



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**February 13, 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

#### **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: January 23, 2018**

Recommended Action: Design Review Board review and approve as submitted the minutes of the January 23, 2018 regular meeting of the Design Review Board.

#### **2. 2588 West Commonwealth Avenue**

This is an application for new signage to an existing Taco Bell restaurant.

Applicant: Patrick Faranal, National Sign & Marketing

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

#### **DISCUSSION ITEMS:**

#### **3. 2499 West Main Street**

This is an application for new signage to an existing hotel known as "GreenTree Inn & Suites".

Applicant: Kasey Clarke, AKC Permit Co.

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the building signs be mounted directly to the building face without raceways.

**4. 1645 West Valley Boulevard**

This is an application for new signage to an existing commercial building for "ABC Therapy Center".

Applicant: Lavender Fung, Signs Express Mfg. Co.

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

**5. 1501 South Second Street**

This is an application for a new five-unit apartment building.

Applicant: Eric Tsang, Eric.Tsang Design Studio

**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, February 27, 2018 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 February 23, 2018.

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

REGULAR MEETING

January 23, 2018, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on January 23, 2018, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

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

**ABSENT:** HO

**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 – December 12, 2017**

**ITEM 2: Minutes – January 9, 2018**

**ITEM 3: 910 Benito Avenue**

**Request:**

The applicant Oscar Chavez, Osmart General Construction, Inc. on behalf of the City of Alhambra, proposes a new 2-car garage and a 306 square foot, one-story addition to an existing 806 square foot single-family residence. The addition occurs at the rear of the property and does not have an impact on the street elevation. Materials and details will be used to match the existing house and are generally acceptable. The applicant is also proposing to replace the roof material with like material which is also acceptable. The only changes that affect the street elevation is the remodel to the existing front porch. The previous added enclosure of the front porch will be removed to better address the street.

**ITEM 4: 1744 West Valley Boulevard**

**Request:**

The applicant Wai Luoy, Printbyme Printing & Signs, proposes two new buiding signs for the business known as "CJ Auto Group" to an existing commercial building. The new signs are both dual lit channel letters located on the north and west elevations facing Valley Boulevard and Campbell Avenue respectively. Each sign is sized proportionally to the building face and is acceptable.

**ACTION:**

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

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

**DISCUSSION ITEMS:**

**ITEM 5: 1101 West Commonwealth Avenue**

**Request:**

The applicant Dahlia White, Ionic DeZign Studios, on behalf Wendy's, Business Tenant, proposes exterior alterations and new signage to an existing Wendy's restaurant. This application was last heard and approved with conditions at the previous DRB meeting of January 9, 2018; however, the applicant is proposing a revision to the previous approval. The submittal now proposes only one design which was the first design option included in the last application, however, the approval at that time was for design option two. Due to the cost of the corrugated metal that was used in the design that was approved, the designer and property owner would like the Board to approve the first design using all glass. The concern with the first design was the sign attachment detail at the front elevation, however, the applicant has now included the missing detail. The detail shows that the signage would be attached to the face and/or the underside of the canopy at the top portion of the sign.

**Project discussion was as follows:**

Anthony Weiner, the property owner, was present to speak for this item. Board Member Chen confirmed that the main reason for design option was cost. The applicant stated that it will not be on a raceway. The other wall signage will be the same design using channel letters. Board Member Chen moved to approve the application as submitted; the motion was seconded by Board Member Sanchez and the motion carried unanimously. There was discussion by the owner that he wanted approval for both design options and that he would build one or the other. Staff Member Richard Abe stated that the applicant asked for approval of this design based on hardship and that this approval supersedes the previous approval. Should the applicant wish to use the previously approved design then he was welcome to return to modify the approval again.

**ACTION:**

The Design Review Board approved the application with the condition that the current approval supersedes any previous application approval.

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

**ITEM 6: 600 North Garfield Avenue**

**Request:**

The applicant Sorin Enache, on behalf of Business Tenant United Oil proposes new signage to an existing gas station. This application was last heard at the previous DRB meeting of January 9 and was continued due to the absence of the applicant. The two canopies, all gas pump stations 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.

**Project discussion was as follows:**

Sorin Enache, the sign contractor, was present to speak for this item. Discussion included the methodology of the vinyl wrap. It was also mentioned that the price signage was to move to digital signage. Board Member Chen moved to approve the application; the motion was seconded by Board Member Amaya Freire 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, HERNANDEZ, SANCHEZ  
          Abstain: NONE  
          Noes: NONE  
          Absent: HO

**ITEM 7: 3000 Pyrenees Drive**

**Request:**

The applicant Joseph Hsu, Architect Suns, Inc, on behalf of Lee Spencer, Property Owner, proposes a cumulative 240 square foot addition to an existing 1,300 square foot single-family residence. The one-story additions are located at the front and the rear of the house. The applicant is also proposing a new deck area above the existing garage. The house is located on a steep upslope lot with the garage at the street elevation and the main house about one story above which would allow access to the new proposed deck. The existing front porch will be reduced to allow for the dining room addition and a new french door will be installed. A new fiberglass sliding window will also be added at the kitchen to replace the existing louvered window. The guardrail around the deck area will be

wrought iron and painted a dark brown. The rear addition will enclose the existing patio using finishes to match the existing residence. While the addition requires Design Review Board approval only, the proposed deck requires further review and approval by the Planning Commission.

