ALHAMBRA DESIGN REVIEW BOARD
May 23, 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 1-5):

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: May 9, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the May 9, 2023 regular meeting of the Design Review Board.

2. 2300 Hathaway Avenue
This is an application for the conversion of an existing attached garage into an attached tandem parking garage for an existing single-family residence.
Applicant: Fione Wang

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

3. 2412 El Paseo
This is an application for window replacement to an existing single-family residence.
Applicant: Cameron Matsukumama

Recommended Action: APPROVAL - Recommendation is for approval as submitted.
4. 1617 Geranio Drive
This is an application for the legalization of completed exterior alterations to an existing single-family residence.
Applicant: Wei Zhuo Jian

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

5. 2229 Roark Drive
This is an application for exterior alterations to an existing single-family residence.
Applicant: Walter Patroske, WGPDESIGN

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

**DISCUSSION ITEMS:**

6. 1800 West Valley Boulevard
This is an application for exterior alterations to an existing commercial building for business known as "Starbucks".
Applicant: Indira Ibrahimbegovic, GreenbergFarrow

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The wood cladding shall fully cover the entry facade underneath the metal awning; and 2. Any needed MWELO compliance documents shall be provided during the building plan check submittal.

7. 2576 Loma Vista Drive
This is an application for a new two-story single-family residence.
Applicant: Jasmine Fang, Big Bear Design

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. The front elevation shall be revised to improve the degree of modulation; 2. Any MWELO requirements shall be provided at the time of building plan check; and 3. Final design documents shall be reviewed by DRB staff prior to building plan check submittal.

**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, June 13, 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 June 5, 2023.
May 9, 2023

A. CALL MEETING TO ORDER: 7:30 P.M.

B. ROLL CALL:
Present: Ankit Udani, Michael Daninger, Stanley Tsai
Absent: Nora Hernandez
Staff Present: Rick Abe, Vist Yang, Erin Joson

C. 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 - April 25, 2023

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

D. DISCUSSION ITEMS:

ITEM 2: 69 East Main Street

- Request: New signage for an existing commercial building (Dollar Tree).
- Applicant: Alesia Davis, Glassman Planning Associates
- Recommended Action: Recommendation is for approval with the following conditions: 1. All signage shall be aligned with and fall symmetrically within the recessed CMU sign band area; 2. Channel letters without raceways shall be used as the assumed electrical supply; and 3. All documentation shall accurately reflect the aforementioned conditions.
• **DISCUSSION:**
  Staff report was given and the applicant was present via Zoom. Clarification was made regarding the sign size and location.

**MOTION:**

  o Tsai moved to approve the application with the following conditions: 1. All signage shall be aligned with and fall symmetrically within the recessed CMU sign band area; 2. Channel letters without raceways shall be used as the assumed electrical supply; and 3. All documentation shall accurately reflect the aforementioned conditions.
  o The second was by Daninger.
  o The motion carried with the following roll call vote:
    - Ayes: Udani, Daninger, Tsai
    - Noes: None
    - Absent: Hernandez

**ITEM 3: 203 North Curtis Avenue**

  • Request: New front yard wall for a new two-story multi-family residence.
  
  • Applicant: Louis Guevara, LI Christopher Masonry
  
  • Recommended Action: Recommendation is for approval with the condition that all concrete caps for the walls and pilasters shall match the color of the proposed split-face CMU.

  • **DISCUSSION:**
    Staff report was given and the applicant was present. The applicant confirmed the caps for the walls and pilasters are matching. He also stated that a driveway gate will be added at a later time but will be set back 15’ from the fence and is consistent with the original proposal of the building submittal.

**MOTION:**

  o Tsai moved to approved the application with the condition that all concrete caps for the walls and pilasters shall match the color of the proposed split-face CMU.
  o The second was by Daninger.
  o The motion carried with the following roll call vote:
    - Ayes: Udani, Daninger, Tsai
    - Noes: None
    - Absent: Hernandez
ITEM 4: 722 North Dos Robles Place

- Request: A 448 square foot one-story addition to an existing single-family residence.

