CALL MEETING TO ORDER:

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

CONSENT CALENDAR (Item 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: April 25, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the April 25, 2023 regular meeting of the Design Review Board.

DISCUSSION ITEMS:

2. 69 East Main Street
This is an application for new signage on an existing commercial building for the business known as “Dollar Tree”.
Applicant: Alesia Davis, Glassman Planning Associates

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. All signage shall be aligned with and fall symmetrically within the recessed CMU sign band area; 2. Channel letters without raceways shall be used as the assumed electrical supply; and 3. All documentation shall accurately reflect the aforementioned conditions.
3. **203 North Curtis Avenue**  
This is an application for a new front yard wall for a new two-story multi-family residence  
Applicant: Louis Guevara, LI Christopher Masonry  

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that all concrete caps for the walls and pilasters shall match the color of the proposed split-face CMU.

4. **722 North Dos Robles Place**  
This is an application for a 448 square foot one-story addition to an existing single-family residence.  
Applicant: Jorge Cea, Cea CADDdesign  

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Roof bracket details shall be used on all new addition gables; 2. All new paint shall match the existing color; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

5. **1800 South Marguerita Avenue**  
This is an application for a new 2,579 square foot two-story single-family residence with attached three-car garage.  
Applicant: Yang Wang, Yang Architect Inc.  

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The degree of modulation on the building mass shall be improved; 2. All drawings shall be corrected to accurately represent the configuration of the roof elements in the elevations; 3. Landscape design shall be more thoroughly developed with regard to integration with building elements on the site and MWEO compliance; 4. The site fencing shall be redesigned to address the site consistently and to integrate with the architectural style of the proposed residence; 5. Any required MWEO-compliant documentation shall be provided with the Building Division submittal; and 6. All revised drawings shall be reviewed and approved by DRB Staff prior to Building plan check.

6. **1701 South Chapel Avenue**  
This is an application for a 634 square foot one-story addition to an existing single-family residence.  
Applicant: April Mo, JWL Associates  

**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 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, May 23, 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 Design Review Board decision. The appeal period for items on this agenda expires at the close of business on May 22, 2023.
April 25, 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: Richard Abe AIA, 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 - April 11, 2023**

**ITEM 2: 1000 Benito Avenue**
APPLICANT: Yuri Amsellem
PROJECT TYPE: This application is for a roof replacement on an existing single-family residence with a metal roof.

**ITEM 3: 1100 East Main Street**
APPLICANT: Tae Kim
PROJECT TYPE: This application is for exterior alterations to an existing commercial building.

**ITEM 4: 523 Marguerita Avenue**
APPLICANT: Salvador Jimenez, SJ Workshop
PROJECT TYPE: This application is for a first- and second-story addition to an existing single-family residence.

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

- We will adjourn to the next meeting on May 9, 2023.

MOTION:

- Tsai moved to adjourn the meeting at 8:00 P.M.
- The second was by Hernandez
- The motion carried by the following roll call vote:
  Ayes: Udani, Daninger, Hernandez, Tsai
  Noes: None
  Absent: None

_______________________________
Ankit Udani
Chairman

ATTEST:

_______________________
Rick Abe
Secretary
ADDRESS: 69 East Main Street  
APPLICANT: Alesia Davis, Glassman Planning Associates  
BUSINESS TENANT: Dollar Tree  
PROPERTY OWNER: Steven Schechter  
PROJECT TYPE: This application is for new signage for an existing commercial building (Dollar Tree).  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes new wall signage for an existing commercial building for the business known as "Dollar Tree." The property is located on the corner of East Main Street and North Stoneman Avenue. The proposal includes four signs. Sign A & B will face Main Street, sign C will face the parking lot, and Sign D will face North Stoneman Avenue. All signs are internally illuminated wall signs. The sizes, graphic designs, and color palette are consistent with the nationally recognized Dollar Tree brand. The design(s) are not in dispute as Design Review Board policy recognizes national brands and brand updates. There are, however, two issues that need resolution. First, the documentation is inconsistent. As seen on pages 1 and 2, the alignment and sign size in the photo simulation and the elevation are contradictory in layout. This is important as there are differences in the CMU type, which creates a sign band area. To misalign the signage or raceways to this sign band will look like a mistake and detract from the sign design. Second, DRB policy does not allow raceway solutions. Although exceptions have been made when the structure does not allow electrical access, channel letters without raceways are recommended whenever possible.  