**Project discussion was as follows:**

Jason Sun, the architect, and Lee Spencer & Louise Reyes, the property owners, were present to speak for this item. The owners of the property gave a supportive statement describing the safety issue of the railing at the deck. The architect described the changes to be made to create the deck. Contrary to the plans all windows will be replaced with Milgard windows. The architect stated that there are existing wood sills. Board Member Sanchez stated that block type windows should be used and the existing trim be retained. Discussion ensued regarding the details of the new windows not delineated in the plans. Chairman Hernandez recommended dual casements in the front for a more uniform aesthetic. Board Member Sanchez moved to approve the application with the following conditions: 1) All front windows shall be casements (dual casement at the kitchen and a single casement at the bedroom); and 2) All window changes shall be reflected on updated plans with a corresponding window schedule. The motion was seconded by Board Member Chen and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) All front windows shall be casements (dual casement at the kitchen and a single casement at the bedroom); and 2) All window changes shall be reflected on updated plans with a corresponding window schedule.

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

**ITEM 8: 611 South Sixth Street**

**Request:**

The applicant Jason Sun, Architect Suns, Inc., on behalf of Heidi Lao, Property Owner, proposes a new single-family residence with an attached two-car garage. This application was last heard at the previous DRB meeting of January 9 and was continued due to the absence of the applicant. The home is a two story Craftsman house with details including wood siding, gable vents and single-hung windows with wood sills 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.

**Project discussion was as follows:**

Jason Sun, the architect, was present to speak for this item. Board Member Chen confirmed that the proposed material for the house is stucco but that the use of siding (or Hardie siding) is appropriate for a craftsman house. There was discussion about the house finishes and the applicant stated that he agreed with the use of Hardie siding. Board Member Sanchez stated that the window trim should be detailed as shown on the elevations and that they sell composite dimensional lumber if Hardie siding is used. Board Member Sanchez moved to approve the application with the following conditions: 1) Hardie siding is acceptable for use instead of wood siding; and 2) Wood or composite wood will be used for the window trim (no foam). The motion was seconded by Board Member Chen and the motion carried unanimously.

**ACTION:**

The Design Review Board approved the application with the following conditions: 1) Hardie siding is acceptable for use instead of wood siding; and 2) Wood or composite wood will be used for the window trim (no foam).

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 8:30 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, February 13, 2018 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 13th day of February, 2018.

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Nora Hernandez, Chairperson





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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 13, 2018**

**ADDRESS:** 2588 West Commonwealth Avenue

**APPLICANT:** Patrick Faranal, National Sign & Marketing

**BUSINESS TENANT:** Taco Bell

**PROPERTY OWNER:** CFT NV Dev. LLC

**PROJECT TYPE:** This application is for new signage to an existing Taco Bell restaurant.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes to replace existing signage with new updated brand graphics for an existing Taco Bell restaurant. The existing Taco Bell and Pizza Hut signage will be removed and replaced with updated brand graphics for Taco Bell only. The exterior alterations shown have been approved at a previous DRB meeting. The new signage includes channel letters, new logo signs, canopy signs and refacing of the existing monument sign and directional signs. Sizes and designs are acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 2499 West Main Street

**APPLICANT:** Kasey Clarke, AKC Permit Co.

**BUSINESS TENANT:** Green Tree Inn & Suites

**PROPERTY OWNER:** Mei Fu, Inc.

**PROJECT TYPE:** This application is for new signage to an existing hotel known as "GreenTree Inn & Suites".

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes new signage to an existing hotel. Two new building signs are proposed to replace the existing signs located on the front elevation, the first above the driveway, and the second at the west elevation. Both signs will be internally illuminated channel letters mounted on a raceway. Although the existing west elevation sign is set on a raceway, consideration should be made to apply all channel letter signs directly to the building face for an improved aesthetic. Sign C proposes new vinyl window graphics to the sliding doors for the main lobby entrance. Sizes and design for all signs are acceptable. The applicant is also proposing to remove and refinish the signs located on the front elevation at the top of the lobby tower and the east elevation.

**RECOMMENDATION:** Recommendation is for approval with the condition that the building signs be mounted directly to the building face without raceways.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**ADDRESS:** 1645 West Valley Boulevard

**APPLICANT:** Lavender Fung, Signs Express Mfg. Co.

**BUSINESS TENANT:** ABC Therapy Center

**PROPERTY OWNER:** 1645 West Valley LLC

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new building sign to an existing commercial building. The new sign type is internally illuminated channel letters. The section detail provided shows a raceway like condition due to the slanted face of the building canopy. Applicant should confirm and/or clarify this condition. If a raceway is needed, it should be noted that the raceway shall be painted to match the existing building color and texture.

**RECOMMENDATION:** Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
February 13, 2018**

**ADDRESS:** 1501 South Second Street

**APPLICANT:** Eric Tsang, Eric Tsang Design Studio

**PROPERTY OWNER:** Gina Ma

**PROJECT TYPE:** This application is for a new five-unit apartment building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new five unit apartment building. The style of architecture uses a hybrid of Spanish and Mediterranean details including stone veneer, terracotta roof tiles, smooth finish plaster walls and wood and wrought iron details. The use of deep private balconies address the code required open space while allowing for a flexibility in the elevation aesthetic. The applicant has worked with staff on issues related to scale and the proportions of the fenestration. Overall, the design has improved.

**RECOMMENDATION:** Recommendation is for approval.