



*Gateway
to the
San Gabriel Valley*

ALHAMBRA DESIGN REVIEW BOARD

January 23, 2018

AGENDA

REGULAR MEETING - 7:30 P.M.

City Council Chambers

111 South First Street

CALL MEETING TO ORDER:

ROLL CALL:

NORA HERNANDEZ, Chairman

RICHARD SANCHEZ, Vice Chairman

DANIEL AMAYA-FREIRE, Member

WING HO, Member

STEVEN CHEN, Member

CONSENT CALENDAR (Items 1-4):

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: December 12, 2017

Recommended Action: Design Review Board review and approve as submitted the minutes of the December 12, 2017 regular meeting of the Design Review Board.

2. MINUTES: January 9, 2018

Recommended Action: Design Review Board review and approve as submitted the minutes of the January 9, 2018 regular meeting of the Design Review Board.

3. 910 Benito Avenue

This is an application for a one-story addition to an existing single-family residence. Applicant: Oscar Chavez, Osmart General Construction Inc.

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

4. 1744 West Valley Boulevard

This is an application for two new building signs for the business known as "CJ Auto Group" to an existing commercial building.

Applicant: Wai Luoy, Printbyme Printing & Signs

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

DISCUSSION ITEMS:

5. 1101 West Commonwealth Avenue

This is an application for exterior alterations and new signage to an existing Wendy's restaurant.

Applicant: Dahlia White, Ionic DeZign Studios

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

6. 600 North Garfield Avenue

This is an application for new signage to an existing United Oil gas station.

Applicant: Sorin Enache

Recommended Action: APPROVAL - Recommendation is for approval upon clarification for the canopy wraps.

7. 3000 Pyrenees Drive

This is an application for a one-story addition to an existing single-family residence.

Applicant: Joseph Hsu, Architect Suns Inc.

Recommended Action: APPROVAL - Recommendation is for approval with the condition that the deck approval is contingent upon Planning Commission approval.

8. 611 South Sixth Street

This is an application for a new single-family residence.

Applicant: Jason Sun, Architect Suns Inc.

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 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, February 13, 2018 at 7:30 p.m., in Alhambra City Hall Council Chambers, 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 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 February 2, 2018.

MINUTES

CITY OF ALHAMBRA

DESIGN REVIEW BOARD

REGULAR MEETING

December 12, 2017, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on December 12, 2017, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: AMAYA-FREIRE, CHEN, HERNANDEZ, HO, SANCHEZ

ABSENT: NONE

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 – November 28, 2017

ITEM 2: 68 West Main Street

Request:

The applicant Jose Manzanares, proposes exterior alterations to the existing Gen Korean BBQ House restaurant. The alterations consist of repainting the exterior with a more neutral color palette. The colors proposed are warm tones of gray with an accent of black and white. Overall the new color palette is an improvement and is acceptable.

ITEM 3: 1837 South Seventh Street

Request:

The applicant Maria H. Djuanda, Property Owner, proposes exterior alterations to an existing single-family residence. The alterations propose to replace the existing wood siding with stucco and to repaint the existing fascia boards. The new color palette is consistent with the existing roof material and is acceptable.

ITEM 4: 320 Orange Grove Avenue & 400 Orange Grove Avenue

Request:

The applicants Chris Kaneko and Roselle Cacal, propose a new property fence between two existing single-family residences on two adjacent lots. The existing site fence is damaged due to termites and the two property owners have an agreement to replace the shared fence with a new fence similar in design and size. The existing wood fence will be replaced with a vinyl fence in a redwood color finish. The 6' high portion will have 6' wide sections with a black aluminum frame

and post. The 3' high portion in the front will have a frame and post in the vinyl redwood color finish. Due to the slope of the lot, the fence will have a step down at various increments to match the existing condition.

ACTION:

Board Member Chen moved to approve the Consent Agenda. Board Member Amaya-Freire seconded and the motion carried unanimously.

