



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**September 26, 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 (Item 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: September 12, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the September 12, 2017 regular meeting of the Design Review Board.

#### **DISCUSSION ITEMS:**

#### **2. 46 West Valley Boulevard**

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

Applicant: Jeff Li, on behalf of White Prawn

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

#### **3. 1140 South Chapel Avenue**

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

Applicant: Thomas Kwong

**Recommended Action:** APPROVAL WITH CONDITIONS- Recommendation is for approval

with the condition that the applicant provide details for all corner conditions.

**4. 2640 Whitney Drive**

This is an application for a new two-story addition to an existing single-family residence. Applicant: David Viera, on behalf of Jorge & Aide Valenzuela

**Recommended Action:** APPROVAL WITH CONDITIONS - Recommendation is for approval with the condition that the inconsistency in the elevations be corrected.

**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, October 10, 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 October 6, 2017.

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

September 12, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on September 12, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** AMAYA-FREIRE, CHEN, HO, SANCHEZ

**ABSENT:** HERNANDEZ

**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 22, 2017**

**ITEM 2: 1200 East Valley Boulevard**

**Request:**

The applicant Jose De La Cruz Chan, Auto Detail Car Wash, 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.

**ITEM 3: 2852 West Valley Boulevard**

**Request:**

This application was last heard and approved at the July 25, 2016 Design Review Board meeting. The applicant Joseph Khalak, KAL Construction Co. 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 a width of 15 feet and will use the same door specifications as the previously approved door.

**ACTION:**

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

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

**DISCUSSION ITEMS:**

**ITEM 4: 448 West Valley Boulevard**

**Request:**

The applicant Sharon Sita, USA Credit Solutions, 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.

**Project discussion was as follows:**

The applicant was not present to speak for this item. The Board reviewed the application and agreed with staff comments. Board Member Chen moved to approve the application 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. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application 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.

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

**ITEM 5: 621 West Main Street**

**Request:**

The applicant George He, on behalf of Urban Fish and Bar, 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.

**Project discussion was as follows:**

Adam Ha, the manager for the new restaurant, was present to speak for this item. The applicant stated that the new storefront system will match the existing storefront that is to remain. Board Member Ho asked what the existing storefront material is. The applicant stated that the existing storefront is aluminum. The Board members asked if the applicant's storefront will be stainless steel. The applicant confirmed that it would be stainless steel. Board Member Ho expressed concern for the different materials not matching. The Board asked the applicant how the building will be painted. The applicant stated that the entire facade will be painted a single color as noted. Board Member Chen suggested that the columns be painted a different color to separate the storefronts better and mitigate non matching storefronts. Board Member Ho moved to approve the application with the condition that the applicant present a new color scheme 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 condition that the applicant present a new color scheme to staff for approval prior to permit issuance.

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

**ITEM 6: 408 West Ramona Road**

**Request:**

The applicant, Frances Funez, Designer, on behalf of Property Owners Samuel and Emma Diaz, 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.

**Project discussion was as follows:**

Samuel Diaz the owner was present. There were no public comments. The applicant concurred with staff comments and was willing to comply with the conditions as recommended by staff. Board Member Ho asked about the material of the windows but the owner stated that he was unsure and he needed to talk to the designer. The existing windows are wood trim aluminum windows. Board Member Ho stated that vinyl windows are common and that existing window trim should be retained or replaced in kind. It is the trim detail that creates a consistency with the existing home. The discrepancy on the north elevation was identified by staff and discussed. Board Member Chen stated that he thinks they are trying to match the old trim but it is not necessary. The horizontal trim on the north elevation should follow the colored elevation not the black and white elevation. Board Member Chen suggests that the roof configuration be studied to address a potential water problem and that a cricket should be provided at a minimum. Board Member Sanchez recommended painting the existing fence. Board Member Ho moved to approve the application with the following conditions: 1) The window material be provided on the drawings; and 2) The horizontal trim above the window shall match the colored elevation; 3) The existing gate shall be painted; and 4) Consideration for a cricket should be provided for the roof valley to prevent any potential water problems. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The window material be provided on the drawings; and 2) The horizontal trim above the window shall match the colored elevation; 3) The existing gate shall be painted; and 4) Consideration for a cricket should be provided for the roof valley to prevent any potential water problems.

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

**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 26, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 12th day of September, 2017.

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Nora Hernandez, Chairperson

DRAFT



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

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**Roll Call/Introductions**

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**ACTION:**

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

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

**DISCUSSION ITEMS:**

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**Project discussion was as follows:**

The applicant was not present to speak for this item. The Board reviewed the application and agreed with staff comments. Board Member Chen moved to approve the application 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. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application 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.

