ALHAMBRA DESIGN REVIEW BOARD
REGULAR MEETING
AGENDA
111 South First Street
January 24, 2023
7:30 P.M.

CORONAVIRUS (COVID-19) ADVISORY NOTICE

Consistent with AB 361, the Design Review Board meeting will not be physically open to the public, although the public may participate by video conference or teleconference and all Board members will participate via video conference or teleconference rather than attend in person.

Watch and listen to the meeting via Zoom Webinar as follows:

Zoom Webinar direct link: https://us02web.zoom.us/j/81018180960?pwd=RXBTZi8wcW9wOExpaS80N1gydIlRiQT09
Webinar ID: 810 1818 0960
Passcode: 458740

Or by telephone by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(669) 900-9128 or +1(253) 215-8782 or +1(346) 248-7799 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 and entering Webinar ID: 810 1818 0960 and Passcode: 458740 Please Note: All members of the public calling or logging into the meeting will be muted so that the meeting can proceed.

Addressing the Design Review Board

Via Zoom or Telephone: "Raise your hand" - Members of the public may speak by using the "Raise Hand" function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Remarks are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Board may determine.
CALL MEETING TO ORDER:

ROLL CALL:
ANKIT UDANI, CHAIRMAN
NORA HERNANDEZ, VICE CHAIRMAN
STANLEY TSAI, MEMBER
MICHAEL DANINGER, MEMBER
RICHARD ABE, SECRETARY

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 10, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the January 10, 2023 regular meeting of the Design Review Board.

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

2. 55 South Raymond Avenue
This is an application to replace existing signage for an existing commercial building with updated branding (Optum Health Services).
Applicant: Adrian Castaneda, CS Signs LLC

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

DISCUSSION ITEMS:

3. 1801 West Valley Boulevard
This is an application for a new Uniform Sign Program for an existing commercial
building.
Applicant: Sergio Coronado, B.K. Signs Incorporated

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall update the Uniform Sign Program (USP) to accurately and consistently define the signage allowances; and 2. All revised drawings shall be reviewed by DRB staff prior to any building permits.

4. **1420 Front Street**
This is an application for a new fence for an existing single-family residence.
Applicant: Carlos Perez

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall update the drawings to clearly illustrate the finish and color of the stucco to be used over the concrete block; 2. All wrought iron shall be dimensioned and illustrated (i.e., on center picket dimensions, support and top rail details, etc.); and 3. The fence shall be inset approximately 18" from the front property line to accommodate a maintained shrubbery.

5. **306 Orange Grove Avenue**
This is an application for exterior alterations to an existing single family residence.
Applicant: Thomas Sze

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall revise the dark grey trim color to white; 2. The roof plan shall be revised to accurately reflect the design; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

6. **1318 Alhambra Road**
This is an application for exterior alterations to an existing commercial building.
Applicant: Eric Tsang, Eric Tsang Architects

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The column material shall be defined as a matte finish; and 2. All revised drawings shall be reviewed and approved by DRB staff during the building department submittal.

**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 Board cannot respond nor take any
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 14, 2023, at 7:30 p.m. Consistent with AB 361, the Design Review Board meeting will not be physically open to the public, although the public may participate by video conference or teleconference and all Board members will participate via video conference or teleconference rather than attend in person.

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 Community Development Department in City Hall, 111 South First Street, Alhambra, California, and are available for public inspection during regular office hours, which are 7:00 a.m. to 5:30 p.m. Monday through Thursday. 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 Community Development 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 Community Development 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.

TRANSLATION SERVICES REQUESTS: If you require translation services in order to participate in a meeting, please contact the Community Development Department at mwu@cityofalhambra.org or (626) 570-5034. All requests for translation services shall be made by 4 p.m. the Thursday prior to the Design Review Board meeting. If translation is not requested by 4 p.m. the Thursday prior to the Design Review Board meeting, staff will try to accommodate the request if possible.

