



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

January 9, 2018

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

DISCUSSION ITEMS:

1. 1835 South Curtis Avenue

This is an application for a new porch guardrail to an existing single family residence.

Applicant: Christina Vuong

Recommended Action: APPROVAL - Recommendation is for approval.

2. 600 North Garfield Avenue

This is an application for new signage to an existing gas station.

Applicant: Sorin Enache, Promotion Plus Sign Co., Inc.

Recommended Action: APPROVAL - Recommendation is for approval upon clarification for the canopy wraps.

3. 1101 West Commonwealth Avenue

This is an application for exterior alterations and new signage to an existing Wendy's restaurant.

Applicant: Dahlia White, Ionic DeZign Studios

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Building signs shall not have any raceways and individual channel letters shall be installed directly to building surface; and 2. The second option for exterior building design utilizing a combination of storefront glazing and a corrugated metal panel

panel detail for the upper portion shall be used.

4. 508 North Curtis Avenue

This is an application for exterior alterations to an existing multi-family residential building.

Applicant: Tai Huang, BUJU Design Build Expert

Recommended Action: APPROVAL - Recommendation is for approval.

5. 611 South Sixth Street

This is an application for a new single family residence.

Applicant: Jason Sun, Architect Suns Inc.

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, January 23, 2018 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 January 19, 2018.



*Gateway
to the
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 9, 2018**

ADDRESS: 1835 South Curtis Avenue

APPLICANT: Christina Vuong

PROPERTY OWNER: Ricky Ngo & Christina Vuong

PROJECT TYPE: This application is for a new porch guardrail to an existing single family residence.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was last heard at the previous Design Review Board meeting and was continued due to the absence of the applicant. The applicant is proposing a new porch guardrail to an existing single family residence. The proposed material is a prefabricated white vinyl and will wrap around the porch and along the front and side steps. The simple design of the porch matches the style of the house and is acceptable, however the use of wood is a consideration due to the material finish and consistency with the existing house. Recommendation is for approval.

RECOMMENDATION: Recommendation is for approval.



*Gateway
to the
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 9, 2018**

ADDRESS: 600 North Garfield Avenue

APPLICANT: Sorin Enache, Promotion Plus Sign Co., Inc.

BUSINESS TENANT: United Oil

PROPERTY OWNER: ARCP UO Portfolio III, LP

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

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage to an existing gas station. The two canopies, all gas pump island graphics and the free standing sign will be replaced with updated brand graphics. The applicant should clarify the material and finish of the canopy wraps. The existing shows channel letters for the signage with a protruding detail for the swoosh element. The renderings provided show the canopy wraps as a flat surface.

RECOMMENDATION: Recommendation is for approval upon clarification for the canopy wraps.



*Gateway
to the
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 9, 2018**

ADDRESS: 1101 West Commonwealth Avenue

APPLICANT: Dahlia White, Ionic DeZign Studios

BUSINESS TENANT: Wendy's

PROPERTY OWNER: ALCAPE, LLC

PROJECT TYPE: This application is for exterior alterations and new signage to an existing Wendy's restaurant.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations and new signage to an existing Wendy's restaurant. The building alterations occur along the west, east and south elevations and the designer has provided two options. The existing metal seam roof and curved glass storefront will be removed and a new contemporary storefront system will be used. The first option uses glass for the full height of the facade whereas the second option uses a combination of storefront glazing and a corrugated metal panel detail for the upper portion. Alterations also include refinishing the two modulated sections on the east and west elevations with painted stucco. The applicant is also updating the signage for brand consistency using internally illuminated channel letters for the two building signs, face replacements for the existing dual sided pole sign and directional signs. Sizes and designs of all signage is acceptable, however the applicant should confirm that the building signs will not use a raceway as noted on the drawings. Due to the proposed front building sign, consideration should be made to using the second design option with the corrugated metal panels to allow for ease of installation of signage.

RECOMMENDATION: Recommendation is for approval with the following conditions:

1. Building signs shall not have any raceways and individual channel letters shall be installed directly to building surface; and
2. The second option for exterior building design utilizing a combination of storefront glazing and a corrugated metal panel detail for the upper portion shall be used.



*Gateway
to the
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 9, 2018**

ADDRESS: 508 North Curtis Avenue

APPLICANT: Tai Huang, BUJU Design Build Expert

PROPERTY OWNER: Property Perfect, LLC

PROJECT TYPE: This application is for exterior alterations to an existing multi-family residential building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing multi-family residence. The alterations occur at a portion of the front of the building with the remaining building to be repainted. The proposed front elevation uses a more contemporary design using smooth stucco finishes with metal screeds, wood siding accents and metal railings. The existing mansard roof at the front elevation will be removed and replaced with a parapet condition. The remaining mansard roof will be replaced with a metal standing seam material to be more consistent with the new contemporary aesthetic.

RECOMMENDATION: Recommendation is for approval.



*Gateway
to the
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 9, 2018**

ADDRESS: 611 South Sixth Street

APPLICANT: Jason Sun, Architect Suns Inc.

PROPERTY OWNER: Heidi Lao

PROJECT TYPE: This application is for a new single family residence.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes a new single family residence with attached two car garage. The proposed home is a two-story Craftsman house with details including wood siding, gable vents, single hung windows with wood sill and trim. The applicant has worked with staff on the stylistic approach and the design has improved since the initial design. A preliminary landscape design has been provided and is acceptable, however a more thorough review will take place during plan check.

RECOMMENDATION: Recommendation is for approval.