



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**October 24, 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 1-3):**

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. 31 East Main Street**

This is an application for exterior alterations to an existing commercial building.  
Applicant: Jaime Cañez, Permit Expediting

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

#### **2. 100 Champion Place**

This is an application for a one story addition to an existing single-family residence.  
Applicant: Nora Hernandez, HNDZ Property Management, Designer

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

#### **DISCUSSION ITEMS:**

#### **3. 27 East Main Street**

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

Applicant: Creative Design Associates, Inc., Designer

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

**4. 115 East San Marino Avenue**

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

Applicant: Terence Kwok, Architect

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the front yard fence and front door be redesigned in a style compatible with the existing Tudor style home.

**5. 600 North Almansor Street**

This is an application for a new street side yard wall to an existing single-family residence.

Applicant: Cesar Rendun

**Recommended Action:** APPROVAL - Recommendation is for approval upon clarification of the scope of work to address: 1. clarification regarding the existing wood fence; and 2. verification/clarification on wall cap detail. The approval is contingent upon approval of a Modification application by the Planning Division.

**6. 2809 West Hellman Avenue**

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

Applicant: Yolanda McCausland, McCausland Drafting Service, Designer

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

**7. 100 & 128 South Monterey Street**

**(Assessor Parcel Numbers: 5345-004-040, -050, -051, -052, -055)**

This is an application for a new mixed-use development.

Applicant: Tim Fan, Simon Lee & Associates, Architects

**Recommended Action:** APPROVAL - Recommendation is for approval contingent upon Planning Commission approval and the following conditions: 1) the applicant work with Staff on the detail of the residential driveway gates and fencing at Baystate and Monterey Streets; and 2) detail of parking structure aluminum screen door.

**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, November 14, 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 November 3, 2017.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
October 24, 2017**

**ADDRESS:** 31 East Main Street

**APPLICANT:** Jaime Cañez, Permit Expediting

**BUSINESS TENANT:** Baja Cali

**PROPERTY OWNER:** Milkam, LLC

**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 alterations consist of a new clear anodized aluminum storefront system, removal of the existing awning and a new paint color palette. The existing storefront will be removed and the new one will include a door alcove to be flush with the existing front facade. Signage will be submitted under a separate application.

**RECOMMENDATION:** Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD  
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October 24, 2017**

**ADDRESS:** 100 Champion Place

**APPLICANT:** Nora Hernandez HNDZ Property Management, Designer

**PROPERTY OWNER:** Stephen Sham

**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 60 square foot single story addition to an existing single family residence. The addition occurs at the front of the house where the existing kitchen is located. The extended kitchen wall will align with the adjacent laundry wall. No changes to the roof will be made since the roof line already aligns with the laundry wall. The addition uses materials that match existing including window trim and sill details. The existing brick veneer will be replaced with a ledge stone veneer and is acceptable.

**RECOMMENDATION:** Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 27 East Main Street

**APPLICANT:** Creative Design Associates, Inc., Designer

**BUSINESS TENANT:** Nabemono Shabu Shabu

**PROPERTY OWNER:** JWR Group, Inc.

**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 alterations consist of a new paint color palette, new Allura wood siding and new frameless glass entry doors. The existing windows to the right (east) of the entry will remain. The renderings provided show an existing curved canopy above the existing windows being removed, however, the applicant should clarify if the gray painted detail is an existing band on the building wall or if a new detail and/or canopy is being added. Signage will be submitted under separate application.

**RECOMMENDATION:** Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 115 East San Marino Avenue

**APPLICANT:** Terence Kwok, Architect

**PROPERTY OWNER:** Minqiang Chen

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence and front door to an existing single-family residence. The proposed fence lines the perimeter of the front lawn and driveway. The fence includes a man gate and driveway gate at the front elevation. At the front elevation the proposed fence consists of a concrete slump stone wall and pillars with pointed wrought iron insets. Although this wrought iron detail is seen alongside Tudor Revival style homes, pointed tips are prohibited in the City of Alhambra. The side elevations of the fence consist only of the slump stone. The slump stone wall and pillars are generic in style and would benefit from a different design and/or material to match the existing Tudor Revival home (i.e. an alternate wood design). The existing front entry will be filled in using materials to match existing finishes and the new entry will replace the existing windows at the front porch. The proposed double front door is not typical of a small Tudor style home and would benefit from a different design consistent with the style of the home. New concrete steps with wrought iron guardrails will also be added at the front porch.

**RECOMMENDATION:** Recommendation is for approval with the condition that the front yard fence and front door be redesigned in a style compatible with the existing Tudor style home.



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**ADDRESS:** 600 North Almansor Street

**APPLICANT:** Cesar Rendun

**PROPERTY OWNER:** Wah Lam

**PROJECT TYPE:** This application is for a new street side yard wall to an existing single-family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new site concrete slump stone block wall to an existing single-family residence. The subject property is located on a corner lot at Almansor Street and Alhambra Road. The proposed wall lines Alhambra Road and encloses the corresponding street side yard. The proposed wall will replace an existing section of wood fencing and an existing block wall with wrought iron points. There is an existing 12" high retaining wall at a portion of the side yard which will remain and the new block wall will sit on top of. The applicant should clarify if the existing wood fence and gate along the driveway will be replaced and provide clarification on cap detail on the wall. The front elevation of the new wall will include a wrought iron gate.

The height of the proposed slump stone block wall exceeds the maximum 3-foot height limit allowed within a street side yard. A Modification application addressing the height has been filed and is presently pending with the Planning Division.

**RECOMMENDATION:** Recommendation is for approval upon clarification of the scope of work to address: 1. Clarification regarding the existing wood fence; and 2. verification/clarification on wall cap detail. The approval is contingent upon approval of the Modification application by the Planning Division.





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**ADDRESS:** 2809 West Hellman Avenue

**APPLICANT:** Yolanda McCausland, McCausland Drafting Service, Designer

**PROPERTY OWNER:** Jeffrey Gaba

**PROJECT TYPE:** This application is for a 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 existing side and rear porch will be enclosed and a second floor will be added. The second floor roof plan uses gable roofs at each elevation which helps break down the mass of a second story. A new bay window will be added to the front elevation using single hung windows and the existing garage will be extended at the porch side. A new color palette is also proposed and is acceptable.

**RECOMMENDATION:** Recommendation is for approval.



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**ADDRESS:** 100 & 128 South Monterey Street

(Assessor Parcel Numbers: 5345-004-040, -050, -051, -052, -055)

**APPLICANT:** Tim Fan, Simon Lee & Associates, Architects

**PROPERTY OWNER:** Ares Property Investment, LLC

**PROJECT TYPE:** This application is for a new mixed-use development.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new mixed-use development. The existing building will be demolished and the four parcels will be merged. The project includes a 7-story parking structure and 5 stories 62 condominium units above one story commercial space. The overall style of the project is contemporary similar to the adjacent Alhambra Place using materials including: smooth stucco, fiber cement wood siding, aluminum railings, metal canopies and white limestone veneer. A wire mesh aluminum screen wall system is used over a large portion of the west elevation of the parking garage which helps break up the mass and add visual diversity. All signage will be reviewed under separate application.

**RECOMMENDATION:** Recommendation is for approval contingent upon Planning Commission approval and the following conditions: 1) The applicant work with Staff on detail of the residential driveway gates/fencing at Baystate and Monterey Streets; and 2) Detail of parking structure aluminum screen design.