ALHAMBRA DESIGN REVIEW BOARD
April 11, 2023
AGENDA
REGULAR MEETING - 7:30 P.M.
City Hall Conference Room A
111 South First Street

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):

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: March 28, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the March 28, 2023 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 1117 East Main Street
This is an application for exterior alterations to an existing commercial building.
Applicant: Yuri Amsellem

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Signage (if any) shall be reviewed under a separate application; 2. The revised drawings shall include gate and fence design information; and 3. All revised drawings shall be reviewed and approved prior to plan check submittal.

3. 1427 West Valley Boulevard
This is an application for a new Uniform Sign Program for an existing commercial building.
Applicant: Paul Wu
**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The sign band areas shall be accurately dimensioned and documented; 2. Allowable letter heights shall be reduced by 15-20% based on existing sign band area; 3. Sign A mounting heights shall be consistent at the same level; 4. The specification for Sign B shall be revised to clarify use; and 5. All revised documentation shall be reviewed and approved by DRB staff before permit issuance.

**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 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, April 25, 2023 at 7:30 p.m., in Alhambra City Hall Conference Room A, 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 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.

**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 Board decision. The appeal period for items on this agenda expires at the close of business on April 24, 2023.
March 28, 2023

A. **CALL MEETING TO ORDER:** 7:30 P.M.

B. **ROLL CALL:**
   - Present: Ankit Udani, Nora Hernandez, Michael Daninger, Stanley Tsai
   - Absent: None
   - Staff Present: Erin Joson, Vist Yang

C. **CONSENT AGENDA**

All items on the consent agenda will be addressed under a single motion unless a Design Review Board Member of a member of the public requests that the item be heard under the Discussion Agenda.

**ITEM 1: DRB MINUTES - March 14, 2023**

**ITEM 2: 1021 South Meridian Avenue**

**MOTION:**

- Daninger moved to approve the consent agenda.
- The second was by Hernandez.
- The motion carried with the following roll call vote:
  - Ayes: Udani, Daninger, Tsai, Hernandez
  - Noes: None
  - Absent: None

D. **DISCUSSION ITEMS:**

**ITEM 3: 1216 South Garfield Avenue**

- Request: Exterior alterations to an existing multi-tenant commercial building.
- Applicant: Tim Wong, TNCK LLC
• Recommended Action: Recommendation is for approval with the condition that any new signage or Uniform Sign Program shall be reviewed under a separate application.

• Discussion:
  Staff report was given but the applicant was not present.

The Board reviewed the project and had no questions.

MOTION:
  o Hernandez moved to approve the application with the condition that any new signage or Uniform Sign Program shall be reviewed under a separate application.
  o The second was by Daninger.
  o The motion carried with the following roll call vote:
    Ayes: Udani, Daninger, Tsai, Hernandez
    Noes: None
    Absent: None

ITEM 4: 2121 Orange Street

• Request: A new building for a self-storage facility.

• Applicant: Brian Kearney, Johnson Development Associates

• Recommended Action: Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application; and 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal.

• Discussion:
  Staff report was given and the applicant and associates were present to speak on behalf of the project.

  Tsai had concerns about a lack of exterior lighting for the project. The applicant stated that there was no detailed concept but there would most likely be sconces placed at pedestrian level.

  There was discussion about the glass corners and was clarified by the applicant.

MOTION:
  o Tsai moved to approve the application with the following conditions: 1. Any signage shall be reviewed under a separate application; 2. Any MWELO-related
documentation shall be provided at the time of Plan Check submittal; and 3. An exterior lighting concept shall be provided prior to building plan check.

- The second was by Hernandez.
- The motion carried with the following roll call vote:
  Ayes: Udani, Daninger, Tsai, Hernandez
  Noes: None
  Absent: None

**ITEM 5: 1000 South Garfield Avenue**

- Applicant: Monique Kuo, Tzu Chi Medical Foundation
- Recommended Action: Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application; and 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal.
- Discussion:
  Tsai recused himself from the discussion of this application due to his association with the applicant.

Staff report was given and the applicant and architect was present. The architect submitted a new revision to the project which proposes a metal standing seam roof and circular skylights. The architect also gave a brief presentation explaining the concept of the building design.

There was discussion about the adjacent building. The applicant confirmed that no modifications would be made to the adjacent building. Hernandez noted a lack of harmony between the two buildings and questioned the basis of using a Mid-Century Modern design.

Daninger questioned the design of the canopy and the balance with the overall elevation.

