



Gateway  
to the  
San Gabriel Valley

## **ALHAMBRA DESIGN REVIEW BOARD**

**April 11, 2017**

### **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

#### **CONSENT CALENDAR (Items 1-3):**

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, 2017**

Recommended Action: Design Review Board review and approve as submitted the minutes of the March 28, 2017 regular meeting of the Design Review Board.

#### **2. 2954 West Valley Boulevard**

This is an application for a new building sign for an existing commercial building.

Applicant: Johnny Estrada, Designer, Estrada Signs

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

#### **DISCUSSION ITEMS:**

#### **3. 119 West Main Street**

This is an application for a new building sign for an existing commercial building.

Applicant: Eddy Hsieh, Designer, Sign Art Co.

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The upper store front façade shall be refinished to an acceptable condition prior to permit issuance. The applicant shall contact the Planning Division for an inspection of the rehabilitated façade; and 2. The applicant obtain City of Alhambra Fire Department approval for the planter box or any variation thereof to be located in front of the existing fire sprinkler control valve prior to installation of the planter box.

**4. 6 West Main Street**

This is an application for a new building sign for an existing commercial building.  
Applicant: Marc Hoang, Owner, The Poke Joint

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

**5. 2250 West Main Street**

This is an application for a new front gate to an existing commercial building.  
Applicant: Leif M.C. Johansson, Property and Business Owner

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Approval is contingent upon the approval of a Modification permit; and 2. The applicant provide appropriate details of the fence tops.

**6. 240 West Main Street**

This is an application for a new patio fence for an existing commercial building.  
Applicant: Jorge D. Wong, Owner, Mancora Peruvian Cuisine

**Recommended Action:** APPROVAL - Recommendation is for approval contingent upon the approval of Planning Commission entitlements.

**7. 1240 South Fourth Street**

This is an application for a new porch, front yard fence and a two story addition to an existing single family residence.  
Applicant: Sam Yum, Designer

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The front courtyard entrance and front elevation remain unchanged; and 2. The front yard fence shall have a plaster finish.

**PUBLIC COMMENTS/ORAL COMMUNICATIONS:**

Citizens wishing to address the Alhambra Design Review Board on any matter within the subject matter jurisdiction of the Alhambra Design Review Board not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Alhambra Design Review Board values your comments, pursuant

to January 1, 1987 amendments of the Brown Act, the Commission cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

**ADJOURNMENT:**

The next regularly scheduled meeting of the Alhambra Design Review Board will be held on Tuesday, April 25, 2017 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 April 21, 2017.

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

March 28, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

**Call to Order:** At 7:30 p.m. on March 28, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

**Roll Call/Introductions**

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

**ABSENT:** HO

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

**CONSENT AGENDA**

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

**ITEM 1: Minutes-March 14, 2017**

**ACTION**

Board Member Hernandez moved to approve the Consent Agenda. Board Member Sanchez seconded and the motion carried unanimously.

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

**DISCUSSION ITEMS**

**ITEM 2: 1129 South Fremont Avenue**

**Request:**

The applicant, Santiago Leon, One Source Security and Sound, on behalf of Wells Fargo, proposes the installation of a new Wells Fargo ATM within an existing commercial building. The ATM will be located within the existing storefront of the building. A new alcove will be added to the interior of the existing Creamstry tenant space, and the north half of the storefront will be replaced. The service door and majority of the face utilizes a "gold" graphic wrap which is part of the current brand treatment. Due to the brightness and surface area of the gold wrap, consideration should be made to using a more subtle palette.

**Project discussion was as follows:**

Marcos Rivas is the contractor and was present to speak for this item. Board Member Sanchez asked the applicant about the color of the gold wrap. The applicant stated that it is a standard color that the Wells Fargo brand uses. The applicant agreed to bring in a sample of the gold wrap. Board Member Sanchez moved to approve the application with the condition that a sample of the gold wrap be submitted. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the condition that a sample of the gold wrap be submitted.

