ALHAMBRA DESIGN REVIEW BOARD
February 14, 2023
AGENDA
REGULAR MEETING - 7:30 P.M.
City Hall Conference Room A
111 South First Street

CALL MEETING TO ORDER:

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

CONSENT CALENDAR (Items 1-3):

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: January 24, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the January 24, 2023 regular meeting of the Design Review Board.

2. 125 Champion Place
This is an application for second-story addition to an existing single-family residence.
Applicant: Edmund Zepeda, Edmund Zepeda Architecture

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

3. 1850 West Valley Boulevard
This is an application for new side-yard landscaping and exterior alteration to an existing preschool.
Applicant: Peter Lee
Recommended Action: APPROVAL - Recommendation is for approval as submitted.

DISCUSSION ITEMS:

4. 2619 West Valley Boulevard
This is an application for a new site fence for an existing commercial building parking lot.
Applicant: Jaime Toledo, Karleo Inc

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall clearly state the color and material of the fence in the revised drawings; 2. The details of the finials shall be included in the documentation; and 3. All revised drawings shall be reviewed and approved by DRB Staff prior to permit issuance.

5. 1420 Front Street
This is an application for a new fence for an existing single-family residence.
Applicant: Carlos Perez

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall update the drawings to clearly illustrate the finish and color of the stucco to be used over the concrete block; 2. All wrought iron shall be dimensioned and illustrated (i.e., on center picket dimensions, support and top rail details, etc.); 3. The fence shall be inset approximately 18" from the front property line to accommodate a maintained shrubbery or equivalent landscape; and 4. All revised drawings shall be reviewed and approved by DRB Staff prior to permit issuance.

6. 708 Orange Grove
This is an application for a new side-yard fence and gates for an existing single-family residence.
Applicant: Joey Curtis

Recommended Action: APPROVAL - Recommendation is for approval with the following conditions: 1. Revise plans to show that all driveway gates are code-compliant and designed to be consistent with the fence; and 2. All revised drawings shall be reviewed and approved by DRB Staff before permit issuance.

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

Please note that while the Alhambra Design Review Board values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Board cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.
ADJOURNMENT:
The next regularly scheduled meeting of the Alhambra Design Review Board will be held on Tuesday, February 28, 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 February 27, 2023.
January 24, 2023

- CALL MEETING TO ORDER: 7:30 P.M. via video conference and teleconference
- ROLL CALL:
  Present: _______ Ankit Udani, Michael Daninger, Stanley Tsai, Nora Hernandez
  Absent: _______ none
  Staff Present: ___Richard Abe AIA, Vist Yang

CONSENT AGENDA

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

ITEM 1: DRB MINUTES - January 10, 2023

ITEM 2: 55 S. Raymond Avenue

This application is to replace existing signage for an existing commercial building with updated branding (Optum Health Services).

Applicant: Adrian Castaneda, CS Signs LLC

RECOMMENDED ACTION: Recommendation is for approval as submitted.

ACTION MINUTES:
The applicant was absent.

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

DISCUSSION ITEMS

ITEM 3: 1801 West Valley Boulevard
This application is for a Uniform Sign Program for an existing commercial building.

Applicant: Sergio Coronado, BK Signs Co.

RECOMMENDED ACTION: Recommendation is for approval with the following conditions: 1. The applicant shall update the Uniform Sign Program (USP) to accurately and consistently define the signage allowances; and 2. All revised drawings shall be reviewed by DRB staff prior to any building permit issuance.

ACTION MINUTES:
The applicant was present. There were no public comments.

Hernandez questioned why the front signage was non-illuminated and the rear was illuminated. There does appear to be a parking lot which acts as a buffer for light.

Tsai questioned which page (4 or 5) was correct as it relates to the sizes of the signage.

Page 4 is correct and the USP will be corrected for inconsistency.

Daninger had no comments.

Udani concurred.