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 Community Development Department in City Hall within 10 calendar days of the Design Review Board decision. The appeal period for items on this agenda expires at the close of business on February 6, 2023.
The Alhambra Design Review Board Meeting was held on January 10, 2023. The Design Review Board secretary Rick Abe opened the meeting at 7:30 pm. Due to a lack of quorum, the meeting was closed at 7:35 pm. Mr. Abe kept the zoom channel open and available until 8:00 pm to address any public or potential applicants.

Note that there was an informational email sent to all applicants at 2:30 pm, January 10, 2023 (the afternoon of the meeting), as soon as the forecasted lack of quorum was identified. Phone calls and voicemails were also provided to all applicants as possible.
ADDRESS: 55 South Raymond Avenue
APPLICANT: Adrian Castaneda, CS Signs LLC
PROPERTY OWNER: Michael Kao
PROJECT TYPE: This is an application to replace existing signage for an existing commercial building with updated branding (Optum Health Services).
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to update the national brand on all existing signage at a commercial building for the business known as "OPTUM." Two building signs will be located on the east and west elevations using non-illuminated channel letters. The acrylic faces are consistent with the new national brand with warm grey-painted aluminum returns and matching trim caps. The existing monument sign along the Palm Street frontage will be refaced using the same vinyl graphics. The sizes are consistent with the previous signage and the design is consistent with the nationally recognized Optum brand. It is the Board's policy to recognize national brands and brand updates.

RECOMMENDATION: Recommendation is for approval as submitted.
SIGN CODE:
Allowed 135.47 max square footage on storefront and rear elevations

LOCATION NUMBER:
CA311

SITE ADDRESS:
55 S Raymond Ave Suite 200
Alhambra, CA 91801-7103
### STOREFRONT ELEVATION

**Scale:** 1/8" = 1'-0"

**EXISTING SIGN SF:** 43.8

**PROPOSED SIGN SF:** 50.7

#### EXISTING CONDITIONS

- **EXISTING SIGNAGE TO BE REMOVED & REPLACED WALL TO BE REPAIRED AS REQUIRED; EXISTING SIGN: 3'-1-1/2" x 14'-0"**

#### EXISTING SIGN SF:

- 43.8

#### PROPOSED SIGN SF:

- 50.7

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<tr>
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<th>Description</th>
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#### STOREFRONT ELEVATION

- **17'-0" SIGN BAND**
- **±27'-0" SIGN BAND**
- **21'-8" TO GRADE**

#### STOREFRONT ELEVATION

- **Optum**

#### STOREFRONT ELEVATION

- **Scale: 1/8" = 1'-0"**

#### STOREFRONT ELEVATION

- **Optum**

#### STOREFRONT ELEVATION

- **Scale: 1/8" = 1'-0"**

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**ADDRESS:**

55 S RAYMOND AVE SUITE 200
ALHAMBRA, CA 91801-7103

**PROJECT MANAGER:**

RENAITO CAMARENA

**CLIENT:**

Optum

**ACCOUNTS:**

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**ELECTRONIC FILE NAME:**

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**EXISTING SIGN SF:**

- 43.8

**PROPOSED SIGN SF:**

- 50.7

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**ORIGINAL DATE:**

06/13/22 AS

**REVISED DATE:**

06/21/22 AS

**UPDATED SQUARE FEET:**

Revised dimensions with survey

Revised to orange letters

Updated Square feet
EXISTING SIGN SF: 43.8
PROPOSED SIGN SF: 50.7

EXISTING SIGNAGE TO BE REMOVED & REPLACED
WALL TO BE REPAIRED AS REQUIRED;
EXISTING SIGN: 3'-1-1/2" x 14'-0"

REV 7
000000
00/00/00 xxx

17'-0" SIGN BAND

±27'-0"

SIGN BAND

21'-8"

TO GRADE
CUSTOM NON-ILLUMINATED CHANNEL LETTERS

Scale: 1/2"=1'-0"

50.7 square feet

FACES: Plaskolite .118" Optix 2406LD with surface applied opaque orange vinyl

TRIMCAP: 1" Standard jewelite trimcaps painted warm gray

RETURNS: 4" deep .063 aluminum returns - painted warm gray

BACKS: .080 aluminum backs - insides painted white

WIREWAY: Fab d' aluminum wireway 8.5" H x 2" D painted to match sign band

WALL MAT.: Brick

INSTALL: Thru bolted using all thread into blocking as required
12" standard length of threaded rod will be supplied unless otherwise noted
3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (2) TWO SETS REQUIRED FOR STOREFRONT AND REAR ELEVATIONS