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

**ITEM 3: 15 Elm Street**

**Request:**

This applicant, Marlana Sudjeni, proposes a new front yard fence and exterior alterations to an existing single family residence. This application was last heard at the February 28, 2017 Design Review Board meeting. The application was continued due to inaccurate drawings and a lack of detail. The applicant has now provided scaled drawings and a new design for the fence, as well as a modification to the proposal of exterior alterations. The fence design consists of concrete block pilasters, terra cotta caps, wrought iron inserts and decorative detailing. A gate will be added to a section of the fence to allow pedestrian access along with a sliding gate for vehicular access. Overall the design has better proportions than the previous design and is generally acceptable.

New proposed finishes include brick pavers at the entrance gate. For the house exterior, the applicant has decided not to add a stone wainscot as was originally proposed. The vertical siding is now to be covered by stucco only. The drawings, however, only show two elevations and the applicant should confirm that the entire house will be refinished in stucco. Window details should also be clarified on the drawings. Recommendation is for approval with the condition that the applicant supplement the drawings with necessary elevations and window details.

**Project discussion was as follows:**

Marlana Sudjeni is the property owner and was present to speak for this item. Board Member Sanchez asked if the existing siding will be removed. The applicant confirmed that only the vertical wood battons will be removed and the stucco will be placed over the wood and around the house. Board Member Sanchez asked the applicant if the existing windows will remain. The applicant stated that they will

remain and new trim will be applied as shown in one of the photos provided. Board Member Sanchez asked what material will be used for the trim. The applicant stated it will be a stucco foam trim painted white. Board Member Sanchez pointed out blue trim in the existing house. The applicant stated that the blue trim will be removed. Discussion ensued about the state of the elevation drawings and the lack of clarity. Board Member Sanchez recommended that new drawings be submitted with details about the materials and finishes proposed. Board Member Amaya-Freire moved to approve the application with the condition that the applicant provide drawings of all four elevations that specify window details and material finishes. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the condition that the applicant provide drawings of all four elevations that specify window details and material finishes.

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

**ITEM 4: 2250 West Main Street**

**Request:**

The applicant, Leif M. C. Johanson, proposes a new front gate to an existing commercial building. The proposed gate is 8'-0" high so any design approval is predicated on the approval of a Modification application. The design consists of a concrete block base, metal vertical fencing above and sliding gate similar to the adjacent property to the east. The drawings specify ornamental points for the tops of the fence, however, sharp pointed tops are not permitted in the City of Alhambra. Details should be provided to ensure code compliance.

**Project discussion was as follows:**

There was no one present to speak for this item. Board Member Sanchez moved to continue the application due to the absence of the applicant. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board continued the application due to the absence of the applicant.

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

**ITEM 5: 6 West Main Street**

**Request:**

The applicant, Marc Hoang, on behalf of the Poke Joint, proposes a new building sign for an existing commercial building. The proposed sign consists of channel letters and a corresponding logo. The overall graphic layout is acceptable and accentuates the business identity. Confirmation should be made to how the logo addresses the change in surface from the inset wood sign band to the surrounding stucco wall.

**Project discussion was as follows:**

Gavin is the sign contractor and was present to speak for this item. The Board discussed the placement of the sign on the wood and asked if the wood paneling is existing. Staff clarified that the wood is existing. The applicant stated that the letters would be mounted to a raceway which would be mounted to the wall. The Board informed the applicant that the drawings do not show a raceway and would likely not be acceptable. The applicant stated that it would not be a problem to do without the raceway and to mount the letters directly to the wall. Board Member Hernandez asked the applicant if he understood what additional detail needed to be provided. The applicant confirmed and explained that the logo graphic will likely be mounted using standoffs. The Board agreed that would be acceptable. Board Member Amaya-Freire moved to approve the application with the condition that a detail be provided to show the attachment of the logo. Board Member Sanchez seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the condition that a detail be provided to show the attachment of the logo.