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

DISCUSSION ITEMS:

ITEM 5: 1835 South Curtis Avenue

Request:

The applicant Christina Vyong, Property Owner, proposes a new porch guardrail to an existing single-family residence. The proposed material is a prefabricated white vinyl and will wrap around the porch and along the front and side steps. The simple design of the porch matches the style of the house and is acceptable, however the use of wood is a consideration due to the finish of the material.

Project discussion was as follows:

The applicant was absent. Board Member Chen moved to continue the item. 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: CHEN Seconded: SANCHEZ
Ayes: AMAYA-FREIRE, CHEN, HERNANDEZ, HO, SANCHEZ
Abstain: NONE
Noes: NONE
Absent: NONE

ITEM 6: 31 East Main Street

Request:

The applicant Jaime Canez on behalf of Baja Cali, proposes two new signs to an existing commercial building. The front building sign is a dual sided blade sign made up of internally illuminated channel letters on a metal frame structure with an attached decorative background structure. The overall width of the blade sign is

24". Consideration should be made to minimize the size or depth of some sign components to reduce the overall size.

Project discussion was as follows:

Jaime Canez, the business owner, was present to speak for this item. Board Member Ho reiterated the staff comments regarding the discrepancies in the drawings. The applicant stated he understood but would need to discuss it with the designer to revise the drawings. Board Member Ho also recommended that he speak with the designer to reduce the overall width of the blade sign to the minimum width as possible. Board Member Ho mentioned that the width should not be more than 18" at a maximum. The applicant understood the Board's comments. Board Member Ho moved to approve the application with the following conditions: 1) The blade sign depth be minimized; 2) The drawings shall be updated to show the correct scale of the rear sign; 3) The drawings shall include sign details and specifications; and 4) The drawings shall be updated and reviewed for approval by DRB staff prior to permit issuance. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The blade sign depth be minimized; 2) The drawings shall be updated to show the correct scale of the rear sign; 3) The drawings shall include sign details and specifications; and 4) The drawings shall be updated and reviewed for approval by DRB staff prior to permit issuance.

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

ITEM 7: 115 East San Marino Avenue

Request:

The applicant Terence Kwok, proposes a new front yard fence and exterior alterations to an existing single-family residence. This application was last heard and continued at the October 24, 2017 Design Review meeting. At the last meeting the Board had concern for the new location of the door without a proper section drawing to show how the new location will be accommodated. There was also a concern for using a double door due to the proportions of available space in the front elevation. The applicant has added a section drawing showing a new extended roof structure. He has also updated the front door using a single door and has specified a door that is more fitting with the Tudor style of the house. The proposed fence lines the perimeter of the front yard with the front elevation using a block wall base and pillars with wrought iron inserts. The side elevation wall uses only concrete block and is set at 3' high. If the fence is considered appropriate to

the architecture then the applicant should clarify the design since the drawings specify both slumpstone and split-face as materials and a sample image shows pointed tips (not permitted by Code) with an ornate detail not shown in the elevation drawings. In general, whereas wrought iron as a material is consistent with a Tudor style of architecture, the design of the front yard fence is not. A consideration could be the use of a stucco finish to match the finish of the house in concert with wrought iron. The new concrete steps for the porch area will use a proposed metal railing similar in design as the sample image.

Project discussion was as follows:

Terence Kwok, the architect, was present to speak for this item. The applicant stated that he was unaware of the code prohibiting pointed tips but will remove them. The applicant also stated that he is agreeable to adding stucco to the block wall portion of the fence. Board Member Chen asked about the new roof structure over the new door entry. The applicant stated that a new shed roof will be added and will extend 1'-9" to 2'-0" from the existing eave. Board Member Sanchez asked the applicant what material will be used for the wall. The applicant stated that he will use a block wall with a smooth stucco finish. Board Member Sanchez mentioned the height of the block wall and that if there are two courses, there will not be room for any ornate detail within the wrought iron portion. Board Member Chen confirmed with the applicant if the two side portions of the fence will be solid wall. The applicant confirmed. Board Member Amaya-Freire recommended that the guardrail for the porch steps match the front fence with no ornate detail. Board Member Chen moved to approve the application with the following conditions: 1) The site fence will use CMU blocks with a smooth stucco finish; 2) The wrought iron portion of the fence and guardrail will not have ornate details nor will they have pointed tips; and 3) The drawings shall be updated to reflect the new fence design and reviewed for approval by DRB staff prior to any future entitlement and permit issuance. Board Member Amaya-Freire seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) The site fence will use CMU blocks with a smooth stucco finish; 2) The wrought iron portion of the fence and guardrail will not have ornate details nor will they have pointed tips; and 3) The drawings shall be updated to reflect the new fence design and reviewed for approval by DRB staff prior to any future entitlement and permit issuance.