E01
E02

NON-ILLUMINATED | WIREWAY | GENERIC INSTALL

FACES:
- 3M 180mc-3289 Orange
- 3M 180mc-3289 Orange

RETURNS / TRIMCAP:
- 3M 180mc-3289 Orange
- Matthews MP0073 Warm Gray

WIREWAY:
- SW 6082 Cobble Brown

COLOR PALETTE

ALL PAINT FINISHES TO BE SILK/SATIN UNLESS OTHERWISE NOTED

Faces:
- 3M 180mc-3289 Orange

Returns / Trimcap:
- 3M 180mc-3289 Orange

Wireway:
- SW 6082 Cobble Brown

Non-Illuminated | Wireway | Generic Install

Faces:
- 3M 180mc-3289 Orange

Returns / Trimcap:
- 3M 180mc-3289 Orange

Wireway:
- SW 6082 Cobble Brown

ALL PAINT FINISHES TO BE SILK/SATIN UNLESS OTHERWISE NOTED

Faces:
- 3M 180mc-3289 Orange

Returns / Trimcap:
- 3M 180mc-3289 Orange

Wireway:
- SW 6082 Cobble Brown
OPAQUE

Primary Care

Monday - Friday: 2 a.m. - 10 p.m.
Saturday & Sunday: 9 a.m. - 10 p.m.

IN CASE OF EMERGENCY CALL 911 OR GO TO NEAREST EMERGENCY ROOM

Tobacco Free
No Weapons
Video Surveillance

Chemical names required prior to production

Align

GRAPHICS: Surface applied opaque vinyl to match colors shown; Pictograms to be digitally printed to optically clear vinyl

FONT: Optum Sans Cond & Optum Sans Bold

QUANTITY: (2) TWO DOOR VINYLS REQUIRED

COPIES & HOURS TBV

2'-6" (typ.)

1'-5"

Graphic names required prior to production

GRAPHICS:

Surface applied opaque vinyl to match colors shown; Pictograms to be digitally printed to optically clear vinyl

FONT:
Optum Sans Cond & Optum Sans Bold

QUANTITY:
(2) TWO DOOR VINYLS REQUIRED

EXISTING CONDITIONS

STOREFRONT DOORS

REAR DOORS

COLOR PALETTE:

GRAPHICS:
Printed Black

PICTOGRAMS:
3M IJ8150 Clear View

GRAPHICS:
3M 180mc-3289 Orange

GRAPHICS:
Printed Pantone 200 C Red

GRAPHICS:
3M 180mc-10 White

GRAPHICS:
Printed Pantone 109 C Yellow

5'-0"

TO GRADE

Scale: 1-1/2"=1'-0"

Scale: 3/4"=1'-0"

1'-9/16"

1'-11/16"

13/16"

1'-5/8"

1'-3/4"
REPLACEMENT FACES

O-TP

Scale: 3/4”=1'-0"

CABINET: Existing 14" deep cabinet with 1-5/8" retainer to remain
FACES: .150 flat white polycarbonate
GRAPHICS: Surface applied translucent orange vinyl
QUANTITY: (2) TWO FACES REQUIRED FOR D/F ILLUMINATED MONUMENT

EXISTING CONDITIONS

PROPOSED SIGNAGE

Scale: 3/4”=1'-0"

CABINET: 4'-0" x 8'-0"
FACE TRIM: 6'-5-3/8"
FACE TRIM: 3'-11-1/2"
FACE TRIM: 1'-10-3/8"
FACE TRIM: 1'-5-1/2"
FACE TRIM: 3'-8-3/4" x 7'-8-7/8"

VO: 3'-8-3/4" x 7'-8-7/8"
CABINET: 4'-0" x 8'-0"
7'-11-5/8" FACE TRIM
6'-5-3/8"