**MOTION:**

- Daninger moved to approve the application with the following conditions: 1. Any signage shall be reviewed under a separate application; 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal; and 3. The canopy design shall be reviewed with Staff prior to submittal to Planning Commission hearing.
- The second was by Hernandez.
- The motion carried with the following roll call vote:
  Ayes: Udani, Daninger, Hernandez
A. ADJOURNMENT:

- We will adjourn to the next meeting on April 11, 2023.

MOTION:

- Hernandez moved to adjourn the meeting at 8:15 P.M.
- The second was by Daninger
- The motion carried by the following roll call vote:
  - Ayes: Udani, Daninger, Hernandez
  - Noes: None
  - Absent: Tsai

_______________________________
Ankit Udani
Chairman

ATTEST:

______________________________
Rick Abe
Secretary
ADDRESS: 1117 East Main Street
APPLICANT: Yuri Amsellem
PROPERTY OWNER: James Thorp
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 on East Main Street just west of Vega Street. The building is a one-story structure with partial parking on a second level. The proposed alterations are intended for a new tenant to use the building as a ghost kitchen. The proposed alterations include new paint, doors and windows that correspond to a revised floor plan. The proposed alterations to the exterior of the building provide a minor improvement to the appearance and functionality of the structure. The current building is set back from the street and has no fenestration facing Main Street. The addition of a new door and windows at the front will provide some visual relief.

There is a sliding vehicle gate and fence that are included in the proposal; however, more specific detailing and dimensional documentation should be provided to confirm code-compliance. The new grey paint color with black accents is acceptable given the commercial (non-retail) nature of the building.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. Signage (if any) shall be reviewed under a separate application; 2. The revised drawings shall include gate and fence design information; and 3. All revised drawings shall be reviewed and approved prior to plan check submittal.
Proposed Kitchen Area #4 (793 Sq. Ft.)

8'-6"  18'-0"

Parking Requirement
1/250 Ratio = 18 Parking Spaces Required
(8 Spaces provided, City variance)

Adjacent Property

"No Parking"

2nd Level Parking

"No Parking"

1st Parking Level

Main Street

Adjacent Property

Proposed Site Plan

L.A. Kitchen Studio 26, LLC.

Foodservice/Equipment
NEWASIA FSE, Inc.
3400 Peck Rd.
El Monte, CA.  91731

Email: newasiainc@aol.com
Ph: 626-575-5880
Tenant Improvement

L.A. Kitchen Studio 26, LLC.

Foodservice/Equipment

NEWASIA FSE, Inc.

Proposed Kitchen Area #4 (793 Sq. Ft.)

(E) Driveway

Parking Requirement

1/250 Ratio = 18 Parking Spaces Required

(8 Spaces provided, City variance)

Adjacent Property

2nd Level Parking

1st Parking Level

"No Parking"

"No Parking"

Proposed Roof Equipment Plan

11/27, March

Exhaust #6

Exhaust #7

Exhaust #8

Return Air #6

Return Air #7

Return Air #8

Type 2 Exhaust #9

Conde

ser #7

Conde

ser #8

Conde

ser #9

Condenser

Community Fridge

Condenser

Community Freezer

A/C Unit

Exhaust #1

Return Air #1

Return Air #1

Exhaust #1

Adjacent Property
Note: All doors with latch to have single action lever hardware which retracts both lock and latch from the exit side with a single operation. 11B-404.2.7

Note: No Thumb turn locks are permitted 5lbs of pressure for all doors. 11B-404.2.9

DOOR SCHEDULE

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<th>3'-0&quot; HC</th>
<th>6'-8&quot; 1-5/8&quot; MTL</th>
<th>INT</th>
<th>3'-0&quot; A</th>
<th>6'-8&quot; 3/8&quot; EXT MTL</th>
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GROUP HEAD SILL

| MAT | EXT 3/8" | 3'-0" Glass | A | 3'-0" | 3'-0" Glass | A |---|---|---|---|---|---|---|---|
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fixed Clear Safety Glass | and Metal Frame | | | | | | | | | | | | | |

WINDOW SCHEDULE

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ADDRESS: 1427 West Valley Boulevard
APPLICANT: Paul Wu
PROPERTY OWNER: Winnes Wong
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 includes tenant signage on the first floor and building signage (major tenant signage) on the second floor. Two different sign styles are allowed: front-lit channel letters or front & back-lit (dual-lit) channel letters. The first floor tenant wall sign (Sign A) has two different design options, one with a single line of copy and the other that includes a logo, store name and a secondary line of copy. Both options have a 24" max height limitation. Additionally, a wider sign band area option exists if Tenants 102 & 103 have a combined lease. For the Building Sign (Sign B), the USP allows a single-line copy only with a 30" height limit. The overall USP is acceptable, however, the vertical height of the signs may be too tall given the space available in the sign band area. There are no dimensions provided but based on the dimensions provided for the windows, the sign letter heights should be reduced by 20%. The specification for Sign B shall be revised to clarify use (i.e. building name or major tenant).