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. All signage shall be aligned with and fall symmetrically within the recessed CMU sign band area; 2. Channel letters without raceways shall be used as the assumed electrical supply; and 3. All documentation shall accurately reflect the aforementioned conditions.
Sign A
Led Illuminated P/C Sign

Copy Spec's: clear solar grade polycarbonate letter face with 2nd surface decoration, vivid green #156 with white diffuser.
Note: vivid green & white diffuser pre-applied by 3M (item # VTL 19222 48" roll).

both above to have:
5" deep bronze return w/ 1" bronze trimcap. UL approved white (logo), green (copy) Led Illumination.
Note: interior of logo/letter returns/backs pre'd MAP matte white.

Raceway:
Aluminum painted to match brick

TOTAL Allowed sq ft.: 197.5
Used (DT): 73.19 sq. ft.
The radius of a 3' circle is 1.5.

**Sign B**

**Led Illuminated P/C Sign**

- **Logo Spec's:** clear solar grade polycarbonate face with 2nd surface decoration, digital printed colors; vivid green, Kelly green, black & white
- **5' deep bronze returns with 1' bronze trimcap, ul approved white (logo), green (copy) Led illumination.**

*Note: interior of logo/letter returns/backs pre'd MAP matte white.*

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**Total Allowed is Main St Signage Aggregate total SF 197.5**

Used (DT): 9 sq. ft.
Sign C
Led Illuminated P/C Sign

Copy Spec's: clear solar grade polycarbonate letter faces with 2nd surface decoration.
Vivid green #156 with white diffuser.

Note: vivid green & white diffuser pre-applied by 3M. (Item # VIL 19222 48” roll).
Both above to have:
5” deep bronze returns with 1” bronze trimcap, ul approved white (logo),
green (copy) Led illumination.

Note: interior of logo/letter returns/backed pre'd MAP matte white.

PROPOSED

TOTAL Allowed sq ft.: 49.38
Used (DT): 43 sq ft.
**Sign D**

**Led Illuminated P/C Sign**

**Copy Spec:**
- Clear solar grade polycarbonate letter faces with 2nd surface decoration.
- Vivid green #156 with white diffuser.
- Note: vivid green & white diffuser pre-applied by 3M, item # VTL 19222 468 roll.
- Both above to have:
  - 5" deep bronze returns with 1" bronze trimcap. (approved white (kopro), green (copy) Led Illumination.
  - Note: interior of logo/letter returns/backs pnd d MAP matte white.

**Raceway:**
- Aluminum painted to match brick

**TOTAL Allowed sq. ft.: 62.64**

**Used (OT): 59.7 sq. ft.**
Sign Electrical Requirements:

30" Dollar Tree (two (2) amps @ 120 volts)

a) primary electrical to be run with-in 5’ of each sign with leads in junction box
b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device.

[Diagram showing electrical layout with notes]

- LL / Contractor to have J-Box located center of proposed sign(s)
- or with-in 5 ft. of either end and above or below roof-line as needed

See Drawing for Specifications...
Sign Electrical Requirements:

21" Dollar Tree (two (2) amps @ 120 volts)

a) primary electrical to be run with-in 5' of each sign with leads in junction box
b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device
Sign Electrical Requirements:

24" Dollar Tree (two (2) amps @ 120 volts)

a) primary electrical to be run with-in 5' of each sign with leads in junction box
b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device

LL / Contractor to have J-Box located center of proposed sign(s) or with-in 5 ft. of either end and above or below roof-line as needed
ADDRESS: 203 North Curtis Avenue
APPLICANT: Louis Guevara, LI Christopher Masonry
PROPERTY OWNER: Kurtis Investment
PROJECT TYPE: This application is for a new front yard wall for a new two-story multi-family residence
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new front yard fence for a new two-story multi-family residence. This property is located west of North Atlantic Boulevard and North of West Woodward Avenue. The new fence will enclose the front property line. The 3' high design is code-compliant and uses a split face block in a natural finish. The appearance of pilasters is achieved by using a square configuration at key points as shown in the site plan sketch.

Given that the work has begun, there is a question if the precision finish cap on the pilasters is a mismatched color to the block (although it appears that the precision cap on the wall does match the wall body color). This is a minor but important consideration in the completion of the site wall. Confirmation should also be made that no vehicle gate is proposed (as is consistent with the provided documentation).