COLOR PALETTE:
3M 3630-3247 Orange

GRAPHICS:
31.5 square feet

CUSTOMERS

Optum

ADDRESS:
55 S RAYMOND AVE SUITE 200
ALHAMBRA, CA 91801-7103

PROJECT MANAGER:
RENAITO CAMARENA

PROJECT NUMBER:
19248

SITE NUMBER:
CA311

FILE NAME:
G:\ACCOUNTS\U\UNITED HEALTH GROUP\2022\CA\Alhambra\Alhambra_Exterior_R3.cdr

DIMENSIONS:
VO: 3'-8-3/4" x 7'-8-7/8"
CABINET: 4'-0" x 8'-0"

3'-11-1/2"
1'-10-3/8"
1'-5-1/2"

EXISTING FACES TO BE REMOVED & REPLACED

PROPOSED SIGNAGE

Scaled Proportionally
ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 24, 2023

ADDRESS: 1801 West Valley Boulevard
APPLICANT: Sergio Coronado, B.K. Signs Incorporated
PROPERTY OWNER: Grady Liu
PROJECT TYPE: This application is for a new Uniform Sign Program for an existing commercial building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new Uniform Sign Program (USP) for an existing commercial building. The proposal limits the signage to the building's major tenant and defines two allowable signs, with one primary wall sign and one secondary wall sign. Sign type A is on the front (south) side of the building and allows non-illuminated acrylic letters and sign type B is on the rear (north) elevation and allows white internally illuminated channel letters. The proposal as submitted is acceptable; however, the drawings, details, and sign specifications should be updated for consistency and clarity. The allowed dimensional area for sign type A is shown as 3’-0” in height and 8’-2” in width on page 4, whereas the detail on page 6 shows allowed dimensions of 3’-7 ¾” in height and 9’-6” in width. The specifications for sign type A state that the overall height of a single line cannot exceed 12” which is also inconsistent with the maximum height in the drawings and details. Sign type B also has inconsistencies between the drawings, details, and specifications.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall update the Uniform Sign Program (USP) to accurately and consistently define the signage allowances; and 2. All revised drawings shall be reviewed by DRB staff prior to any building permit issuance.
UNIFORM SIGN PROGRAM

SOUTH ELEVATION - FRONT OF BUILDING

NORTH ELEVATION - BACK OF BUILDING

Fresenius Medical Care / San Gabriel Dialysis Center/ San Gabriel Valley P.D. Clinic
SPECIFICATIONS: GENERAL NOTES

DESIGN INTENT
The purpose of this Uniform Sign Program is to provide an aesthetically appropriate criteria throughout this project. It will provide uniform standards for all current and future tenants at 1801 West Valley Blvd. Alhambra CA 91803 and be in conformance with the Uniform Building Code and the City of Alhambra Sign Ordinance.

CONFLICTS WITH DRAWINGS OR CONDITIONS
Any conflicts or contradictions either in regard to these drawings or as they relate to other disciplines or contractors shall be described in writing to the Landlord, or its designee, along with any possible solutions. All conflicts are to be resolved and any changes approved by the Landlord, or its designee prior to sign construction and installation.

COMPLIANCE REQUIREMENTS
No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Uniform Sign Program. Conformance will be strictly enforced by the Landlord, or its designee, along with the City of Alhambra Planning Department. Any nonconformance or unsigned approvals will be the responsibility of the tenant to correct within a period not to exceed 30 thirty days at his/her expense.

DESIGN STANDARDS
Details on these drawings represent the design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the Tenant and their Contractor to incorporate all reasonable construction safety factors necessary to protect the Landlord or their designee against public liability.

• DESIGN:
  - No wall signs permitted above the first floor except building identification signs or the sign of a major tenant. For first 25 linear feet of primary building frontage, maximum of two square feet per linear foot of primary building frontage.

• DETAILS:
  1. Sign exterior painting will consist of Frazee paint product or comparable variant as per architect color specifications unless otherwise stated in the Uniform Sign Program.

