



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**November 14, 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. MINUTES: October 24, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the October 24, 2017 regular meeting of the Design Review Board.

#### **2. 1701 West Ramona Road**

This is an application for a new air conditioning unit and fencing to an existing gym for the Ramona Convent Secondary School.

Applicant: David Ross, ACCO Engineered Systems

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

#### **3. 1804 Geranio Drive**

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

Applicant: Stella Lee, Lee Designs

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

**DISCUSSION ITEMS:**

**4. 600 North Almansor Street**

This is an application for a new fencing to an existing single-family residence.

Applicant: Cesar Rendun

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

**5. 1140 South Chapel Avenue**

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

Applicant: Thomas Kwong

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the color of the fencing be a darker shade of the brown building accent color.

**6. 811 North Bushnell Avenue**

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

Applicant: Gary McKee, Tom Nott Architects

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that double hung or casement windows be used.

**7. 1616 Sarazen Drive**

This is an application for a new front porch, front yard fence and a two-story addition to an existing single-family residence.

Applicant: Wu Liang Lai

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. All windows should be consistent in type and color; 2. Front yard fence shall be accurately and fully documented; and 3. All drawings shall be updated to reflect any changes and additional information and subject to staff review prior to Planning Commission submittal

**8. 2225 West Commonwealth Avenue**

This is an application for a new 5-story hotel and cafe.

Applicant: Norberto Nardi, Nardi Associates LLP

**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, November 28, 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 24, 2017.

# MINUTES

## CITY OF ALHAMBRA

### DESIGN REVIEW BOARD

REGULAR MEETING

October 24, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on October 24, 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: 31 East Main Street**

##### **Request:**

The applicant, Jaime Cañez, Permit Expediting, 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.

#### **ITEM 2: 100 Champion Place**

##### **Request:**

The applicant, Nora Hernandez, HNDZ Property Management, Designer, on behalf of property owner Stephen Sham, 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.

##### **ACTION:**

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

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

**DISCUSSION ITEMS:**

**ITEM 3: 27 East Main Street**

**Request:**

The applicant, Creative Design Associates, Inc., Designer, on behalf of JWR Group, Inc., 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.

**Project discussion was as follows:**

The project designer from Creative Design Associates was present to speak for this item. Board Member Chen confirmed which doors and windows were to be replaced. Board Member Ho confirmed that the back will be painted and the awning will be removed. The applicant stated that the rear window will remain but the bars will be removed. The owner of the proposed work is the building owner. Discussion ensued regarding the necessity of the air conditioning unit at the window on the rear elevation. Consensus was that the motion should be with the suggestion that the bars and air conditioning unit at the rear elevation be removed. Board Member Ho moved to approve the application with the suggestion that the bars and air conditioning unit at the rear elevation be removed. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the suggestion that the bars and AC unit at the rear elevation be removed.

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

**ITEM 4: 115 East San Marino Avenue**

**Request:**

The applicant, Terence Kwok, Architect, on behalf of property owner, Mingqiang Chen, 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.

**Project discussion was as follows:**

Sam Yum was present to speak for this item. There was discussion because the window symbols shown on the plans were all the same. This is inconsistent with the statement of the applicant. The photos shown in the submittal hide the entry condition due to existing landscape. The existing entry door will be removed but there is no section or elevation provided to explain how the entry porch will address the change. Likewise, the use of a double door with no change to the roofline may be out of scale. Board Member Amaya-Freire also mentioned that the simple centered steps may be out of character with the existing architecture. Board Member Ho moved to continue the application to allow for redesign. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board continued the application to allow for redesign.

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

**ITEM 5: 600 North Almansor Street**

**Request:**

The applicant Cesar Rendun, on behalf of the property owner Wah Lam, 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 existing retaining wall. 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.

**Project discussion was as follows:**

The applicant was absent. Board Member Sanchez moved to continue the item. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board continued the application due to the absence of the applicant.

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

**ITEM 6: 2809 West Hellman Avenue**

**Request:**

The applicant Yolanda McCausland, McCausland Drafting Service, Designer, on behalf of the property owner Jeffrey Gaba, 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.