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The sign band areas shall be accurately dimensioned and documented; 2. Allowable letter heights shall be reduced by 15-20% based on existing sign band area; 3. Sign A mounting heights shall be consistent at the same level; 4. The specification for Sign B shall be revised to clarify use (i.e. building name or major tenant); and 5. All revised documentation shall be reviewed and approved by DRB staff before permit issuance.
Building addresses governed by this sign program are as follows:
1427 W. Valley Blvd, Alhambra, CA 91801
for Suite #101, #102, #103 & #201
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**DIRECTORY:**

| PROJECT: 1427 W. VALLEY BLVD ALHAMBRA, CA 91801 | OWNER: W PROPERTIES INC 1427 W. VALLEY BLVD ALHAMBRA, CA 91801 | CITY PLANNING: PLANNING DEPARTMENT 111 SOUTH FIRST STREET ALHAMBRA, CA 91801 Tel: 626-570-5034 | SIGN DESIGNER/CONTRACTOR: AD SIGNS 9441 VALLEY BLVD ROSEMEAD, CA 91770 TEL: 626-448-1166 EMAIL: INFO@ADSIGNS.US |

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**AD SIGNS ELECTRICAL ADVERTISING INC**
INTRODUCTION, APPROVAL & REQUIREMENT

INTRODUCTION:
The purpose of this sign criteria is to establish the tenant sign identification standards necessary to ensure a coordinated, proportional exposure for each and every tenancy. Performance shall be strictly enforced and any installed non-conforming signs shall be removed by the tenant at tenants sole expense. This sign program has been developed to allow each tenant flexibility and creativity of individual signage within the limits of their leasehold.

APPROVAL:
The design and construction of any exterior tenant sign requires written approval by both the landlord and the city before it is either fabricated or installed. The landlord and City will base their approvals on conformity to this sign criteria (including fabrication and installation standards) and the requirements of the city’s municipal codes and designs guidelines. The landlord and city shall refuse approval of and sign that does not conform to these standards.

1) Prior to apply for a sign permit the tenant shall submit to the Landlord for approval, three(3) copies of scaled drawings indicating the size, location, design and color of the proposed sign, with manufacturing and installation details and the width and the height of the leased storefront.

2) Prior to manufacturing signs, the tenant shall submit to the City of Alhambra Planning Department the sign drawing approved by the landlord and obtain a valid sign permit from the Building & Safety division of Building Department.

DESIGN REQUIREMENTS

1) A scaled storefront drawing for each wall, canopy or other feature upon which a sign will be erected, showing all dimensions of both the sign and the storefront width of the tenant’s premises.

2) A plot plan and elevation indicating the location of any and all signs you propose, fully dimensioned and drawn to scale.

3) Section views through sign and fascia to show its construction methods.

GENERAL REQUIREMENTS

1) No sign shall be constructed until approved sign permits have been issued by City of Alhambra’s Building Department.

2) All work to be prepared and constructed by a reputable, state licensed sign contractor.

3) Tenants shall pay for all their signs, their installation (including final connection, transformer, all labor, materials and city permit fees). The tenant’s sign contractor must file, pay for, and obtain all licensed and permit required by city of Alhambra.
GENERAL REQUIREMENTS & PROHIBITED SIGNS

GENERAL REQUIREMENTS (cont.)

4) Each tenant shall be fully responsible for and repair any damage to the property upon which the sign is placed, whether occurring during installation, use or removal of sign, including any costs or damage to any other property or person of any type. Should tenant’s sign require maintenance or repair, Landlord shall give tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do same landlord shall undertake repairs and tenant shall reimburse Landlord with ten (10) days from receipt of invoice.

5) Tenant’s sign contractor shall carry workman’s compensation and public liability insurance against all damage suffered or done by and all persons and/or property while engaged in the construction or erection of signs in the amount of $2,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation naming W PROPERTIES INC or other party as may be required, as additionally insured.

6) The old tenants shall be responsible to remove their signs when they vacate. Removal of the sign shall include repair of the wall or ground sign surface back to its original condition.

7) No field changes are permitted without first notifying the Landlord in writing. Changes of signs to the placement and/or location from the approved plans, will be the tenant’s responsibility to repair and relocated the sign to the proper placement at the tenant’s expense. All field change shall further be approved by City of Alhambra in writing.

8) The advertising or information content on the sign shall be limited to letters designating the store name of the establishment or to the goods and services (no brand names) sold on the premises on which the sign is located.