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:00 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, January 9, 2018 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 23rd day of January, 2018.

Nora Hernandez, Chairperson

DRAFT

MINUTES

CITY OF ALHAMBRA

DESIGN REVIEW BOARD

REGULAR MEETING

January 9, 2018, 7:30 p.m. Alhambra City Hall City Council Chambers

Call to Order: At 7:30 p.m. on January 9, 2018, the Design Review Board convened in the City Council Chambers of the Alhambra City Hall.

Roll Call/Introductions

PRESENT: CHEN, HERNANDEZ, HO, SANCHEZ

ABSENT: AMAYA-FREIRE

OFFICIALS PRESENT: Rick Abe, City Architect

DISCUSSION ITEMS:

ITEM 1: 1835 South Curtis Avenue

Request:

This application was last heard at the previous Design Review Board meeting and was continued due to the absence of the applicant. The applicant Christina Vuong, Property Owner, is proposing a new porch guardrail to an existing single-family residence. The proposed material is a prefabricated white vinyl and will wrap around the porch and along the front and side steps. The simple design of the porch matches the style of the house and is acceptable, however the use of wood is a consideration due to the material finish and consistency with the existing house. Recommendation is for approval.

Project discussion was as follows:

Ricky Ngo and Christina Vuong, the property owners, were present to speak for this item. Board Member Sanchez questioned the rationale for the vinyl railing material. He said that as a contractor he was not a fan of using vinyl as a railing material and that a wood railing could be a consideration for durability and stability. The applicant stated it was primarily due to the DIY ease. Board Member Chen confirmed that the windows are currently white vinyl. Board Member Sanchez asked for the structural support and details of the rail since the details were not provided. The applicant stated that they would consider wood but vinyl would be easier to build. Board Member Sanchez moved to approve the application with the recommendation (not a condition) that the material be wood. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved application with the recommendation (not a condition) that the material be wood.

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

ITEM 2: 600 North Garfield

Request:

The applicant Sorin Enache, Promotion Plus Sign Co., Inc., is proposing new signage to an existing gas station. The existing graphics on the two canopies, all gas pump islands and the free standing sign will be replaced with updated brand graphics. The applicant should clarify the material and finish of the canopy wraps. The existing shows channel letters for the signage with a protruding detail for the swoosh element. The renderings provided show the canopy wraps as a flat surface.

Project discussion was as follows:

The applicant was not present for this item. Board Member Ho moved to continue the application, Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

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

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

ITEM 3: 1101 West Commonwealth Avenue

Request:

The applicant Dahlia White, Ionic DeZign Studio, on behalf of Business Owner Wendy's, proposes exterior alterations and new signage to an existing Wendy's restaurant. The building alterations occur along the west, east and south elevations and the designer has provided two options. The existing metal seam roof and curved glass storefront will be removed and a new contemporary storefront system will be used. The first option uses glass for the full height of the facade whereas the second option uses a combination of storefront glazing and a corrugated metal panel detail for the upper portion. Alterations also include refinishing the two modulated sections on the east and west elevations with painted stucco. The applicant is also updating the signage for brand consistency using internally illuminated channel letters for the two building signs, face replacements for the existing dual sided pole sign and directional signs. Sizes and

designs of all signage is acceptable, however the applicant should confirm that the building signs will not use a raceway as noted on the drawings. Due to the proposed front building sign, consideration should be made to using the second design option with the corrugated metal panels to allow for ease of installation of signage.