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

**ITEM 6: 2426 Roark Drive**

**Request:**

The applicant, Eric Lau, proposes a one-story, 1,086 square foot addition and exterior alterations to an existing 1,127 square foot single family residence. A partial addition is located at the front of the house with the majority of the

addition located at the rear. The addition at the front elevation is modulated and steps back which helps to mitigate the building mass. The addition at the front has a front setback matching the existing front setback, however, that setback is substandard by 1'-10" so any design approval is predicated on the approval of a Modification application. The applicant proposes a ledgerstone wainscot at the front elevation and it continues to a portion of the east elevation. Typical of DRB policy, wainscot is considered dimensionally so details should be provided to define where and how the stone terminates at both sides. The top trim detail used to cap the wainscot should also be included in the documentation. In general, all materials and finishes should be specified in the drawings. The addition at the rear uses similar detailing with the exception of the high ceiling condition in the new "family room". Since there is no significant visual impact from the street this change is acceptable. Recommendation is for approval with the following conditions: 1. Corner, top trim and termination details of the stone wainscot shall be submitted; and 2. Existing and proposed materials and finishes shall be specified on drawings.

**Project discussion was as follows:**

Eric Lau is the property owner and was present to speak for this item. Board Member Sanchez explained the conditions stated in the staff reports regarding the details of the stone wainscot. The applicant stated he understood. Board Member Sanchez asked if any windows will be replaced. The applicant stated that all existing windows will remain. Board Member Sanchez asked if he is planning on redoing the driveway. The applicant confirmed that it would be concrete and gravel driveway. Board Member Sanchez asked if the roof material for the additions will match existing. The applicant confirmed. Board Member Hernandez asked if the applicant was planning to re-roof the existing house and garage, the applicant stated that the both roofs will remain as is. Board Member Sanchez noted the fact that although he will be using a material to match the existing roof, it will not match completely due to weathering of the existing therefore re-roofing should be considered. Board Member Amaya-Freire reminded the applicant that the drawings needed to be updated to include all details and material finishes discussed and submitted prior to the Planning Commission hearing. Board Member Sanchez moved to approve the application with the following conditions: 1) Design approval is contingent upon the approval of the corresponding Modification application; 2) The corner, top trim and termination details of the stone wainscot shall be submitted prior to scheduling of the Planning Commission hearing; and 3) The existing and proposed materials and finishes shall be specified on drawings. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board approved the application with the conditions: 1) Design approval is contingent upon the approval of the corresponding Modification application; 2) The corner, top trim and termination details of the stone wainscot



shall be submitted prior to scheduling of the Planning Commission hearing; and 3) The existing and proposed materials and finishes shall be specified on drawings.

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

**ITEM 7: 203 North Curtis Avenue**

**Request:**

The applicant, Eluzainie Mantik, on behalf of Robert Ling, proposes a new four-unit multi-family residence with subterranean parking. The property is located on an interior lot with a strongly linear building mass. To mitigate this condition, the applicant uses material detailing and architectural modulation in a Spanish style of architecture. The applicant has worked with staff to update the design and details appropriate to the defined architectural style, as well as addressing some zoning code compliance issues. There are still some inconsistencies in the drawings such as location and height of chimneys, the floor plan of the front porch, mailbox area and the overall alignment of the floor plans.