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

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**ACTION:**

The Design Review Board approved the application with the condition that the applicant present a new color scheme to staff for approval prior to permit issuance.

**Vote:** Moved: HO                      Seconded: CHEN  
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**Project discussion was as follows:**

Samuel Diaz the owner was present. There were no public comments. The applicant concurred with staff comments and was willing to comply with the conditions as recommended by staff. Board Member Ho asked about the material of the windows but the owner stated that he was unsure and he needed to talk to the designer. The existing windows are wood trim aluminum windows. Board Member Ho stated that vinyl windows are common and that existing window trim should be retained or replaced in kind. It is the trim detail that creates a consistency with the existing home. The discrepancy on the north elevation was identified by staff and discussed. Board Member Chen stated that he thinks they are trying to match the old trim but it is not necessary. The horizontal trim on the north elevation should follow the colored elevation not the black and white elevation. Board Member Chen suggests that the roof configuration be studied to address a potential water problem and that a cricket should be provided at a minimum. Board Member Sanchez recommended painting the existing fence. Board Member Ho moved to approve the application with the following conditions: 1) The window material be provided on the drawings; and 2) The horizontal trim above the window shall match the colored elevation; 3) The existing gate shall be painted; and 4) Consideration for a cricket should be provided for the roof valley to prevent any potential water problems. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) The window material be provided on the drawings; and 2) The horizontal trim above the window shall match the colored elevation; 3) The existing gate shall be painted; and 4) Consideration for a cricket should be provided for the roof valley to prevent any potential water problems.

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

**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 26, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 12th day of September, 2017.

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Nora Hernandez, Chairperson

DRAFT



*Gateway  
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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 26, 2017**

**ADDRESS:** 46 West Valley Boulevard

**APPLICANT:** Jeff Li

**BUSINESS TENANT:** White Prawn

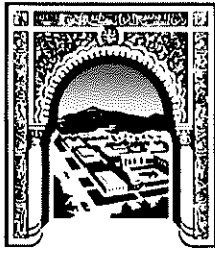
**PROPERTY OWNER:** BBM Valley LLC

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes three new signs to an existing commercial building. The first sign consists of a face change for the existing pole sign. The face consists of a black background with white text and logo with red and white colors. The drawings specify channel letters for the pole sign, however the renderings show otherwise so the applicant should clarify the proposal. The other two signs are internally illuminated channel letters and logo signage. Both include Chinese characters. The building sign on the front elevation uses white for the copy and the building sign on the side elevation uses perforated black vinyl. The design intent for the perforated vinyl is to have a black appearance during the day to contrast with the light colored wall and an illuminated white appearance at night. Sizes and design is acceptable. With clarification of the pole sign, recommendation is for approval.

**RECOMMENDATION:** Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 26, 2017**

**ADDRESS:** 1140 South Chapel Avenue

**APPLICANT:** Thomas Kwong

**PROPERTY OWNER:** Thomas & Joi Kwong

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence for an existing single-family residence. The proposed fence will line the front of the lawn and wrap to the side along the driveway. There is an existing fence along the property line that terminates at the front of the lawn. The front elevation of the proposed fence uses a CMU block base with pillars and wrought iron insets. It will also connect with the existing site fence, however, the existing site fence is 41" high and the allowed height for the proposed fence is 36" high. The fence along the driveway will be all wrought iron with a gate close to the house. Consideration should be given to the enclosure-like condition that will be created at the front of the driveway and if there will be adequate clearances to enter/exit vehicles parked on the driveway. Clarification is needed as to whether or not a new paved walkway is needed to connect the new gate at the side of the driveway with the front porch. Details should be provided for the conditions at each corner connection.

**RECOMMENDATION:** Recommendation is for approval with the condition that the applicant provide details for all corner conditions.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
September 26, 2017**

**ADDRESS:** 2640 Whitney Drive

**APPLICANT:** David Viera, Viera Design & Construction Inc.

**PROPERTY OWNER:** Jorge & Aide Valenzuela

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a two-story addition to an existing single-family residence. The first floor family room will be extended resulting in the porch being moved over to the right. The second story uses similar details and finishes to match the existing house. New details including window shutters, under-eave corbels and stone veneer will be added which helps add character to the new work, however, the stone veneer and corbels are used sparingly on the front elevation only. Consideration should be given to adding a stone veneer wainscot to the front of the home and incorporating additional under-eave gables where appropriate. There is an inconsistency between the two side elevations and the rear elevation. The two side elevations show an extended roof eave over the rear deck, whereas the rear elevation shows no such eave extension.

**RECOMMENDATION:** Recommendation is for approval with the condition that the inconsistency in the elevations be corrected.