Project discussion was as follows:

The applicant was not present for this item, however due to the applicant being out of state, the Board agreed to review the application. The Board was in agreement with the staff comments and conditions of approval. Board Member Ho moved to approve the application with the following conditions: 1) Building signs shall not have any raceways; individual channel letters shall be installed directly to building surface; and 2) The second option for exterior building design using corrugated metal panels shall be used. Board Member Chen seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) Building signs shall not have any raceways; individual channel letters shall be installed directly to building surface; and 2) The second option for exterior building design using corrugated metal panels shall be used.

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

ITEM 4: 508 North Curtis Avenue

Request:

The applicant Tai Huang, BUJU Design Build Expert, proposes exterior alterations to an existing multi-family residence. The alterations occur at a portion of the front of the building with the remaining building to be repainted. The proposed front elevation uses a more contemporary design using smooth stucco finishes with metal screeds, wood siding accents and metal railings. The existing mansard roof at the front elevation will be removed and replaced with a parapet condition. The remaining mansard roof will be replaced with a metal standing seam material to be more consistent with the new contemporary aesthetic.

Project discussion was as follows:

Tai Huang, the designer, was present to speak for this item. Board Member Chen confirmed that the existing building is Spanish with a sand finish stucco which will be repainted. The new front work will be a smooth finish stucco so the concern is that there will be a clean stopping point for the texture change. The applicant stated that there are 4 units and that they are trying to be cost effective. Board Member Ho confirmed that the building is an apartment and questioned why the

building style is being only partly renovated. For example, on the side elevation the roof is not changed to a parapet detail but rather only the shape is retained but re-clad in a metal roof. The applicant stated that he was not concerned with the elevations that are not seen from the street. Board Member Ho stated that he suggests a consistency in detail and that a parapet roof detail be used throughout. Board Member Sanchez concurred. The applicant stated that it was an issue of cost for the client. Board Member Ho stated that he disagreed and feels that the design integrity should offset the issue of cost. Even reducing budget in other areas would be acceptable to maintaining the existing Spanish roof profile. Board Member Ho moved to approve the application with the following conditions: 1) Remove the mansard roof profiles and use a consistent parapet detail similar to the front elevation; and 2) The Design Review Board is willing to accept a lesser stucco finish (i.e. light sand finish) to help offset the budget. Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

The Design Review Board approved the application with the following conditions: 1) Remove the mansard roof profiles and use a consistent parapet detail similar to the front elevation; and 2) The Design Review Board is willing to accept a lesser stucco finish (i.e. light sand finish) to help offset the budget.

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

ITEM 5: 611 South Sixth Street

Request:

The applicant Jason Sun, Architext Suns, Inc., on behalf of the Heidi Lau, Property Owner, proposes a new single-family residence with attached two-car garage. The proposed home is a two-story Craftsman house with details including wood siding, gable vents, single hung windows with wood sill and trim. The applicant has worked with staff on the stylistic approach and the design has improved since the initial design. A preliminary landscape design has been provided and is acceptable, however a more thorough review will take place during plan check.

Project discussion was as follows:

The applicant was absent. Board Member Ho moved to continue the item. Board Member Sanchez seconded and the motion carried unanimously.

ACTION:

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

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

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

At 8:15 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, January 23, 2018 at 7:30 pm.

PASSED, APPROVED AND ADOPTED this 23rd day of January, 2018.

Nora Hernandez, Chairperson



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 910 Benito Avenue

APPLICANT: Oscar Chavez, Osmart General Construction Inc.

PROPERTY OWNER: City of Alhambra

PROJECT TYPE: This application is for a one-story addition to an existing single-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new 2-car garage and a 306 square foot, one-story addition to an existing 806 square foot single-family residence. The addition occurs at the rear of the property and does not have an impact on the street elevation. Materials and details will be used to match the existing house and are generally acceptable. The applicant is also proposing to replace the roof material with like material which is also acceptable. The only changes that affect the street elevation is the remodel to the existing front porch. The previous added enclosure of the front porch will be removed to better address the street.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 1744 West Valley Boulevard