**Project discussion was as follows:**

Eluzainie Mantik is the designer of the project and was present to speak for this item. Board Member Sanchez asked the applicant what type of windows and doors are being proposed. The applicant stated that the windows have not been determined yet and that they only focused on what they would look like, such as including a grill detail. Board Member Sanchez asked if she thought about the material of the windows whether it be wood, vinyl, white, tan etc. The applicant asked the Board if white vinyl is acceptable. Board Member Hernandez stated that it could be but it would be best to see a colored rendering to be sure. The applicant provided a colored rendering to show the Board. The Board pointed out that a dark brown color was shown in the rendering and looked nice and recommended that be used. Board Member Amaya-Freire suggested that an additional page be added to the set of drawings to show window, door and finish schedule. Board Member Sanchez explained to the applicant the importance of specifying all materials and finishes so that they can fully understand the design intent without having to assume or guess. Board Member Sanchez asked the applicant about the height of the driveway gate. The applicant stated that the highest point would be 5'-0". Board Member Sanchez suggested to maximize the height to consider the arch that is shown so that it does not get too low. Another option would be to use a slight arch or slight radius and dimensions should be called out on the drawings. Board Member Sanchez moved to approve the application with the following conditions: 1) Drawings shall be revised to address design inconsistencies such as location and height of chimneys, the floor plan of the front porch, mailbox area and the overall alignment of the floor plans; 2)

Window, door and finish schedule be provided to reflect what is shown in the colored rendering; and 3) A full size colored rendering be provided prior to Planning Commission submittal. Board Member Amaya-Freire seconded and the motion carried unanimously.

**ACTION**

The Design Review Board to approved the application with the following conditions: 1) Drawings shall be revised to address design inconsistencies such as location and height of chimneys, the floor plan of the front porch, mailbox area and the overall alignment of the floor plans; 2) Window, door and finish schedule be provided to reflect what is shown in the colored rendering; and 3) A full size colored rendering be provided prior to Planning Commission submittal.

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

**PUBLIC COMMENTS**

There were no public comments.

**ADJOURNMENT**

At 8:45 p.m., as there was no further business for the Board to transact, the Design Review Board adjourned the meeting with unanimous consent to the next regularly scheduled meeting to be held in the City Council Chambers, Alhambra City Hall on Tuesday, April 11, 2017, at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 11th day of April, 2017.

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Wing Ho, Chairman



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 11, 2017**

**APPLICANT:** Johnny Estrada, Designer, Estrada Signs

**ADDRESS:** 2954 West Valley Boulevard

**PROJECT TYPE:** This application is for a new building sign for an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new building sign for an existing commercial building. The sign uses internally illuminated channel letters with a white face, black trim and black returns. There are two lines of copy with the name of the company “Innova Air Condition” in English on the first line and Chinese on the second line. The size and design of the sign are acceptable.

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



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 11, 2017**

**APPLICANT:** Eddy Hsieh, Designer, Sign Art Co.

**ADDRESS:** 119 West Main Street

**PROJECT TYPE:** This application is for a new building sign for an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new building sign for an existing commercial building. The main business name of "Next Republic" and logo will be reverse channel letter signage with a metallic gold finish. The secondary copy ("Artisan Kitchen") will be placed above the main sign but will not be illuminated. Sizes and design are acceptable.

The condition of the upper façade where the signs will be mounted is unsightly due to various stucco patches and layers of paint applied over the years. This wall surface will need to be refinished to an acceptable condition prior to the installation of the proposed signs. Also, the submitted elevation shows a planter box located in front of the store. This planter box does not currently exist, and if this planter box is proposed, it will cover an existing fire sprinkler control valve at that location. Clarification is needed as to whether or not the planter box or any variation thereof is proposed as part of this application. If it is proposed, approval from the Alhambra Fire Department will be necessary.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. The upper store front façade shall be refinished to an acceptable condition prior to permit issuance. The applicant shall contact the Planning Division for an inspection of the rehabilitated façade; and
2. The applicant obtain City of Alhambra Fire Department approval for the planter box or any variation thereof to be located in front of the existing fire sprinkler control valve prior to installation of the planter box.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 11, 2017**

**APPLICANT:** Marc Hoang, Owner, The Poke Joint

**ADDRESS:** 6 West Main Street

**PROJECT TYPE:** This application is for a new building sign for an existing commercial building.

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application proposes a new building sign for an existing commercial building. The proposed sign is for the tenant, The Poke Joint. This application was heard and approved at the DRB meeting of March 28, 2017. The applicant is now proposing a different design that increases the height of the letters and moves the logo sign completely onto the stucco wall above (previously the logo overlapped the wood wall.) Although the previous submittal was a better design graphically, this new proposal is generally acceptable.