MOTION:
• Tsai moved to approved the application with the following conditions: 1. The applicant shall update the uniform sign program (USP) to accurately and consistently define the signage allowances; and 2. All revised drawings shall be reviewed and approved by DRB staff prior to building permit issuance.
• The second was by Hernandez.
• The motion carried with the following roll call vote:
  • Ayes: ______ Udani, Daninger, Tsai, Hernandez
  • Noes: ______ None
  • Absent: ______ None

ITEM 4: 1420 Front Street

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

Applicant: Carlos Perez

Recommendation is for approval with the following conditions: 1. The applicant shall update the drawings to clearly illustrate the finish and color of the stucco to be used over the concrete block; 2. All wrought iron shall be dimensioned and illustrated (i.e., on center picket dimensions, support and top rail details, etc.); and 3. The fence shall be inset approximately 18" from the front property line to accommodate a maintained shrubbery.
ACTION MINUTES:
The applicant was absent.

MOTION:
- Tsai moved to continue the application due to the absence of the applicant. The second was by Daninger.
- The motion carried with the following roll call vote:
  - Ayes: _______ Udani, Daninger, Tsai, Hernandez
  - Noes: _______ None
  - Absent: _______ None

ITEM 5: 306 Orange Grove Avenue

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

Applicant: Thomas Sze

RECOMMENDED ACTION: Recommendation is for approval with the following conditions: 1. The applicant shall revise the dark grey trim color to white; 2. The roof plan shall be revised to accurately reflect the design; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

ACTION MINUTES:
The applicant was present and the staff report was given. There were no public comments.

Tsai had several questions - he confirmed that the window material is aluminum. He questioned the window type. The applicant stated that they were casements. Tsai stated that the drawings should be accurately drawn to convey that information. Tsai questioned the color of aluminum. The applicant stated that he prefers a darker brown color but was unsure. Tsai stated that the north and east elevations could be improved in proportion. There is a possibility of a gable rather than a shed roof. The applicant stated that it was an issue of phasing.

Hernandez suggested a double gable in the rear acting as a porch cover which would ultimately be filled in for phase 2.

Tsai concurred with Nora’s suggestion and was in concurrence with the concern over a color palette.

There was discussion about color palettes and there was a willingness for the applicant to work with staff.

MOTION:
- Hernandez moved to approve the application with the following conditions: 1. The applicant shall work with staff on a revised color palette; 2. The roof plan shall be revised to use a double gable or reasonable alternative in the rear to address both the current
aesthetic and the future development; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

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

ITEM 6: 1318 Alhambra Road

This application is for exterior alterations to an existing commercial building.

Applicant: Eric Tsang, Eric Tsang Architects

RECOMMENDED ACTION: Recommendation is for approval with the following conditions: 1. The column material shall be defined as a matte finish; and 2. All revised drawings shall be reviewed and approved by DRB staff during the building department submittal.

ACTION MINUTES:
The applicant Miaoyan Shei and was present. She stated that the majority of windows are single hung. The new hung windows will make the project more consistent.

Daninger had no comments.

Udani questioned the blank elevation but recognized that it was in the side yard and not visible.

Hernandez discussed the roof condition of the house and in general was accepting of the design.

Tsai recused himself from this application.

MOTION:

• Hernandez moved to approve the application with the following conditions: 1. The column material shall be defined as a matte finish; and 2. All revised drawings shall be reviewed and approved by DRB staff during the building department submittal.
• The second was by Hernandez.
• The motion carried with the following roll call vote:
  • Ayes: Udani, Daninger, Hernandez
  • Recused: Stanley Tsai
  • Noes: None
  • Absent: None

ADJOURNMENT:
We will adjourn to the next meeting on February 14, 2023.