  2. Signs that are to be internally illuminated will utilize energy efficient white LEDs.
  3. All wall penetrations are to be sealed against weather elements.
  4. Should a sign be removed, it is the Tenant’s responsibility to patch all holes, paint surfaces to match the existing color and restore surface to original condition.
  5. Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

MAINTENANCE
Signs located within 1801 West Valley Blvd. Alhambra, CA 91803 shall be maintained in an “As New Condition.” The Owner’s will periodically perform visible sign inspections looking for but not limited to the following:
  1. Material fading, cracking and or peeling.
  2. Improper illumination
  3. Any damage caused by human or nature
Any said damage repair will be the responsibility of the end user.

APPROVALS
All signage must have written approval from The Landlord, or its designee, and the City of Alhambra before construction. Before submitting to the city, eligible applicants must first submit (3) three copies of the following to the Landlord or its designee:
  1. Dimensioned Site Plan showing proposed sign locations and lease widths (subject to verification).
  2.Scaled Elevation Drawings showing proposed sign locations, height to finished grade and placement upon wall (left to right & top to bottom measurements).
  3. Sign Construction Details illustrating finish & colors, logo & letter sizes, electrical details and method of attachment.
The Landlord shall determine and approve the availability and position of a Tenant name on any wall sign and needs to be illustrated on submittal.

PROHIBITED SIGNS
All signs not specifically permitted in this program are prohibited. Such signs shall include, but not be limited to, the following:
  1. Animated, blinking or flashing signs, except barber shop poles and time and temperature signs.
  2. Flags, pennants and streamers, unless approved by a temporary sign permit or a zoning clearance.
  3. Moving or revolving signs, except barber shop poles.
  4. Portable signs, unless approved by a temporary sign permit or a zoning clearance.
  5. Roof signs.
  6. Signs in the public right-of-way and on public property, except governmental signs, signage on a city-approved transit shelters, and real estate open house signs and freestanding “A” frames.
  7. Windblown devices and balloons.
  8. Fence signs.
  9. Any sign constructed on or of paper or similar material which makes use of chalk, felt pen, fluorescent paint, grease pencil, or similar medium.
  10. Any sign applied directly on the interior or exterior of a translucent or transparent surface including windows and doors by the use of chalk, felt pen, tempera, grade pencil or similar medium (seasonal holiday displays of a non-advertising nature excepted).
  11. Wall signs in which the sign face is contained within a box constructed of a metal, wood, plastic, or other similar material.

WINDOW GRAPHICS
All window signs shall be white vinyl applied from the inside of the tenant space. Window signs shall not exceed 10% of the window area. Details of window signs not specified in this sign program shall be compliant with the current zoning code for the City of Alhambra.

• WINDOW SIGNS:
  Sign(s) indicating hours of operation, emergency information, accepted credit cards, code requirements, etc.
  1. Maximun 4 sf sign area per tenant
  2. Color: white only
  3. No hand painted lettering
  4. Fonts: By tenants, subject to approval by landlord and City of Alhambra

SUITE IDENTIFICATION:
• BUILDING ADDRESS NUMBER
  Sign(s) indicating building identification address number, copy: “1801”
  1. 18” Max Height for building address
  2. Color: aesthetically appropriate colors subject to approval by landlord and City of Alhambra
  3. Serif Fonts, subject to approval by landlord and City of Alhambra
LOCATION OF SIGNAGE - SOUTH ELEVATION

CODE:
No wall signs permitted above the first floor except building identification signs or the sign of a major tenant. For first 25 linear feet of primary building frontage, maximum of two square feet per linear foot of primary building frontage.
LOCATION OF SIGNAGE - NORTH ELEVATION
SIGN TYPE A - PRIMARY SIGNAGE DETAILS

SPECIFICATIONS

PURPOSE: To identify primary business names
MAXIMUM NUMBER: One (1) business sign and (1) secondary copy permitted and (1) secondary copy permitted subject to landlord and city approval.
LOCATION: See pg.5, location subject to landlord and city approval.
SIGN TYPE: 3/4” min, 1” max thickness acrylic fco letters, non-lit.
COPY: Subject to landlord and city approval,
LOGO/TAGLINE: Permitted.
MAXIMUM HEIGHT: Overall height of single line copy/logo not to exceed 12”
LENGTH: Maximum 80% of the tenant lease width
MAXIMUM SIGN AREA: Per city code.
SIGN MATERIAL: Acrylic.
MOUNTING: Construction adhesive, subject to landlord and city approval.
COLOR: All colors allowed subject to landlord and city approval.
ILLUMINATION: none.
SIGN TYPE B - SECONDARY SIGNAGE DETAILS

SPECIFICATIONS

PURPOSE: To identify tenant, north elevation entrance.