**RECOMMENDATION:** Recommendation is for approval.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 11, 2017**

**APPLICANT:** Leif M.C. Johansson, Property and Business Owner

**ADDRESS:** 2250 West Main Street

**PROJECT TYPE:** This application is for a new front gate to an existing commercial building.

**PROJECT STATUS:** Continued Applicant

**DESIGN ASSESSMENT:** This application was continued from the March 28 meeting due to the absence of the applicant. The application proposes a new front gate to an existing commercial building. The proposed gate is 8'-0" high, however, the maximum allowed fence height is 6'-0" therefore any design approval is predicated on the approval of a Modification application. The design consists of a concrete block base, metal vertical fencing above and a sliding gate similar to the adjacent property to the east. The drawings specify ornamental points for the tops of the fence, however, sharp pointed tops are not permitted in the City of Alhambra. Details should be provided to ensure code compliance.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

3. Design approval is contingent upon the approval of the corresponding Modification application; and
4. The applicant provide code compliant detail(s) of the fence tops.



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**ALHAMBRA DESIGN REVIEW BOARD  
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**APPLICANT:** Jorge D. Wong, Owner, Owner, Mancora Peruvian Cuisine

**ADDRESS:** 240 West Main Street

**PROJECT TYPE:** This application is for a new patio fence for an existing commercial building.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new patio fence for the existing Mancora restaurant. The proposed patio fence uses a metal frame with horizontal wood slats spaced evenly. A photo has been provided illustrating the design intention. The applicant should clarify the note on the floor plan that specifies an 8'-0" dimension on the west side of the patio. Details should also be provided that are consistent with the design and spacing of the reference photograph. Pending accurate execution of the design reference the overall the design intent is acceptable. The application will require the approval the approval of a Commercial Planned Development Permit, Conditional Use Permit, and Variance from the Alhambra Planning Commission.

**RECOMMENDATION:** Recommendation is for approval contingent upon the approval of Planning Commission entitlements.



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**ALHAMBRA DESIGN REVIEW BOARD  
STAFF REPORT  
April 11, 2017**

**APPLICANT:** Sam Yum, Designer

**ADDRESS:** 1240 South Fourth Street

**PROJECT TYPE:** This application is for a new porch, front yard fence and a two story addition to an existing single family residence.

**PROJECT STATUS:** First Time Applicant

**DESIGN ASSESSMENT:** This application proposes a new front yard fence, porch and two story addition to an existing single family residence. The primary addition occurs at the rear of the house and uses similar architectural details and materials. All windows will be replaced with vinyl single hung windows. The proposed remodel to the front of the house removes the existing brick patio wall which defines the front courtyard entrance, removes the brick detailing at the feature window and encloses the front patio.

Contrary to the proposal, the first floor at the front of the house should not be changed. Contextually, there are a number of courtyard entries on this street and retaining this feature would be appropriate and beneficial. Likewise the brick used in the patio wall and the corresponding window detail are strong characteristics of the Spanish architectural style used in the house.

The applicant is also proposing a new front yard fence using split face stone veneer and wrought iron insets along the front elevation and a small portion of the south elevation. The majority of the fence on the side elevations will be a 3'-0" high block wall. Consideration should be made to the use of a plaster finish to match the architectural style of the house. Recommendation is for approval with the following conditions: 1. The front courtyard entrance and front elevation remain; and 2. The front yard fence shall have a plaster finish.

**RECOMMENDATION:** Recommendation is for approval with the following conditions:

1. The front courtyard entrance and front elevation remain unchanged; and
2. The front yard fence shall have a plaster finish.



