



*Gateway  
to the  
San Gabriel Valley*

## **ALHAMBRA DESIGN REVIEW BOARD**

**April 26, 2016**

### **AGENDA**

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

#### **CALL MEETING TO ORDER:**

#### **ROLL CALL:**

WING HO, Chairman

NORA HERNANDEZ, Vice Chairman

RICHARD SANCHEZ, Member

DANIEL AMAYA-FREIRE, Member

YUNG KAO, Member

#### **CONSENT CALENDAR (Items 1-8):**

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 12, 2016**

**Recommended Action:** APPROVAL - Design Review Board review and approve as submitted the minutes of the April 12, 2016 regular meeting of the Design Review Board.

#### **2. 408 East Valley Boulevard**

This is an application for a new vinyl canopy sign for an existing commercial building housing Majestic Poultry & Market.

Applicant: Peter La, NA

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the awning material be canvas.

#### **3. 1508 South Olive Avenue**

This is an application for a 496 square foot rear addition and new siding for an existing

single family residence.  
Applicant: Terrence Chan, NA

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

**4. 241 South Olive Avenue**

This is an application for the relocation of a leasing office for an existing multi-family apartment complex.  
Applicant: Jay Truax, NA

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

**5. 2312 Westboro Avenue**

This is an application for a 513 square foot addition, a new front porch and exterior alterations to an existing single family residence.  
Applicant: Jason Sun, Architect Suns

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

**6. 100 East Main Street, #100**

This application is for patio/canopy coverings for two approved outdoor dining areas and signage for the Tokyo Table Restaurant in an existing commercial building.  
Applicant: Ryosuke Nil, NA

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

**7. 2121 Carlos Street**

This application is for driveway modification and relocation of the garage door for an existing single family residence.  
Applicant: Kim Hesse, City Ventures

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

**8. 2021 Carlos Street**

This is an application for a new single family residence.  
Applicant: Kim Hesse, City Ventures

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

**DISCUSSION ITEMS:**

**9. 112 East Alhambra Road**

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

Applicant: Brian Gordon, Lotus Property Services, Inc.

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the material specification be submitted to the City.

**10. 1836 South Stoneman Avenue**

This is an application for a 878 square foot addition to an existing single family residence.

Applicant: James Hu, NA

**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the roof plan be redesigned to address the joining of the addition to the existing house and to redesign or remove the cricket.

**11. 716 North Cordova Street**

This is an application for a 700 square foot addition to an existing single family residence.

Applicant: Tien Chu, NA

**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 10, 2016 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 May 6, 2016.

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

April 26, 2016, 7:30 p.m.

Alhambra City Hall

City Council Chambers

**Call to Order:** At 7:30 p.m. on April 26, 2016, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

**PRESENT:** AMAYA-FREIRE, HERNANDEZ, HO, KAO, SANCHEZ

**ABSENT:** NONE

**OFFICIALS PRESENT:** Rick Abe, City Architect

**CONSENT AGENDA** (Item Nos. 1-5)

All items listed under Consent Agenda were considered by the Design Review Board to be routine and, therefore, were enacted by one motion.

**1. Minutes-April 12, 2016**

**Recommended Action:** The Design Review Board review and approve as submitted, the Minutes of the April 12, 2016 Regular Meeting of the Design Review Board.

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

**2. 2705 West Ramona Road**

**Staff comments were as follows:**

This application proposes to relocate the front door and add a front porch to an existing single family residence. The interior of the house will be remodeled to add a bathroom but the visual impact from the outside is minimal. The new design proposes to shift the entry door and add a larger entry landing. The existing roof overhang at the entry will be removed and patched to match the existing linear roof line. The architectural style is not being significantly altered and is acceptable.

**Project discussion was as follows:**

Hernandez moved to approve. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 2 and approved the application as submitted.

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

**3. 413 North Palm Avenue**

**Staff comments were as follows:**

This application proposes a 208 square foot, single story addition to an existing single family residence. The addition occurs at the front elevation enclosing part of the existing front porch area. The roof design adds a third gable with a cricket similar to the existing double gable condition. This is a reasonable solution given the high pitched rooflines and the desire to maintain the same architectural character. The design and materials of the addition match existing and are acceptable.