MAXIMUM NUMBER: (1) secondary sign permitted.

LOCATION: See page 5 for location.

SIGN TYPE: Front lit channel letters raceway mounted only

COPY: Max. of (2) two lines of text.

LOGO/TAGLINE: Max. of 5" tall.

MAXIMUM HEIGHT: 1'-6" height max

LENGTH: 12' max.

MAXIMUM SIGN AREA: Per city code.

STACKED COPY: Minimum 2" space between lines of copy.

COLOR: All colors allowed subject to landlord and city approval.

ILLUMINATION: White LED

CODE:
No wall signs permitted above the first floor except building identification signs or the sign of a major tenant. For first 25 linear feet of primary building frontage, maximum of two square feet per linear foot of primary building frontage.
ADDRESS: 1420 Front Street
APPLICANT: Carlos Perez
PROPERTY OWNER: Carlos Perez
PROJECT TYPE: This application is for a new fence for an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new site fencing for an existing single-family residence. This property is located on Front Street adjacent to Electric Avenue, which is a narrow access street. An existing picket fence lines the front and side property lines in front of the house and a stucco covered block wall encloses the rear of the property. The site currently does not have a retaining wall on the sidewalk as the existing terrain gradually elevates from the sidewalk to the house. The new proposed front yard fence will use stucco covered block wall as the lower portion of the fence with wrought iron above. The new block wall will also function as the retaining wall at the front property line as the grade of the front yard will be leveled. The fence and new retaining wall are code-compliant but will create a high wall condition as the wall accommodates the new grading. A consideration to mitigate this concern would be to provide a landscape area between the new fence and the front property line. If shrubbery or vines were maintained, it would also deter any graffiti on the new stucco retaining wall. In any case, the applicant should provide adequate documentation to illustrate clearly the finish and color of the stucco over the block, the masonry caps or stucco detail used for the top of the pilasters and all wrought iron elements dimensions.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall update the drawings to clearly illustrate the finish and color of the stucco to be used over the concrete block; 2. All wrought iron shall be dimensioned and illustrated (i.e., on center picket dimensions, support and top rail details, etc.); and 3. The fence shall be inset approximately 18" from the front property line to accommodate a maintained shrubbery.
EXISTING
805 S. ELECTRIC LN
ALHAMBRA, CA 91803

NOT TO SCALE

STREET LEVEL

PROPOSED

1. NEW BLOCK RETAINING WALL TO BE STUCCO

WROUGHT IRON (NO SPIKES)

2X8X16 BLOCK

SOIL FILL

STREET LEVEL

45'
ADDRESS: 306 Orange Grove Avenue  
APPLICANT: Thomas Sze  
PROPERTY OWNER: Thomas Sze  
PROJECT TYPE: This application is for exterior alterations to an existing single-family residence.  
PROJECT STATUS: Continued Applicant  

DESIGN ASSESSMENT: This application was last heard at the December 13, 2022, Design Review Board meeting and was continued due to the applicant's absence. This application proposes a 409-square-foot, one-story addition to an existing single-family residence with a current size of 1,016 square feet. The project is located south of Poplar Avenue on Orange Grove. The majority of the homes on this street maintain the character of the original tract and are diverse in architectural style. The existing house was remodeled in a craftsman style with wood siding, wood window trim and a simple front porch. The new addition occurs at the front and side of the house, creating an entirely new appearance. The applicant has met with staff and proposes to retain the craftsman style and the wood siding and is improving the home detailing. The revised design includes a new extended porch with detailing within the craftsman vernacular. The slope of the main roof remains at the existing pitch, but given the connection of the front porch, the differing slopes will not conflict. There are discrepancies between the roof plan and elevations. The roof plan is incorrect; due to the different roof slopes, the lines of the roof plan should not be at 45-degree angles. The applicant shall revise the drawing to be accurate to the designed condition. Overall, the materials and colors are acceptable; however, it is recommended that the accent trim is in white rather than dark grey to help lighten the overall color palette.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall revise the dark grey trim color to white; 2. The roof plan shall be revised to accurately reflect the design; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.
NOTE:

4" 2500 PSI CONCRETE WITH #4 REBAR @ 16" OC. EW, 6 MIL VAPOR BARRIER

VENT 18"x24"

2' X 10' FJ @ 16" OC

4' X 8' BEAM

2X10FJ @ 16 OC

4' X 8' BEAM

2X10FJ @ 16 OC

VENT 18"x24"

5/8"X10" AB @ 6 OC. 12" FROM ALL CORNER WITH 3"X3" S4 WASHER

200 PSI CONCRETE WITH #4 REBAR @ 16 OC. 2 #4 REBAR 14B 3" CLEAR ALL SIDES TYPICAL

200 PSI CONCRETE WITH #4 REBAR @ 16 OC.

7171 WARNER AVE. SUITE B#105
HUNTINGTON BEACH, CA. 92649
NOTE:

1. ADDITIONAL ROOF AND RAFTER DETAILS ON SHEET A-12 DETAIL 2 AND ON SHEET A-13

ROOFING PLAN

48'-6"  14'-6"

48'-6"

PRJ.No.: 221604

OWNER'S NAME
THOMAS SZE
FRANCISCO OLIVARES

DRAWN BY:
E-MAIL: Budd@ambcd.com
PH: (323) 440-6464

7171 WARNER AVE. SUITE B#105
HUNTINGTON BEACH, CA. 92649

SCOPE OF WORK:
ADDITION W/ REPLACING FOUNDATION

DRAWING NAME:
ROOFING PLAN

DATE:
REVISIONS:
SITE ADDRESS:
306 ORANGE GROVE AVE
ALHAMBRA, CA. 91803

NOTE:
**SCOPE OF WORK:**

**DATE:**

1 2 3

**REVISIONS:**

**SITE ADDRESS:**

DRAWING NAME:

**OWNER’S NAME:**

THOMAS SZE

**DRAWN BY:**

E-MAIL: Budd@ambcd.com

PH: (323) 440-6464

7171 WARNER AVE. SUITE B#105

HUNTINGTON BEACH, CA. 92649

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<th>DRAWING NAME</th>
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<td>A-13</td>
<td>ADDITION W/ REPLACING FOUNDATION</td>
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<td>THOMAS SZE</td>
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**DRAWING No.:** A-13

**PRJ.No.:** 221604
ADDRESS: 1318 Alhambra Road  
APPLICANT: Eric Tsang, Eric Tsang Architects  
PROPERTY OWNER: Ms. Maio Hsish  
PROJECT TYPE: This application is for exterior alterations to an existing commercial building.  
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application was last heard at the January 26, 2021 Design Review Board meeting and was approved with conditions. This application proposes a revision in design to the exterior alterations to this existing commercial building. The proposed use is that of a Meditation Center with residential quarters and retains the one-story configuration of the existing building. The approved design in 2021 was similar in massing and use. The architectural style at that time was a hybrid craftsman with an asphalt comp shingle roof and stucco walls. Due to the functional use of the building, the fenestration and massing were not classic craftsmen but the entry and other elements did utilize the craftsman vocabulary.

The current design proposal uses different materials and the aesthetic is not singular in a given architectural style. The roof material is a barrel-style metal tile in a charcoal color. A brick wainscot is used and the CMU walls are now painted an off-white color. The column material is not specified but all are cylindrical in form. Although the building design differs from the previously approved design, much of the proposal's acceptability is in the scale and massing of the building, which has stayed the same. The color palette is generally neutral and adds to the acceptability of the proposal. The site fencing is now wrought iron with landscaped shrubbery designed interior to the fence. This provides a mitigated visual aesthetic to the fence and to the property. It is also noted that any signage would be addressed under a separate application.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The column material shall be defined as a matte finish; and 2. All revised drawings shall be reviewed and approved by DRB staff during the building department submittal.