MOTION:
• Daninger moved to adjourn the meeting at 8:00
• Seconded by Tsai
• The motion carried with the following roll call vote:
  • Ayes: Udani, Daninger, Tsai, Hernandez
  • Noes: None
  • Absent: None
ADDRESS: 125 Champion Place
APPLICANT: Edmund Zepeda, Edmund Zepeda Architecture
PROPERTY OWNER: Andrew Zepeda
PROJECT TYPE: This application is for second-story addition to an existing single family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a second-story addition to an existing single-family residence. Located on the corner of Champion Place and Orienta Drive, the main elevation is the longitudinal east elevation that faces Champion. The home was built in 1908 and is a good example of Craftsman-styled architecture with many authentic details, including a covered porch, gabled roofs, deep eaves, exposed rafter tails, and wood siding. Adding to an authentic home of this style is difficult and the architect has shown great sensitivity to where and how the addition is executed. The proposal replaces the existing covered deck on the second floor with a master bathroom so there is no additive massing needed. The alteration to the roof retains the existing rooflines of the home. The new paint color and materials will match the existing and are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
PROJECT DESCRIPTION

RENOVATION OF AND ADDITION TO 2ND FLOOR BATHROOM BY CONVERTING COVERED DECK.

BUILDING CODE & ZONING SUMMARY

APPLICATION BUILDING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE
LOCAL CITY AMENDMENTS

ARCHITECTURAL

1 SITE PLAN

PROJECT INFO

125 Champion Place, Alhambra, CA 91801

BATHROOM ADDITION

1" = 10'-0"
CONCRETE PORCH TO REMAIN SUPPORT STRUCTURE ABOVE, THEN REMOVE AND SAVE BRICK COLUMN

CONCRETE STEPS TO REMAIN COVERED PORCH

DEMOLISH PORCH CEILING FINISH REMOVE BOX BEAM FINISHES ABOVE LIVING ROOM CLOSET

DINING ROOM

FAMILY ROOM

BEDROOM 1

BEDROOM 2

BREAKFAST ROOM

BATH 1

DEN

KITCHEN

LAUNDRY

CLOSET

LIVING ROOM

BEDROOM 2

BEDROOM 1

GARAGE

BREAKFAST ROOM

BATH 1

DEN

KITCHEN

LAUNDRY

CLOSET

LIVING ROOM

BEDROOM 2

BEDROOM 1

GARAGE
1. Contractor shall install all Owner-furnished plumbing fixtures & fittings, decorative lighting, appliances, and bathroom fixtures. Architect 1131 S. Pasadena Ave. Owner to select all stone and tile types and patterns.

2. Contractor shall install and provide material only with allowances of $125/sf for stone counters and $15/sf for tile. Valves and similar devices, shall be of like materials.

3. Strapped to the structure. Provide 1 ½" x 16 gauge straps at top and bottom with 3/8" X 3" long lag bolt at each end per California Plumbing Code (CPC), and shall meet the applicable standards referenced in Table 1701.1 of the CPC.

4. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.

5. The combined flow rate of all showerheads and/or other water-usage devices to exceed 2 gpm or the shower shall be equipped with a pressure-balancing control valve, thermostatic control valve, or a combo pressure balance/thermostatic mixing valve per CPC, Section 408.

6. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the VOC emission limits per LACGBSC Chapter 4. 

7. Provide ventilation for attic at 1/150 of attic area. Required ventilation area: .83 sq. ft. or 120 sq. in. 

8. Ventilation for the garage area shall be at least 1/150 of garage area or 250 c.f.m. per minute at 20 psi.

9. The combined flow rate of all showerheads and/or other water-usage devices shall not exceed 2 gpm or the shower shall be equipped with a pressure-balancing control valve, thermostatic control valve, or a combo pressure balance/thermostatic mixing valve per CPC, Section 408.

10. Rebuild brick veneer column with existing brick. See detail for each floor plan.

11. Provide shower with pressure balance, thermostatic mixing valve, or a combo pressure balance/thermostatic mixing valve per CPC, Section 408.
125 Champion Place Materials Board

- Painted wood windows to match existing
- Painted wood trim to match existing
- Painted cedar shingle siding to match existing
- Asphalt shingles and painted metal gutters & downspouts to match existing
- Reuse existing brick
ADDRESS: 1850 West Valley Boulevard  
APPLICANT: Peter Lee  
BUSINESS TENANT: Growing Tree Preschool  
PROPERTY OWNER: Peter Lee  
PROJECT TYPE: This application is for new side-yard landscaping and exterior alteration to an existing preschool.  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes new landscape in the side yard of an existing preschool. The new play area will use artificial turf for the playground area and will also include three new 11' tall shade structures. The shade structures are simple sail cloth supported by poles. The proposed diagrams and the hand-drawn sketches show that the intended design is compatible with the preschool program. The shade fabric will be in tan color, matching the existing sail shade structures on the property.  

