APPROVAL - Recommendation is for approval.

6. 408 West Ramona Road

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

Applicant: Frances Funez, Designer

Recommended Action: APPROVAL WITH CONDITIONS- Recommendation is for approval with the following conditions: 1) The placement of the horizontal trim above the front bathroom window shall be corrected in the final drawings; and 2) The window schedule in the final drawings shall specify the window material.

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 26, 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 22, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

August 22, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on August 22, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, CHEN, HERNANDEZ, SANCHEZ

ABSENT: 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-August 8, 2017

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, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: HO

DISCUSSION ITEMS:

ITEM 2: 400 South Atlantic Boulevard

Request:

The applicant Luis R. Nunez, on behalf of Wondries Ford, 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.

Project discussion was as follows:

Luis R. Nunez, the designer, was present to speak for this item. Mr. Nunez provided a detail of the tower wall for the Board members; Mr. Nunez mentioned that the design is a standard design concept for Ford dealerships. The rendering and material specifications were provided to the designer by Ford. Chairman Hernandez asked if the wall tower was independent from the building. The applicant confirmed that wall tower was independent from the building. Board Member Chen moved to approve the application as submitted. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application as submitted.

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

ITEM 3: 2317 Whitney Drive

Request:

The applicant, Eduardo Guzman, E. G. & Associates, on behalf of Vecente Zambada, 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.

Project discussion was as follows:

Eduardo Guzman, the architectural designer, and Vecente Zambada, the property owner, were present to speak for this item. Board Member Chen asked if the garage is included in the remodel. The applicant stated that the materials will be updated to match the main house and will be re-roofed to match the architectural style. Chairman Hernandez asked if these were two parcels. The applicant confirmed and mentioned that they have submitted an application for a lot tie. Chairman Hernandez asked if the front porch is facing south. The applicant stated that it will be facing east. Board Member Sanchez asked if the pool is existing. The

applicant confirmed that the pool is existing. Board Member Sanchez asked about the rendering showing a different type of window trim on the large picture window. The applicant stated that the rendering was a previous design and the picture window uses a similar detail as the other front elevation windows. Board Member Chen asked if the fence will be replaced, the applicant stated that the fence will be done under a separate permit. Chairman Hernandez asked about the 7' high block wall. The applicant stated that the block wall will be removed. Board Member Sanchez 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: SANCHEZ Seconded: CHEN
Ayes: AMAYA-FREIRE, CHEN, HERNANDEZ, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: HO

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:00 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, September 12, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 22nd day of August, 2017.

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
September 12, 2017**

ADDRESS: 1200 East Main Street

APPLICANT: Jose De La Cruz Chan, Auto Detail Car Wash

BUSINESS TENANT: Auto Detail Car Wash

PROPERTY OWNER: Tom Holmes

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new wall sign for an existing commercial building. The sign is located on the side elevation facing Vega Street. The sign consists of printed vinyl mounted on a single PVC board. Sizes and design are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
September 12, 2017**

ADDRESS: 2852 West Valley Boulevard

APPLICANT: Joseph Khalak, KAL Construction Co.

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 was last heard and approved at the July 25, 2016 Design Review Board meeting and is now proposing to enlarge one of the previously approved door openings. The change in design occurs on the north elevation facing the back alley. The previously approved 9-foot wide rollup door will be enlarged to 15 feet win width and will use the same door specifications as the previously approved door.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
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ADDRESS: 448 West Valley Boulevard

APPLICANT: Sharon Sita, USA Credit Solutions

BUSINESS TENANT: USA Credit Solutions

PROPERTY OWNER: Suzana Larsen

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new building sign to an existing commercial building. The building is located on a corner lot on Valley Boulevard and Fifth Street. The new sign will be on the front elevation facing Valley Boulevard and will be internally illuminated channel letters. The sign consists of English and Chinese copy in a single line using black and red, respectively. Both will have white trim caps and white returns. There are existing canopies on the front elevation below the proposed sign. The final drawings should specify the distance between the top of the canopy braces and the top of the building to confirm margins. The overall design is acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that the final drawings are dimensionally updated to include the distances between the proposed wall sign and the top of the building and tops of the canopy braces.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
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ADDRESS: 621 West Main Street

APPLICANT: George He, on behalf of Urban Fish and Bar

BUSINESS TENANT: Urban Fish and Bar

PROPERTY OWNER: Lin Cui

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 alterations include repainting the entire building façade and adding a new storefront system to the left two bays of the façade. The existing storefront on the right bay belongs to another tenant and will remain as-is. The finish of the new storefront will be frameless glass with a stainless steel trim and will be flush with the facade. The applicant should clarify if this new storefront will match the existing storefront that will remain. Material and finishes are acceptable.

RECOMMENDATION: Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD
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ADDRESS: 408 West Ramona Road

APPLICANT: Frances Funez, Designer

PROPERTY OWNER: Samuel and Emma Diaz

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a 101 square foot one story addition to an existing 1,120 square foot single family residence. The addition occurs at the front of the house adjacent to the existing front porch. The materials and Craftsman style details will be carried through to the new addition using wood siding, asphalt shingles and white window trim. Clarification is needed as there is a minor discrepancy between the elevational drawings and the colored elevations with regard to the horizontal trim above the bathroom window. New single hung windows will be added to the front bedroom along the west elevation and are acceptable however the window schedule does not specify the material. Overall the design is acceptable.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The location of the horizontal trim above the front bathroom window shall be corrected in the final drawings; and
2. The window schedule in the final drawings shall specify the window material.