RECOMMENDATION: Recommendation is for approval with the condition that all concrete caps for the walls and pilasters shall match the color of the proposed split-face CMU.
STD, 8x8x8 Split 2 Ends...
$1.00 · In stock

12" x 8" x 12"
Column Split Face Block 4...
$10.77

6" x 8" x 16"
Standard Split Face Block 1...
$3.14

Stone Split Face

8" x 8" x 16"
ADDRESS: 722 North Dos Robles Place  
APPLICANT: Jorge Cea, Cea CADDesign  
PROPERTY OWNER: Adrian & Elizabeth Uribe  
PROJECT TYPE: This application is for a 448 square foot one-story addition to an existing single-family residence.  
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new 448 square foot one-story addition to an existing single-family residence for a new total of 1,978 square feet. The property is located south of Huntington Drive and west of North Atlantic Boulevard. The areas of the new addition occur at the side & rear of the building. Consistent with the neighborhood, the existing house is a good example of Craftsman architecture with authentic detailing that includes hung windows with trim, wood siding and a covered front porch. The existing dual post columns and roof brackets (outriggers) are noteworthy existing details. The proposed roof plan will be reconfigured to accommodate the addition. The overall design is minimally acceptable, however, the roof bracket detail should be included where possible. Alternatively, using a new double gable (similar to the front elevation) at the side may also be considered since the new ridge line would remain lower than the existing primary ridge.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. Roof bracket details shall be used on all new addition gables; 2. All new paint shall match the existing color; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.
NOTES:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
3. NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

SYMBOL LEGEND:
- (N) 2 X 4 STUD WALL AT 16" O.C., TYP.
- (N) 2 X 6 STUD WALL AT 16" O.C. TO BE DEMOLISHED, TYP.
- EXHAUST FAN, 50 CFM MIN. IN HUMIDITY
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

(Ref) SCALE 1/8" = 1'-0"
(Ref) SCALE 1/4" = 1'-0"
**ADRIAN AND ELIZABETH URIBE'S RESIDENCE**

**INTERIOR REMODEL AND MASTER BEDROOM ADDITION (335 S.F.), LAUNDRY ROOM (25 S.F.) AND DINING ROOM (88 S.F.) ADDITION.**

**ALL WORK TO COMPLY WITH CITY OF ALHAMBRA BUILDING STANDARDS**

**ENGINEERING MATERIALS**

- (E) COMP. SHINGLE ROOF MATERIAL
- (N) COMP. SHINGLE ROOF MATERIAL TO MATCH (E)
- (E) FIREPLACE
- (E) SINGLE FAMILY RESIDENCE
- (N) WOOD SIDING TO MATCH (E)
- (E) COLUMN BASE
- (E) WOOD COLUMMN
- (E) ROOF RIDGE
- (E) CEILING LINE
- (E) FIN. FLOOR LINE
- (E) GRADE LINE
- (E) PATIO

**SCALES**

- 1/8" = 1'-0"
- 1/4" = 1'-0"
MATERIAL NOTES:

- Concrete slab porch, light brown color
- 8" wide wood siding, Behr 4300 - olive green color
- Composition single roof material, gray color
- White trim, windows and end piece for siding
- Smooth stucco finish, Behr 4300 - olive green color

PROJECT NAME

ADRIAN AND ELIZABETH URIBE'S RESIDENCE

INTERIOR REMODEL AND MASTER BEDROOM ADDITION (335 S.F.), LAUNDRY ROOM (25 S.F.) AND DINING ROOM (88 S.F.) ADDITION.

ALL WORK TO COMPLY WITH CITY OF ALHAMBRA BUILDING STANDARDS.
ADDRESS: 1800 South Marguerita Avenue
APPLICANT: Yang Wang, Yang Architect Inc.
PROPERTY OWNER: Xiaoling Yu
PROJECT TYPE: This application is for a new 2,579 square foot two-story single-family residence with an attached three-car garage.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new 2,579 square foot two-story single-family residence with an attached three-car garage. The site is located on Maguerita Avenue, south of Valley Boulevard and north of the 10 Freeway. The adjacent neighbor is a good example of authentic Spanish architecture for a single-family residence. The applicant has worked with Staff to improve the proposed overall design, using an interpretive Spanish revival architectural style with a clay tile roof, exposed rafter tails, and hung windows. The key concern regarding the design and a more authentic approach to Spanish architecture lies in the scale of the structure. The two-story mass is largely unmodulated with a minimum setback at any of the elevations. The front elevation is also inaccurate where the roof does modulate, accentuating the lack of dimensional change.