RECOMMENDATION: Recommendation is for approval as submitted.
Sail shade Color and size

Sail Shade Net weight is 10.83 Pounds
Sail Shade Size 16Ft X 20Ft
Sail shade material

Heavy duty 260GSM Permeable Fabric
Turnbuckle

M8 304 Stainless steel

Eye Nut: 1/2"-13 Thread, Stainless Steel, Plain, Oval, 1 1/4 in Eye In Dia, 2 in Eye Out Dia

Material
- Stainless Steel

Finish
- Plain

System of Measurement
- Inch

Thread Size
- 1/2"-13

Thread Length
- 5/8 in

Eye Shape
- Oval

Eye Inside Diameter
- 1-1/4 in

Eye Outside Diameter
- 2 in

Overall Height
- 2-1/2 in

Working Load Limit
- 2,700 lb

Pack Size
- Small Pack

Material Grade/Class
- 316

Brand
- KEN FORGING

Manufacturer Part Number
- EN-5-316SS

Base Diameter
- 0.875 in

Bore Type
- Threaded Tapped
Eye Thickness
0.375 in

Material Fabrication
Drop Forged

Thread Fit
2B

Base Height
0.625 in

Material Quality Standards
ASTM A105

UNSPSC
31161711

Country of Origin
USA (subject to change)
Machinery Eye Bolt: With Shoulder, Steel, Plain, 1/2"-13 Thread Size, 5 in Thread Lg, 5 in Shank Lg

- Thread Size: 1/2"-13
- Thread Length: 4 in
- Shank Length: 4 in
- Eye Inside Diameter: 1-3/16 in
- Eye Outside Diameter: 2-1/16 in
- Working Load Limit: 2,400 lb
- Application: Lifting
- Dimensional Standards: ASME B18.15
- Eye Closure: Closed
- Includes Nut: No
- Shoulder Style: With Shoulder
- Type: Machinery Eye Bolt
- Pack Size: Small Pack
- Material Quality Standards
ASTM A489

Thread Type
Coarse

Material
Steel

Finish
Plain

Shank Diameter
1/2 in

Made in North America
Yes

Overall Length
6-37/64 in

System of Measurement
Inch

Tensile Strength
65,000 psi

Screw Size
1/2 in

Shoulder Diameter
29/32 in

Shoulder Length
7/32 in

Manufacturer Location
Made in USA*

UNSPSC
31161610
ADDRESS: 2619 West Valley Boulevard  
APPLICANT: Jaime Toledo, Karleo Inc  
PROPERTY OWNER: Jaime Toledo  
PROJECT TYPE: This application is for a new site fence for an existing commercial building parking lot.  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes a new site fence for an existing parking lot on a commercial property. The building and adjacent parking lot are located at the northwest corner of West Valley Boulevard and South Fremont Avenue, adjacent to the Gateway Plaza Park. The fence will enclose the parking lot using 1 1/4" square steel pickets at 4 1/2" on center. The proposal is for bullet finials at the top of the pickets, however this exact detail should be provided to Staff as finials of this type vary by fabricator and must comply with City code. The applicant is also proposing 14'-6" and 15'-6" wide vehicle gates at the south and north sides respectively.  

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall clearly state the color and material of the fence in the revised drawings; 2. The details of the finials shall be included in the documentation; and 3. All revised drawings shall be reviewed and approved by DRB Staff prior to permit issuance.
FRONT 2619 W. VALLEY BLOD.

