



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

October 10, 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: September 26, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the September 26, 2017 regular meeting of the Design Review Board.

2. 3001 West Main Street, Building A

This is an application for a new sign to an existing BMW dealership.

Applicant: New Century BMW Motorcycles

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

DISCUSSION ITEMS:

3. 333-345 East Main Street

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

Applicant: Mark Paulson, Anthony Venti Realtors, Inc.

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

4. 2409 El Paseo

This is an application for a new two car garage, a one story addition and exterior alterations to an existing single family residence.

Applicant: Soonhwan Choi

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The specified precast window sill and trim be appropriately sized in proportion to the home; 2. Details be provided for the termination and the top trim of the stone wainscot; 3. Material and finishes be specified for the corbels; 4. All changes shall be reflected in revised drawings and approved by staff prior to submittal for Planning Commission

5. 419 La France Avenue

This is an application for two new detached units to an existing single family residence.

Applicant: Twen Ma

Recommended Action: CONTINUANCE - Recommendation is for continuance to allow for redesign.

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 24, 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 October 20, 2017.

MINUTES
CITY OF ALHAMBRA
DESIGN REVIEW BOARD
REGULAR MEETING

September 26, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on September 26, 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-September 12, 2017

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, HERNANDEZ, HO, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: NONE

DISCUSSION ITEMS:

ITEM 2: 46 West Valley Boulevard

Request:

This applicant, Jeff Li, 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. The applicant must clarify the proposal. The other two signs are internally illuminated channel letters and logo signage. Both signs 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. The design and sizes for the signage are acceptable with clarification of the pole sign. Recommendation is for approval.

Project discussion was as follows:

Jeff Li, the designer, was present to speak for this item. The applicant stated that the pole sign will be an acrylic face with vinyl overlay. Board Member Ho asked the applicant if the pole sign will be illuminated. The applicant confirmed that the pole sign will be illuminated and that it will be double faced. Board Member Ho asked if the building signs will be only internally illuminated or if there will be a halo effect. The applicant stated that all building signs will be individual channel letters with internal illumination. Board Member Ho moved to approve the application as submitted. Board Member Sanchez 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, HO, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: HERNANDEZ

ITEM 3: 1140 South Chapel Avenue

Request:

The applicant, Thomas Kwong, 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 inserts and will 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 if vehicles are 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.

Project discussion was as follows:

Joi Kwong, the home owner, was present to speak for this item. Councilmember, Barbara Messina, asked to speak about this item. Council Person Messina spoke about the history of the area near the corner of Chapel and Shorb. It was very desirable at the time with no front yard fences. Over the years only one front yard fence has been added and feels that it takes away from the attractive streetscape. She stated that, unfortunately, north of Shorb there are quite a bit of front yard fences. She felt that as a homeowner it would be best to keep the front elevation visible to maintain curb appeal unless there was safety concerns for pets and/or children. She believes that a front yard fences has a domino effect; that when one goes up many start to follow. She believed that the proposed fence is especially "hard" looking with concrete blocks. She mentioned the importance of maintaining neighborhoods in order to increase property value. The Board thanked Council Person Barbara Messina and asked for any other comments from the audience. Hearing none, Chairman Hernandez asked the applicant to speak for her item.

Board Member Sanchez asked the applicant to confirm that she would be using concrete blocks. The applicant confirmed and stated that her intent was to match the existing side fence. Board Member Sanchez then asked if those existing side fences were hers or her neighbors. The applicant stated that they were a common shared fence. The applicant stated that the reason she wants to install a front yard fence was to protect her artificial lawn that she recently installed which cost her \$8,000. She stated that she has had problems with animal waste and would like to protect it. Board Member Ho pointed out that there has been recent renovations to the front elevation of the house. The applicant confirmed. Board Member Ho stated that the existing fence does not match the new style of the house. The new style of the home has a Craftsman appearance and that if a fence is proposed it should be of similar style. Board Member Ho also stated a concern for the height difference with the proposed and existing fence meet. Board Member Sanchez mentioned that the fence along the driveway would terminate into the side gate. The applicant stated that the existing side fence is fixed and does not open. Board Member Ho also stated that it looks odd to have a gate terminate in the middle of another fence. Chairman Hernandez stated to the applicant that the drawings need to be clearer including a site plan to show the outline of the proposed fence and side elevations. The applicant asked the Board if she could propose a side gate to match the existing side driveway gate. The Board let the applicant know that it was okay to propose a side gate but had concerns regarding the design of the existing gate, which does not match the new style of the home. The applicant stated that at some point she would like to replace the existing fence. The Board suggested that any proposed new fence should match the style of the home. The applicant stated she understood. Board Member Ho suggested that if she proposed a side gate and fence, that it match the height of the 41" high side property fence. Board Member Sanchez moved to continue the application. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION:

The Design Review Board continued the application to allow the applicant time to augment and refine the submittal.

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

ITEM 4: 2640 Whitney Drive

Request:

The applicant David Viera, Viera Design & Construction, Inc. on behalf of the property owners Jorge & Aide Valenzuela, 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.