**Project discussion was as follows:**

Hernandez moved to approve. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 3 and approved the application as submitted.

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

**4. 21 East Main Street**

**Staff comments were as follows:**

This application proposes to replace the existing Applebee's signage with the current corporate logo design. The new design is much simpler with a smaller scale which fits better within the given sign band. The awning at the front entrance and the "Neighborhood Grill & Bar" sign will be removed. The sizes and design are acceptable.

**Project discussion was as follows:**

Hernandez moved to approve. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 4 and approved the application as submitted.

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

**5. 420 South Third Street**

**Staff comments were as follows:**

This proposal is for a new rear unit and a two car garage to an existing single family residence. This application was last heard at the January 12, 2016 Design Review meeting but continued due to lack of information. Areas of concern included the specification of the garage door, detail and documentation of the driveway arch/gate and a front elevation window detail. The applicant has worked with staff to address all concerns in the new proposal. The applicant is proposing to remove the archway over the driveway and to use a more traditional pillar/gate condition. Materials to be used will match existing and are acceptable.

**Project discussion was as follows:**

Hernandez moved to approve. Sanchez seconded and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 5 and approved the application as submitted.

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

## **DISCUSSION ITEMS**

### **6. 712 Novelda Road**

#### **Staff comments were as follows:**

This application proposes to alter the exterior and replace the windows of an existing single family residence. This application was last heard at the October 14, 2014 Design Review meeting. At the meeting the Board continued this item because of a lack of character with the new design. The existing style of architecture is a traditional cottage home and the applicant is proposing a contemporary design in both the home and landscape. The applicant has worked with staff to refine the materials. The use of smooth stucco and wood/trex panels create a more modern palette. The removal of the traditional brick chimney also emphasizes the stylistic change. The elevations show that some of the existing windows will be replaced.

#### **Project discussion was as follows:**

Sanchez questioned the alteration of the chimney and if calculations are needed to confirm structural integrity. The applicant stated that it would be addressed as required. Ho questioned why there were no floor and roof plans. Staff explained that the issues at hand deal with materials and exterior finishes. The interior of the house has little consequence which is why the documentation is limited to simple elevations and a site plan. Discussion ensued regarding the details of the materials change and how all materials meet each other. Consensus was reached that the chimney should protrude beyond the planter to allow for the trex to terminate into the chimney. Hernandez moved to approve the application with the condition that the chimney protrude to allow the trex to terminate into the chimney side. Sanchez seconded and the motion carried unanimously.

#### **Action**

The Design Review Board reviewed Item No. 6 and approved the application with the condition that the chimney protrude to allow the trex to terminate into the chimney side.

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

### **7. 408 San Pasqual Drive**

#### **Staff comments were as follows:**

This item was previously scheduled for the March 22 Design Review Board meeting but was not considered given the fact that neither the applicant nor a representative was present. This application proposes a new two story single family residence. The house is designed in a craftsman style architecture. The applicant has worked with



staff to refine the details and the submittal has improved significantly since the initial design. The siding and wainscot at the front elevation wrap around the two side elevations arbitrarily terminating at a piece of trim. Since the side elevations are flat the side yard gate and driveway gate should be modified to create a reasonable way to terminate the finishes.

**Project discussion was as follows:**

The applicant was present and available for questions. The Hardie-siding will have a woodgrain texture. The windows will be vinyl with a craftsman grid. Sanchez questioned the roof at the bay window which is shown flat. The applicant stated that the drawing is incorrect and there will be a sloped standard roof at that window. Sanchez also confirmed that there are no exposed rafter tails. Ho questioned why the siding did not carry around the house. The owner stated that using the siding all around the house would be acceptable. Hernandez stated that the color palette should be more in keeping with the craftsman vernacular. Hernandez moved to approve the project with the following conditions: 1) The applicant is to work with staff to finalize the exterior color palette keeping with the Craftsman vernacular; 2) The bay window roof shall be shown accurately to reflect the sloped configuration; and 3) Hardie siding will be used on all elevations. Sanchez seconded the motion and the motion is carried unanimously.

**Action**

The Design Review Board reviewed Item No. 7 and approved the application with the following conditions: 1) The applicant is to work with staff to finalize the exterior color palette keeping with the Craftsman vernacular; 2) The bay window roof shall be shown accurately to reflect the sloped configuration; and 3) Hardie siding will be used on all elevations.