3" x 3" x 14g Sq. tubing

6" x 6" x 3/8"
Steel Plate

1 1/4" x 1 1/4" x 14g Sq. tubing

1 1/2" x 1 1/2" x 14g Sq. tubing

Hand forset bullet finals

4 1/4" oto c

6'

WEST

EAST
BACK 2619 W. VALLEY BLOD.

- 3" X 3" X 14g Sq. tubing
- 1 1/4" X 1 1/4" X 14g Sq. tubing
- 1 1/2" X 1 1/2" X 14g Sq. tubing
- 6" X 6" X 3/8" Steel Plate
- 4 1/2" cto c

Hand forget bullet finals

EAST  

WEST
1 1/4" x 1 1/4" x 1/4" Sq. tubing
1 1/2" x 1 1/2" x 1 1/4" Sq. tubing
6" x 6" x 3/8" Steel Plate

Hand Forged bullet finals

Front 2619 W. Valley Blvd.
NOTE: MATERIALS DETAILS ARE JUST THE LIKE IN THE FRONT OF THE PROJECT!

EAST

WEST

BACK 2619 W. VALLEY BLVD. WEST
ADDRESS: 1420 Front Street  
APPLICANT: Carlos Perez  
PROPERTY OWNER: Carlos Perez  
PROJECT TYPE: This application is for a new fence for an existing single-family residence.  
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was last heard at the January 24th, 2023 Design Review Board meeting and was continued due to the absence of the applicant. It proposes new site fencing for an existing single-family residence. This property is located on Front Street adjacent to Electric Avenue, which is a narrow access street. An existing picket fence lines the front and side property lines in front of the house and a stucco covered block wall encloses the rear of the property. The site currently does not have a retaining wall on the sidewalk as the existing terrain gradually elevates from the sidewalk to the house. The new proposed front yard fence will use stucco covered block wall as the lower portion of the fence with wrought iron above. The new block wall will also function as the retaining wall at the front property line as the grade of the front yard will be leveled. The fence and new retaining wall are code-compliant but will create a high wall condition as it accommodates the new grading. A consideration to mitigate this concern would be to provide landscape between the new fence and the front property line. If shrubbery or vines were maintained, it would also deter any graffiti on the new stucco retaining wall. In any case, the applicant should provide adequate documentation to illustrate clearly the finish and color of the stucco over the block, all wrought iron elements, and the masonry caps or stucco detail used for the top of the pilasters.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall update the drawings to clearly illustrate the finish and color of the stucco to be used over the concrete block; 2. All wrought iron shall be dimensioned and illustrated (i.e., on center picket dimensions, support and top rail details, etc.); 3. The fence shall be inset approximately 18" from the front property line to accommodate a maintained shrubbery or equivalent landscape; and 4. All revised drawings shall be reviewed and approved by DRB Staff prior to permit issuance.
**EXISTING**