9) All signs shall be reviewed by the landlord prior to installation naming W PROPERTIES INC or other party as may be required, as additionally insured.

PROHIBITED SIGNS

1) Animated Signs: sign consisting of anything swinging, rotating, flashing, blinking, including any moving electronic message boards, except time and temperature signs.

2) Signs in the public right-of-way and on public property, except governmental signs and signage on city-approved transit shelters.

3) Temporary advertising devices such as attraction board, banner and flags, except with approval of landlord and City of Alhambra.

4) Any temporary promotional or advertising sign on parked vehicles are prohibited.

5) Exposed raceway, junction boxes, lamps, transformers, tubing, conduits or neon crossovers of any types.

6) Cabinet Signs

7) The use of decals, stick-on or transfer letters, or tape on the wall or parapets or building, fences, walls or other structures.

8) Any sign applied directly on the interior or exterior of a translucent or transparent surface including windows and doors by use of chalk, felt pen, fluorescent paint, grease pencil, or similar medium (seasonal holiday displays of a non-advertising nature excepted).
MISCELLANEOUS BUILDING SIGNAGE

WINDOW GRAPHICS

Door Signs:
Sign(s) indicating hours of operation, emergency information, accepted credit cards, code requirements, etc.

1) Maximum sign are: 2 s.f. per tenant
2) Color: white only no exception
3) No hand painted lettering
4) Fonts: By tenants, submit for approval

Suite Identification:
Sign(s) indicating unit address, letter, etc.

1) 4" high.
2) Color: white only no exception
3) No hand painted lettering
4) Fonts: South Aire

Window Signs
Sign(s) indicating leasing, construction, seasonal, etc.

1) Sign located on non-door window surfaces shall not exceed 10% of any non-door window area.

TEMPORARY PROMO SIGNS

1) All Temporary signs subjected to landlord approval.

2) Prior to displaying any exterior signage, the tenant shall submit to the City of Alhambra Planning Department the temporary sign drawing approved by the landlord and obtain a valid Temporary Sign Permit subject to the standards in the Alhambra Municipal code.

3) All temporary sign shall not be permanently affixed to the building and must be removed within ten (10) days after the conclusion of the event with they advertise.
LEGEND

A  First Floor Tenant Signage
B  Second Floor Major Tenant Signage
C  Existing Awning

Plan showing exact position of signs to be submitted along with permit application.
STOREFRONT SIGNAGE (First Floor)
1427 W. VALLEY BLVD

Purpose: To identify primary business names.
Maximum Number: One(1) business sign is permitted per unit. There shall be no more than one sign per business per elevation. Corner business is permitted two business sign, one business sign per elevation.
Location: Equal space above and below the sign, centered left-to-right on facia.
Sign Style: Front-lit or Front & back-lit (dual-lit) channel letters.
Sign Copy: No more than two row of letters are permitted.
Logo/Tagline: Permitted.
Maximum Height: Overall height of Single Line copy/logo not exceed 24”
Overall height of stacked copy/logo not to exceed 30”
Tagline height to be a maximum of 8”
Length: Up to 75% of adjacent sign band length.
Stacked Copy: Minimum 2” space between copy.
Maximum Sign Area: 1.5 sq, ft, per linear foot of storefront/frontage.
Sign Material: 5” thick letters and logos, Face to be acrylic, return to be fabricated from .04 aluminum paint black.
Letter back to be fabricated from .04 aluminum.
Trim-cap: 3/4” black trim-cap.
Color: Lettter face color subject to Landlord & City approval.
Black returns. Black Trim-cap. (except federal trademark)
Illumination: L.E.D.
Purpose: To identify plaza name.

Maximum Number: One (1) business sign is permitted per unit. There shall be no more than one sign per business per elevation. Corner business is permitted two business signs, one business sign per elevation.

Location: Equal space above and below the sign, centered left-to-right on facia.

Sign Style: Front-lit & Front & back-lit (dual-lit) channel letters.

Sign Copy: Single line copy only

Logo/Tagline: Permitted.

Maximum Height: Overall height of Single Line copy/logo not exceed 30”

Length: Max 75% of sign band length

Maximum Sign Area: 1.5 sq. ft, per linear foot of frontage.

Sign Material: 5” thick letters and logos, Face to be acrylic, return to be fabricated from .04 aluminum paint black. Letter back to be fabricated from .04 aluminum.

Trim-cap: 3/4” black trim-cap.


Illumination: L.E.D
BUILDING ELEVATION
1427 W. VALLEY BLVD

South Elevation

East Elevation

A) for 102 & 103 tenant combine lease