**Project discussion was as follows:**

Yolanda McCausland, the designer, was present to speak for this item. She stated that the bay window is existing and the windows are to be replaced. Board Member Ho confirmed that the new windows will match the existing wood trim. The window type was determined to be vinyl. The roof and wall finishes will match existing. Board Member Ho stated that since there is no window schedule it is difficult to determine the specifications of each window. Board Member Ho suggested that the new windows and the existing should be consistent. The designer stated that the windows will not have a grid. Board Member Sanchez stated that the trim on some altered windows have been omitted and it was

suggested that the trim be restored. Board Member Sanchez also stated that the existing windows are aluminum. The designer stated that all windows will be vinyl with no grid. Board Member Ho moved to approve the application with the following conditions: 1) All windows shall be replaced using vinyl with no grids; 2) The window trim shall be wood to match the existing sill and window surround; and 3) The points on the existing fence shall be removed. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) All windows shall be replaced using vinyl with no grids; 2) The window trim shall be wood to match the existing sill and window surround; and 3) The points on the existing fence shall be removed.

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

**ITEM 7: 100 & 128 South Monterey Street**

**Request:**

The applicant Tim Fan, Simon Lee & Associates, Architects, on behalf of the property owner Ares Property Investment, LLC, proposes a new mixed-use development. The existing building will be demolished and the four parcels will be merged. The project includes a 7-level parking structure and 5-story, 62 condominium units above one-story commercial spaces. 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.

**Project discussion was as follows:**

Ken Lee, the project manager, and Tim Fan, the designer, were present to speak for this item. Board Member Amaya-Freire recused himself from this item. The Board addressed the elevation of the residential portion of the project and commended the overall architectural design. The use of elements within the design are of the same vocabulary as Alhambra Place. Likewise the scale of the project was brought down to a massing that was complementary to the adjacent residential. Staff made note that the primary elevations of the project face the Alhambra Place development and as such, the elevation of the parking structure could be enhanced to the benefit of the project surroundings. It was also stated that the treatment of the parking structure screen could be treated as public art



and as such qualify for funding from the artwork development fee. This design would need to be presented to the Arts Committee for approval. Board Member Chen addressed the economics of the retail portion of the building given the low visibility of the spaces to the street. The applicant stated that the uses will be primarily restaurant. Board Member Ho moved to approve the application with the condition that the parking structure elevation be developed in conjunction with staff and with the potential of arts committee funding. Board Member Chen seconded and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the condition that the parking structure elevation be developed in conjunction with staff and with the potential of arts committee funding.

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

**PUBLIC COMMENTS**

There were no public comments.

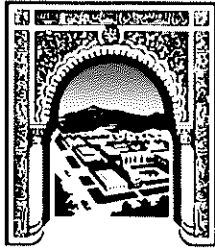
**ADJOURNMENT**

At 9:00 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, November 14, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 24th day of October, 2017.

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Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
November 14, 2017**

**ADDRESS:** 1701 West Ramona Road

**APPLICANT:** David Ross, ACCO Engineered Systems

**BUSINESS TENANT:** Ramona Convent Secondary School

**PROPERTY OWNER:** Ramona Convent Secondary School

**PROJECT TYPE:** This application is for a new air conditioning unit and fencing to an existing gym for the Ramona Convent Secondary School.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application by Ramona Convent Secondary School proposes to add a ground mounted air conditioning ("AC") unit with a surrounding fence to the existing gym. The AC unit will be located on the west side of the gym and the related ducting will be exterior mounted against the west facing wall of the gym building. The metal fence enclosure surrounding the AC unit will be painted to match the dark accent color of the gym, and the AC unit and ducting and will be painted to match the lighter, main color of the gym. There is no significant visual impact from the street due to the large setback, existing property fence and landscaping. The proposal is acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
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**ADDRESS:** 1804 Geranio Drive

**APPLICANT:** Stella Lee, Lee Designs

**PROPERTY OWNER:** Robert & Jennifer Ngai

**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 712 square foot, one-story addition to an existing 1,114 square foot, single-family residence. The addition is located at the rear of the property on an interior lot. There is no significant impact on the street elevation. The new addition uses materials and details to match the existing house including window grids and sills. A new raised patio deck is also proposed using Trex composite decking and is acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 600 North Almansor Street

**APPLICANT:** Cesar Rendun, on behalf of Wah Lam

**PROPERTY OWNER:** Wah Lam

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

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** The application proposes a new site wall to an existing single-family residence. This application was last heard at the October 24, 2017 DRB meeting and was continued due to the absence of the applicant. The subject property is located at Almansor Street and Alhambra Road on a corner lot. The proposed fence lines Alhambra Road and encloses the corresponding side yard. There is an existing 12" high retaining curb at a portion of the side yard which will remain and the new proposed block wall will sit on top of that retaining condition. There is an existing wood site fence and an existing painted brick wall that is to be replaced with a block wall matching the proposed material and dimension. It is unclear if the existing fence and gate along the driveway will be replaced. Overall, the replacement using a block wall will negatively impact the scale of the property. The uniformity of a slumpstone block wall at 6' high will create a more monolithic appearance.

