CALL MEETING TO ORDER:

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

DISCUSSION ITEMS:

1. **1215 West Alhambra Road**
   This is an application for exterior alterations to an existing single-family residence.
   Applicant: Miguel Campa

   **Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the existing awning shall be retained at the replacement windows.

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, March 14 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 March 13, 2023.
ADDRESS: 1215 West Alhambra Road
APPLICANT: Miguel Campa
PROPERTY OWNER: Miguel Campa
PROJECT TYPE: This application is for exterior alterations to an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing single family residence. The house is situated on the corner of Alhambra Road and Curtis Avenue. The existing house is a reasonably good example of small-scaled Spanish Style residential architecture. The value of the approach of this addition is that it works within the existing footprint, thereby reducing the conflict that comes with additive forms to an existing structure. The alteration includes reducing the size of two existing windows on the east elevation and deleting the windows on the north & south elevations. This effect is mitigated due to the addition’s location inside the fenced rear yard adjacent to the driveway.

RECOMMENDATION: Recommendation is for approval with the condition that the existing awning shall be retained at the replacement windows.
Basements, habitable spaces and every sleeping room shall have at least one operable emergency escape and rescue opening having continuous net area opening of 5.7 square feet except for grade floor openings shall have a minimum net clear opening of 5 square feet. The clear opening height shall be 24 in. with a width shall be 30 in. min., and bottom of the clear opening shall be at least 4 feet above the floor. Due to the bedroom re-model, existing windows or said bedrooms to comply.

**REQUIRED NOTES:**

**Building:** SINGLE DWELLING HOUSE

The entire house is a one-story building.

**Type of Construction:** REMODELING ADDED NEW BATHROOM TO EXISTING MASTER BEDROOM. No additional square footage.

**Occupancy:** Yes, 2 Adults - Husband/Wife (Owners living in the house).

**Codes:**

2008 County of Los Angeles Building Code (Title 26)
2008 County of Los Angeles Electrical Code (Title 27)
2008 County of Los Angeles Plumbing Code (Title 28)
2008 County of Los Angeles Mechanical Code (Title 29)
2008 County of Los Angeles Residential Code (Title 31)
2008 County of Los Angeles Existing Building Code (Title 35)
2014 California Fire Code.

**Sheet #1 of Sheet #9**
EXISTING EAST WALL

Project
ALH-BLB-2022-0222

1215 W. ALHAMBRA RD.
ALHAMBRA, CALIFORNIA 91801
UNITED STATES

Sheet #5 of Sheet #9
EXISTING SOUTHEAST WALL

**DESIGNER**
Miguel Campos
130-335-9566
1215 W. Alhambra Rd., Alhambra, CA 91801
migcam23@gmail.com

**MOST UPDATED SCOPE OF WORK STATEMENT:**
The project is a remodel of master (abeled BEDROOM 1 on Sheet #1 of Sheet #9 - Site Plan) bedroom space to include a full-bathroom of approx. 49 sq. ft.
The west-east entry within the master bedroom will be narrowed from 7 ft. to 4 ft. to center this entry pathway. The narrower pathway will consist of adding 3 inches to one wall and 2 ft. 4 inches to the other wall.
Two new open-storage shelving will occupy the space immediately outside the new bathroom.
Tile flooring will extend from the new bathroom to the pathway passed the new open-storage shelving.
Electrical lighting will change from one ceiling light fixture and two wall sconces to a ceiling light, a ventilation fan, and a heating lamp inside the new full-bathroom. A light switch will be installed inside the bathroom on the northwest wall. A socket will be placed on the east wall to the right and above the sink.
The project will include alterations/removal to the following windows all in BEDROOM 1 (master bedroom):
> The 2 windows on the east wall will be replaced with 2 custom windows (dimensions: 36 inches by 36 inches) to allow for the washer/sink. Space replacing the two larger windows not completely filled with the two smaller custom windows will also have window infill to meet code.
> See Sheet #5 of Sheet #9.
> The 3 windows on the southeast wall will be eliminated to allow for the toilet. Window infill will take place for these three windows on this southeast wall to conform to code.
> See Sheet #7 of Sheet #9.
> The 2 windows on the northeast wall will be replaced with a solid wall to allow for the bathtub. Window infill will take place for these three windows on this northeast wall to meet code as well.
> See Sheet #9 of Sheet #9.
The 3 same-size windows (2 ft. by 4 ft.), each, in the southeast wall are in the master bedroom (see BEDROOM 1 on Sheet #1 of Sheet #9) will remain without modifications or alterations.
Hard-wired interconnected smoke and carbon monoxide alarms will be installed per the codes and the requirements of the 2019 CEC, CBC, and NFPA Standards. The requirements of the smoke and smoke/co alarms and the installation of the location per mark ups will also be in compliance with the 2019 CBC 3.4.3.135.
The toilet and water closet will be installed adjacent the west wall. The toilet paper holder placed on the southeast wall.
Tile flooring will be seamless and continuous from the bathroom through the pathway and open-storage-shelving spaces directly outside the new bathroom. All work (Alarms, Electrical, Plumbing, and Structural) will conform to code.

Sheet #6 of Sheet #9
EXISTING NORTHEAST WALL
MARQUEE®
ONE-COAT(I/E)

S180-5M
Auburn Glaze
EXTERIOR SEMI-GLOSS ENAMEL
ULTRA PURE WHITE®
5050

BEHR PREMIUM PLUS®
LIFETIME WARRANTY

PAINT & PRIMER®

DURABLE, LONG-LASTING FINISH
BEHR PREMIUM PLUS®
INTERIOR SEMI-GLOSS ENAMEL
ULTRA PURE WHITE®
3050

PAINT & PRIMER®
DURABLE, LONG-LASTING FINISH
LOW ODOR

PRODUCT CERTIFIED FOR LOW CHEMICAL EMISSIONS:
UL-COM/GG • UL 2818