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

**8. 1520 West Valley Boulevard**

**Staff comments were as follows:**

This application proposes exterior alterations to an existing McDonald's restaurant. The alterations provide an updated look that is consistent with the current McDonald's prototype. The existing red tile, signage and architectural elements will be removed and replaced with metal canopies and louvered panels. The existing clerestory windows are to remain behind the new sunshades. The supplemental materials communicate the necessary detail. All materials and colors are appropriate and acceptable. The new signage will be submitted under separate application.

**Project discussion was as follows:**

The applicant gave a brief description of the changes to the building and stated that only the building will be affected (not the landscape or access configuration). Hernandez confirmed that the addendum information was illustrating the materials and was not an accurate “before” and “after” of the actual building. Amaya-Freire questioned the extent of the metal panels and whether it should be continued further. The applicant stated that they are not extending a new parapet which would be required should that metal be extended. Discussion ensued with regard to how the new materials will be and should be integrated with the rest of the building (as the 2-story play space leads into the one story portion of the building). Ho stated that he recognized the corporate prototype vocabulary but it should be used to integrate the overall building. Amaya-Freire made two suggestions: the first being the extension of the louvers and the second being to extend the canopy further down the non-drive thru side elevation. Hernandez stated that this building was originally a Burger King and when McDonalds took the building over the Play Place was imposed on the building. She further stated that this would be a missed opportunity should there be no attention given to integrating the two portions of the building. Amaya-Freire and Sanchez suggested that a “before” and “after” rendering would be helpful to better clarify the ambiguity in the submittal. Sanchez stated that the submitted illustration was misleading and that he would prefer to see an accurate 3-D representation. The applicant stated that there are roof elements that tie the building together. Amaya-Freire stated that removing the tile to create a more modern character was possible. Sanchez moved to approve the application with the condition that the applicant work with staff to address the design concerns as stated by the Board. Amaya-Freire seconded the motion and the motion carried unanimously.

**Action**

The Design Review Board reviewed Item No. 8 and approved the application with the condition that the applicant work with staff to address and improve the integration of the 2-story portion with the 1-story portion of the building.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 9:00 p.m. as there was no further business for the Board to transact, the Design Review Board adjourned their respective meeting with unanimous consent to the next regularly scheduled meeting to be held in the City Council Chambers, Alhambra City Hall on Tuesday, April 26, 2016, 2016 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 26th day of April, 2016.

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Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Peter La

**ADDRESS:** 408 East Valley Boulevard

**PROJECT TYPE:** The application is for a new vinyl canopy sign for an existing commercial building housing Majestic Poultry & Market.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This applicant proposes to replace the awning sign for an existing commercial building housing Majestic Poultry & Market. The proposed awning is of vinyl and is more square in profile than the existing and has a slight pop out centered area for the signage. The signage is acceptable in size, but a change in the awning material to canvas is recommended.

**RECOMMENDATION:** Recommendation is for approval with the condition that the awning material be canvas..



**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Terence Chan

**ADDRESS:** 1508 South Olive Avenue

**PROJECT TYPE:** This application is for a 496 square foot rear addition and new siding for an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a 496 square foot, one-story addition to the rear of an existing single family residence and replacement of the existing wood siding. The existing wood siding is in disrepair and will be replaced with Hardie siding. The street elevation will not be affected significantly as the addition occurs at the rear of the property. The design uses materials and details that match the home's existing character.

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



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Jay Truax

**ADDRESS:** 241 South Olive Avenue

**PROJECT TYPE:** This application is for the relocation of a leasing office for an existing multi-family apartment complex.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes to relocate the leasing office of an existing multi-family apartment complex. The leasing office is currently located at the rear of the property and will be moved to the front elevation of the project at the northeast corner. The existing planter will be removed and replaced with a ramp leading to the new office entrance. The street elevation is not affected significantly and is acceptable.

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



**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Jason Sun, Architect Suns

**ADDRESS:** 2312 Westboro Avenue

**PROJECT TYPE:** This application is for a 513 square foot addition, a new front porch and exterior alterations to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a 513 square foot single story addition, a new front porch and exterior alterations to an existing single family residence. The additions occur at the front and rear of the house. The existing foyer will be converted to a front porch and will extend slightly further forward than the existing footprint. The exterior alterations are significant and change the home to a Mediterranean architectural style. The proposed materials and details are consistent with the new style and are generally acceptable.