APPLICANT: Wai Luoy, Printbyme Printing & Signs

BUSINESS TENANT: CJ Auto Group

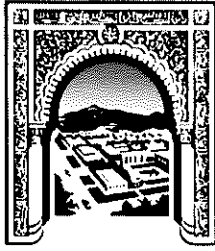
PROPERTY OWNER: Daniel Chan

PROJECT TYPE: This application is for two new building signs for the business known as "CJ Auto Group" to an existing commercial building.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes two new building signs for the business known as "CJ Auto Group" to an existing commercial building. The new signs are both dual lit channel letters located on the north and west elevations facing Valley Boulevard and Campbell Avenue respectively. Each sign is sized proportionally to the building face and is acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 1101 West Commonwealth Avenue

APPLICANT: Dahlia White, Ionic DeZign Studios

BUSINESS TENANT: Wendy's

PROPERTY OWNER: Weiner Brothers, Inc.

PROJECT TYPE: This application is for exterior alterations and new signage to an existing Wendy's restaurant.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations and new signage to an existing Wendy's restaurant. This application was last heard and approved with conditions at the previous DRB meeting of January 9, however, the applicant is proposing a revision to the previous approval. The submittal now proposes only one design which was the first design option included in the last application, however, the approval at that time was for design option two. Due to the cost of the corrugated metal that was used in the design that was approved, the designer and property owner would like the board to approve the first design using all glass. The concern with the first design was the sign attachment detail at the front elevation, however, the applicant has now included the missing detail. The detail shows that the signage would be attached to the face and/or the underside of the canopy at the top portion of the sign.

RECOMMENDATION: Recommendation is for approval as submitted.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 600 North Garfield Avenue

APPLICANT: Sorin Enache

BUSINESS TENANT: United Oil

PROPERTY OWNER: United Oil Apro LLC

PROJECT TYPE: This application is for new signage to an existing United Oil gas station.

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes new signage to an existing gas station. This application was last heard at the previous DRB meeting of January 9 and was continued due to the absence of the applicant. The two canopies, all gas pump stations and the free standing sign will be replaced with updated brand graphics. The applicant should clarify the material and finish of the canopy wraps. The existing shows channel letters for the signage with a protruding detail for the swoosh element. The renderings provided show the the canopy wraps as a flat surface.

RECOMMENDATION: Recommendation is for approval upon clarification for the canopy wraps.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 3000 Pyrenees Drive

APPLICANT: Joseph Hsu, Architect Suns Inc.

PROPERTY OWNER: Lee Spencer

PROJECT TYPE: This application is for a one-story addition to an existing single-family residence.

PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a cumulative 240 square foot addition to an existing 1,300 square foot single-family residence. The one-story additions are located at the front and the rear of the house. The applicant is also proposing a new deck area above the existing garage. The house is located on a steep upslope lot with the garage at the street elevation and the main house about one story above which would allow access to the new proposed deck. The existing front porch will be reduced to allow for the dining room addition and a new french door will be installed. A new fiberglass sliding window will also be added at the kitchen to replace the existing louvered window. The guardrail around the deck area will be wrought iron and painted a dark brown. The rear addition will enclose the existing patio using finishes to match existing. While the addition requires Design Review Board approval only, the proposed deck requires further review and approval by the Planning Commission.

RECOMMENDATION: Recommendation is for approval with the condition that the deck approval is contingent upon Planning Commission approval.



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**ALHAMBRA DESIGN REVIEW BOARD
STAFF REPORT
January 23, 2018**

ADDRESS: 611 South Sixth Street

APPLICANT: Jason Sun, Architect Suns Inc.

PROPERTY OWNER: Heidi Lao

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

PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application proposes a new single-family residence with an attached two-car garage. This application was last heard at the previous DRB meeting of January 9 and was continued due to the absence of the applicant. The home is a two story Craftsman house with details including wood siding, gable vents and single-hung windows with wood sills and trim. The applicant has worked with staff on the stylistic approach and the design has improved since the initial design. A preliminary landscape design has been provided and is acceptable, however a more thorough review will take place during plan check.

RECOMMENDATION: Recommendation is for approval.