A conceptual landscape plan has been provided; however, a more thoughtful design should be developed to relate to the structures on the property. A more thorough review will also occur during Plan Check for MWELO compliance. There are three different fence types on the same property and given the new development, it is recommended that the site fence design (if any) be resolved. The existing chain link fence is inconsistent with the architectural style of the new single-family residence. No site fencing is required but should any site enclosure be preferred, a comprehensive design should be proposed.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The degree of modulation on the building mass shall be improved; 2. All drawings shall be corrected to accurately represent the configuration of the roof elements in the elevations; 3. Landscape design shall be more thoroughly developed with regard to
integration with building elements on the site and MWEO compliance; 4. The site fencing shall be redesigned to address the site consistently and to integrate with the architectural style of the proposed residence; 5. Any required MWEO-compliant documentation shall be provided with the Building Division submittal; and 6. All revised drawings shall be reviewed and approved by DRB Staff prior to Building plan check.


**Interior Elevations and Entrances:**

- All interior elevations shall be clearly indicated.
- Entrances shall be marked clearly.

**Exterior Elevations:**

- Exterior elevations shall be clearly marked.

**Schedule:**

<table>
<thead>
<tr>
<th>Proposed Areas</th>
<th>105.50 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room</td>
<td>8.75 sq ft</td>
</tr>
<tr>
<td>Corridor</td>
<td>93.50 sq ft</td>
</tr>
<tr>
<td>7-Day Area</td>
<td>4.50 sq ft</td>
</tr>
</tbody>
</table>

**Additional Notes:**

- All areas shall be measured accurately.
- All measurements shall be verified by the architect.

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A-5

**Yang Architect**
ADDRESS: 1701 South Chapel Avenue
APPLICANT: April Mo, JWL Associates
PROPERTY OWNER: Kandy Kuo
PROJECT TYPE: This application is for a 634 square foot one-story addition to an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new 634 square foot one-story addition to an existing single-family residence. The property is located on Chapel Avenue, south of Valley Boulevard and north of the 10 Freeway. The new addition occurs at the rear of the building. The existing house is a simple bungalow with features that include wood siding, hung windows with trim and sill detailing, gable attic vents and wood columns at the front porch. The applicant has worked with Staff to improve the massing and the roof plan will be reconfigured to accommodate the addition. The documentation should be revised to accurately show the existing conditions and state that the front elevation porch and siding will remain as-is. Since the addition is in the rear with limited street visibility the design is acceptable. Note that there is an ill-proportioned ADU planned for the rear of the property but that is not reviewable by the Design Review Board.

RECOMMENDATION: Recommendation is for approval.
NOTES
ALL LIGHTING SHALL NOT SPILL OVER ONTO ADJACENT PROPERTIES THROUGH CUT-OFF, DOWNCAST, ETC.

LEGEND

EXISTING EAST ELEVATION PLAN
SCALE 1/4" = 1'-0"

EXISTING SOUTH ELEVATION PLAN
SCALE 1/4" = 1'-0"

EXISTING NORTH ELEVATION PLAN
SCALE 1/4" = 1'-0"

EXISTING WEST ELEVATION PLAN
SCALE 1/4" = 1'-0"
NOTES
ALL LIGHTING SHALL NOT SPILL OVER ONTO ADJACENT PROPERTIES THROUGH CUT-OFF, DOWNCAST, ETC.

LEGEND

ROOF
SHINGLE OR OTHER
CALIFORNIA TYPICAL
CUT/FRAMING
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

EXISTING
NEW

PROPOSED EAST ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED NORTH ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED WEST ELEVATION PLAN
SCALE 1/4" = 1'-0"
NOTES
ALL LIGHTING SHALL NOT SpILL OVER ONTO ADJACENT PROPERTIES THROUGH CUT-OFF, DOWNCAST, ETC.

PROPOSED EAST ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED NORTH ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED WEST ELEVATION PLAN
SCALE 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION PLAN
SCALE 1/4" = 1'-0"