805 S. ELECTRIC LN
ALHAMBRA, CA 91703

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**PROPOSED**

1. NEW BLOCK RETAINING WALL TO BE STUCCO

```
36"  24"
---  ---
21"  18"
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WROUGHT IRON (NO SPIKES)

2X8X16 BLOCK

STREET LEVEL 45'

SOIL FILL
ADDRESS: 708 Orange Grove
APPLICANT: Joey Curtis
PROPERTY OWNER: Joey Curtis
PROJECT TYPE: This application is for a new side-yard fence and gates for an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new side-yard fence and gates for an existing single-family residence. Adjacent to a corner lot, the subject property is located near the corner of Concord Avenue and Orange Grove Avenue. This property is a "through" lot maintaining frontage on two different streets. The new fence is enclosing the rear of the property. It will be connected with the existing block wall on the Concord Avenue side and follow the property line enclosing the side yard with two 6' swinging gates. The design uses a black aluminum material in a horizontal configuration. The documentation is hand-drawn and requires confirmation regarding the gates’ specific elements.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. Revise plans to show that all driveway gates are code-compliant and designed to be consistent with the fence; and 2. All revised drawings shall be reviewed and approved by DRB Staff before permit issuance.
708 ORANGE GROVE AVE. - LOT 19 - PROPOSED SITE PLAN FOR FENCE:

All new aluminum fence delineated in RED. Refurbished block wall in BLUE. Existing house in GREEN.

- **31’ length x 6’ height**
- **23’ length x 6’ height**
- **9’ length x 6’ height w/ 4’ Gate**
- **48” length x 6’ height**
- **48” length x 6’ height**
- **24.6’ length x 6’ height w/ 4’ Gate on right and 2 - 6.3’ power gate doors (Doors located in left corner. They open out, but do not reach the sidewalk, keeping more than 5’ clearance.)**
- **Existing block wall 37’ length x 6’ height**

EXISTING HOUSE

EXISTING 2-STORY ADU
LOT 19 - ORIGINAL PROPERTY DIMENSIONS/MEASUREMENTS:
**GLOBUS PLANS SCHEMATICS:**

<table>
<thead>
<tr>
<th>Material/Design</th>
<th>Color Code</th>
<th>Zinc</th>
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</thead>
<tbody>
<tr>
<td>Aluminum Frame</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Steel Frame</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Locks**
- Dead Bolt + Latch Black
- Custom Lock Box 2 Hole
- Latch Key for Alu 3 & Aluglobus

**Gates**
- Steel
- ALUGLOBUS Lock
- LA 400 Single/Dual
- LA 500 Single/Dual

**Motors**
- RSL 12
- SL 3000
- LA 400 Single/Dual
- LA 500 Single/Dual

**Keypad**
- Yes:
- No:

**Customer Sign:**
- Yes:
- No:
Fence Line Agreement

In order to meet all new fence building requirements of the City of Alhambra, each neighbor/homeowner must provide written authorization to build the new fence on the property line.

This agreement on January 6, 2023 between Joey Curtis, homeowner of 708 Orange Grove Ave. and Brian Zamprano, homeowner of 712 Orange Grove Ave. gives authorization to build a new custom aluminum fence by Globus Gates, along the property line between 708 Orange Grove Ave. and 712 Orange Grove Ave. See attached; original fence plan, original property line map and modern overhead view map that will be used to demarcate the exact property line measurements.

Signed by:

Joey Curtis

Brian Zamprano
Fence Line Agreement

In order to meet all new fence building requirements of the City of Alhambra, each neighbor/homeowner must provide written authorization to build the new fence on the property line.

This agreement on January 6, 2023 between Joey Curtis, homeowner of 708 Orange Grove Ave. and Tina Grempel, homeowner of 704 Orange Grove Ave. gives authorization to build a new custom aluminum fence by Globus Gates, along the property line between 708 Orange Grove Ave. and 704 Orange Grove Ave. See attached; original fence plan, original property line map and modern overhead view map that will be used to demarcate the exact property line measurements.

Signed by:

Joey Curtis

Christine Grempel
MATERIALS BOARD FOR DRB:

GLOBUS ALUMINUM FENCE EXAMPLES:
GLOBUS ALUMINUM GATE EXAMPLES:
MATERIALS BOARD FOR DRB:

GLOBUS ALUMINUM FENCE EXAMPLES:
GLOBUS ALUMINUM GATE EXAMPLES:
708 ORANGE GROVE AVE
ALHAMBRA, CA 91803

OWNER/OCCUPANTS:
JOEY CURTIS – 714.782.4047
RIGBESELAM HAILEMARIAM

OTHER TENANTS:
2-year old daughter – MINA CURTIS
Father – MICHAEL CURTIS

FRONT YARD facing WEST on ORANGE GROVE AVE
PATHWAY TOWARD BACK YARD and DRIVEWAY
DRIVEWAY on CONCORD AVE with ADU on RIGHT and NEIGHBOR GARAGE on LEFT.
NEIGHBOR ON LEFT – 704 ORANGE GROVE AVE

NEIGHBOR on RIGHT – 712 ORANGE GROVE AVE
NEIGHBOR directly across the street – 705 ORANGE GROVE AVE