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



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Ryosuke Nil

**ADDRESS:** 100 East Main Street, #100

**PROJECT TYPE:** This application is for patio/canopy coverings for two approved outdoor dining areas and signage for the Tokyo Table Restaurant in an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes to add patio/canopy coverings to two approved outdoor dining areas for the Tokyo Table Restaurant in a newly constructed commercial space. The restaurant is located within the Alhambra Place Shopping Center and the outdoor dining areas are located along the south and west elevations. The patio coverings use the existing canopy elements that are on the facade of the building but there are new materials introduced that are consistent with the Japanese motif and architectural style. The dining area facing the parking lot will use a similar canopy design as the rounded side. The rounded storefront will be provided with an outdoor service/dining counter that opens up to the patio area. Although the signage is generally within the Uniform Sign Program for this development the application includes signage since there was no specific criteria established for the canopies. Two building signs are proposed: one along the Garfield facing elevation and one along Main Street. Both signs are neon tube signs that sit along the canopy. The sizes and design are acceptable.

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





*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Kim Hesse, City Ventures

**ADDRESS:** 2121 Carlos Street

**PROJECT TYPE:** This application is for driveway modification and relocation of the garage door for an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes to relocate and modify the driveway to an existing single family residence. This home is located within the recently approved City Ventures housing development. The existing home's side property line has been relocated easterly to accommodate the new development and will not allow the existing driveway to remain. The applicant is proposing to relocate the garage door to face the front of the property instead of the rear. This is necessary to accommodate the lot line revisions of the development.

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



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Kim Hesse, City Ventures

**ADDRESS:** 2021 Carlos Street

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a new one-story, single family residence that is part of the City Ventures housing project. The architecture is designed within a Craftsman style and the applicant has worked with staff on the specific detailing of the home. The design has improved significantly and is acceptable.

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



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Brian Gordon, Lotus Property Services, Inc.

**ADDRESS:** 112 East Alhambra Road

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

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes to replace the wood shingles on the front elevation of an existing multi-family development. The applicant states that the existing wood shingles are in disrepair and are a public hazard. The proposal is to replace the wood shingles with vinyl siding. The architectural style can accommodate a siding material, however Hardie-siding is a more common approved material (rather than vinyl). The Hardie siding will give the building a richer and more finished look.

**RECOMMENDATION:** Recommendation is for approval with the condition that the material specification be submitted to the City.



**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** James Hu

**ADDRESS:** 1836 South Stoneman Avenue

**PROJECT TYPE:** This application is for a 878 square foot addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes an 878 square foot one-story addition to an existing single family residence. The proposal also includes the demolition of an existing 222 square foot covered patio and 48 square foot storage room attachment to the garage. The addition is located at the rear of the property and generally uses materials and detailing to match the existing house. There is some concern with the roof plan, regarding the cricket condition at the north and specifically where the new work meets the existing house.

**RECOMMENDATION:** Recommendation is for approval with the condition that the roof plan be redesigned to address the joining of the addition to the existing house and to redesign or remove the cricket.



*Gateway  
to the  
San Gabriel Valley*

**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 26, 2016**

**APPLICANT:** Tien Chu

**ADDRESS:** 716 North Cordova Street

**PROJECT TYPE:** This application is for a 700 square foot addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** The applicant proposes a 700 square foot one-story addition and exterior alterations to an existing single family residence. The subject property is on a corner lot (northeast corner of Cordova and MacLean) with the additions occurring at both street elevations and enclosure of the rear patio. The existing style of architecture is a cottage style home but with the proposed exterior alterations the proposed design is more aligned with a Cape Cod architectural style. The front entrance is relocated and is angled for feng shui reasons. Consideration should be made to use the existing window details for the new design and there should be confirmation as to the extent of window replacement. Due to the areas of expansion and remodel, the roof plan contains conditions that would not typically be seen in a conventional remodel. This project has had multiple designers and this design has affected the most conventional result.

**RECOMMENDATION:** Recommendation is for approval.