**RECOMMENDATION:** Recommendation is for continuance to allow for redesign.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 1140 South Chapel Avenue

**APPLICANT:** Thomas Kwong

**PROPERTY OWNER:** Thomas & Joi H. Kwong

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

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence and driveway gate to an existing single-family residence. This application was last heard at the September 26, 2017 DRB meeting and was continued for redesign. The main reason for continuance was due to the style of the front yard fence not being consistent with the architectural style of the house. The applicant is also proposing a driveway gate and has worked with staff on a design that better matches the Craftsman style. The front yard fence consists of wood posts and is painted to better complement the wood accent color of the house. Two man gates will be included, one at the walkway on the front elevation and one at the side walkway adjacent to the driveway. The driveway gate consists of metal tubes in the same design and will also be painted to match the accent brown color. The side stationary portion of the driveway gate will include a mesh screen to hide the gate motor. The design is improved and is stylistically more appropriate to the existing house.

**RECOMMENDATION:** Recommendation is for approval with the condition that the color of the fencing be a darker shade of the brown building accent color.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 811 North Bushnell Avenue

**APPLICANT:** Gary McKee, Tom Nott Architects

**PROPERTY OWNER:** Jason & Sarah Rivanis

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a second floor addition to an existing craftsman styled single-family residence and the removal of a carport attached to the south side of the residence. The remodel also alters a majority of the interior which affects the exterior fenestration. The second floor addition in the rear is done by removing a gable and adding a shed roof which is common vernacular within this architectural style. New windows will be added and/or replaced using trim and sills to match existing. Consideration should be made to using double hung or casements where possible to be consistent with the Craftsman style.

**RECOMMENDATION:** Recommendation is for approval with the condition that double hung or casement windows be used.



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**ADDRESS:** 1616 Sarazen Drive

**APPLICANT:** Wu Liang Lai

**PROPERTY OWNER:** Wu Liang Lai

**PROJECT TYPE:** This application is for a new front porch, front yard fence and a two-story addition to an existing single-family residence.

**PROJECT STATUS:** First Time Applicant

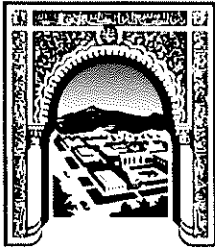
**DESIGN ASSESSMENT:** This application is a remodel to an 823 square foot, one-story single-family residence. The scope of the remodel will have a significant change to the massing and aesthetic. Included in the scope are a new front porch, rear patio, front yard fence and a 842 square foot, two-story addition. The new front porch is an extension of the existing porch and lines the side of the west elevation with black wrought iron guardrails. The overall massing which includes the new second story is generally acceptable due to the large setback from the front elevation but the front elevation could be improved as this will have the greatest impact from the street. In the documentation, there are a mix of window types and missing windows in the window schedule. All new windows should match existing single hung windows and the applicant should specify the color of both the new and existing windows. There are existing 24" high block walls at each side of the property and will remain. The applicant is proposing to add a 1' wrought iron top rail. A new front yard fence is proposed along the front lawn and driveway consisting of stone veneer pillars with 24" high wrought iron insets above a 12" high block wall. The drawings indicate that the pillars will extend above the wrought iron which is shown at the maximum height of 3'. Drawings should be revised to reflect code compliant heights and accurate color specifications.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. All windows should be consistent in type and color;
2. Front yard fence shall be accurately and fully documented; and

3. All drawings shall be updated to reflect any changes and additional information and subject to staff review prior to Planning Commission submittal.





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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 2225 West Commonwealth Avenue

**APPLICANT:** Norberto Nardi, Nardi Associates LLP

**BUSINESS TENANT:** Alhambra Hotel

**PROPERTY OWNER:** Risen International Group Inc.

**PROJECT TYPE:** This application is for a new 5-story hotel and cafe.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new 5-story, 134 unit hotel room with ground floor café. This property is located on a corner lot at Commonwealth Avenue and Elm Street. The existing three-story office building will be demolished and the new contemporary building will be built. Unlike the current layout, the proposed site plan places the building closer to Commonwealth and uses the back of the property for parking and a drop-off zone. The front elevation mass is broken down into two modules separated by an entry plaza and a metal triangulated canopy. The building focuses on sustainable principles using solar panels and recyclable materials. The contemporary style has an industrial character which is seen in the massing, details and materials. Given the context this style can be considered acceptable but scale should be considered in the Board evaluation.

**RECOMMENDATION:** Recommendation is for approval.