Project discussion was as follows:

Chairman Hernandez recused herself from this item. David Viera, the designer and contractor, were present to speak for this item. Board Member Sanchez asked the applicant if all the windows will be replaced. The applicant stated that only the front elevation of the existing house will have new windows. Board Member Sanchez confirmed if the window sills will be retained. The applicant confirmed. Board Member Chen asked if the small amount of proposed details could be carried around to other elevations. The applicant stated that a previous application regarding an addition on the first floor proposed stone but was advised not to use too much stone. Board Member Chen stated that the concern with the current proposal is that the front elevation looks very new and updated compared to the rest of the elevations. He felt that there should be some consistency with the details throughout the home. Board Member Sanchez stated that he felt there should be a handrail along the side of the front porch. The applicant stated that it would not be a problem to add a handrail. Board Member Chen stated that it seems like there should be more details. Board Member Sanchez asked if the owners were planning to add any landscape to the property. The applicant stated that there will be new landscape in the front. The Board agreed that having landscape in front of the home will help mask the large negative space created by

the raised foundation. Board Member Ho stated his concern for the large massing created by the hip roof for the first and second stories. The Board suggested using a Dutch gable detail to break up the massing. Board Member Ho moved to approve the application with the following conditions: 1) The applicant redesign the west (front) elevation to break up the mass of the roof; 2) A handrail be added to the front porch; and 3) Revised drawings shall be submitted and approved by staff prior to Planning Commission hearing. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The applicant redesign the west (front) elevation to break up the mass of the roof; 2) A handrail be added to the front porch; and 3) Revised drawings shall be submitted and approved by staff prior to Planning Commission hearing.

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

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, October 10, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 26th day of September, 2017.

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
October 10, 2017**

ADDRESS: 3001 West Main Street

APPLICANT: New Century BMW Motorcycles

BUSINESS TENANT: New Century BMW Motorcycles

DESIGNER: Yeung Hang Chan, Success Sign

PROPERTY OWNER: NCB

PROJECT TYPE: This application is for a new sign to an existing BMW dealership.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new building sign to an existing BMW motorcycle dealership to accommodate a new affiliated brand. The new sign will be located on the right side of the front elevation. The sign is an LED illuminated colored vacuform sign. As with all global and national brands, Design Review Board policy recognizes the specific nature of signage that is determined by the corporate brand. This sign can be purchased only through the global corporation and is specific in design as to color, type and graphics. The application is acceptable from this standpoint.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
October 10, 2017**

ADDRESS: 333-345 East Main Street

APPLICANT: Mark Paulson, Anthony Venti Realtors, Inc.

PROPERTY OWNER: Camden Group, LTD

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new wall signs and a new free standing to an existing commercial shopping center. Three new secondary building signs will be added to the front elevation of the 99 Ranch Supermarket and consist of food vendors within the market. Each sign will be internally illuminated channel letters. Sizes and design are acceptable. The existing free standing sign will be replaced by a new design in a different location. The design and programmatic constraints have been reviewed by staff and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
October 10, 2017**

ADDRESS: 2409 El Paseo

APPLICANT: Soonhwan Choi

PROPERTY OWNER: S&M Goodvision Inc.

PROJECT TYPE: This application is for a new two car garage, a one story addition and exterior alterations to an existing single family residence.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes a one story addition to an existing single family residence and a new detached two car garage. This application was last heard at the July 11, 2017 Design Review Board meeting. The project was continued for redesign due to a lack of clear architectural style and detail. The designer has stated that the stylistic intention is a Spanish/Mediterranean architecture. He is using an S roof tile and a large scale corbel like detail at the eave. The details of the corbels and windows are not shown but should be illustrated in the final drawings. Pre-cast is often used in this type of architecture however, the specified precast sill detail may not be appropriate for the scale of this home. The wainscot material is shown as an El Dorado stone veneer but to best communicate a Spanish/Mediterranean style the specific stone used may require change. The termination of the wainscot material should be consistent with the material and/or detail used throughout the house. There is clarification needed on the drawings as "window F" on the floor plans do not reflect the size listed.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. The specified precast window sill and trim be appropriately sized in proportion to the home;
2. Details be provided for the termination and the top trim of the stone wainscot;
3. Material and finishes be specified for the corbels; and
4. All changes shall be reflected in revised drawings and approved by staff prior to submittal for Planning Commission.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
October 10, 2017**

ADDRESS: 419 La France Avenue

APPLICANT: Twen Ma

PROPERTY OWNER: Kathy L. Yu

PROJECT TYPE: This application is for two new detached units to an existing single family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes two new units to the rear of an existing single family residence and the existing single family house will remain. From the photos provided it appears that the elevation drawings show a different type of roof and this should be clarified by the applicant. The original style of architecture of the existing home was once a Spanish style but it has since been modified. The new building, consisting of two units, will be at the rear of the property. The main issue with the proposed building is the massing which is amplified due to the lack of modulation and detail. The second story is slightly set back from the first story footprint but does not significantly help the overall massing. The repeated windows at the second story gives the building an apartment-like appearance and should be restudied.

RECOMMENDATION: Recommendation is for continuance to allow for redesign.