- Applicant: Jorge Cea, Cea CADDdesign

- Recommended Action: Recommendation is for approval with the following conditions: 1. Roof bracket details shall be used on all new addition gables; 2. All new paint shall match the existing color; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

- DISCUSSION:
  Staff report was given and the applicant and associates were present to speak on behalf of the project.

  The applicant clarified the paint color discrepancies between the existing building color and the provided renderings.

  Applicant confirmed all window trims and roof material will match existing conditions.

  Daninger noted the incorrect representation of the existing siding on the front elevation.

MOTION:

- Tsai moved approve the application with the following conditions: 1. Roof bracket details shall be used on all new addition gables; 2. All new paint shall match the existing color; 3. Elevation drawing shall be corrected to show accurate materials; and 3. All revised drawings shall be reviewed and approved by DRB staff prior to Building plan check.

- The second was by Daninger.

- The motion carried with the following roll call vote:
  
  Ayes: Udani, Daninger, Tsai
  Noes: None
  Absent: Hernandez

ITEM 5: 1800 South Marguerita Avenue

- Request: A new 2,579 square foot two-story single-family residence with an attached three-car garage.

- Applicant: Yang Wang, Yang Architect Inc.
- **Recommended Action:** Recommendation is for approval with the following conditions: 1. The degree of modulation on the building mass shall be improved; 2. All drawings shall be corrected to accurately represent the configuration of the roof elements in the elevations; 3. Landscape design shall be more thoroughly developed with regard to Item 5 integration with building elements on the site and MWELO compliance; 4. The site fencing shall be redesigned to address the site consistently and to integrate with the architectural style of the proposed residence; 5. Any required MWELO-compliant documentation shall be provided with the Building Division submittal; and 6. All revised drawings shall be reviewed and approved by DRB Staff prior to Building plan check.

- **DISCUSSION:**
  Staff report was given and the applicant and architect was present. There was discussion about the staff recommendation regarding the building mass and the recommendation of modulation improvement.

  Udani commented on the color palette and the lack of variation relative to the building mass. Tsai agreed and had concerns about the lack of detail specifically the lack of fenestration, trim/moulding around the garage doors, the rafter details being hidden by the proposed gutters. Tsai questioned whether the windows will be recessed.

  The board recommended that a colored rendering be provided to help understand materials and finishes.

  The applicant clarified that the chain link fence is no longer being proposed despite being in the drawings. Both side yard fences are now proposed to be wood. Tsai had concerns with the two materials and recommended that a single material be proposed and shown accurately on the drawings and be consistent with the Spanish style of the main building.

  The board had concern with the lack of detailed information provided and updates to the proposal that were not reflected in the drawings.

- **MOTION:**
  - Tsai moved to continue the application to allow for design revisions and to accurately update the drawings.
  - The second was by Daninger.
  - The motion carried with the following roll call vote:
    - **Ayes:** Udani, Daninger, Tsai
    - **Noes:** None
    - **Absent:** Hernandez
ITEM 6: 1701 South Chapel Avenue

- Request: A 634 square foot one-story addition to an existing single-family residence.
- Applicant: April Mo, JWL Associates
- Recommended Action: Recommendation is for approval.
- DISCUSSION:
  Staff report was given and the applicant and architect was present. The Board reviewed the project and had no questions.

MOTION:

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

E. ADJOURNMENT:

- We will adjourn to the next meeting on May 23, 2023.

MOTION:

- Daninger moved to adjourn the meeting at 8:30 P.M.
- The second was by Tsai
- The motion carried by the following roll call vote:
  Ayes: Udani, Daninger, Tsai
  Noes: None
  Absent: Hernandez

_____________________
Ankit Udani
Chairman

ATTEST:

_______________________
Rick Abe
Secretary
ADDRESS: 2300 Hathaway Avenue
APPLICANT: Fione Wang
PROPERTY OWNER: Gang Wu
PROJECT TYPE: This application is for the replacement of an existing attached garage with an attached tandem parking garage for an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes the replacement of an existing attached garage with a tandem parking garage for an existing single-family residence. The property is located in the neighborhood south of the 10 Freeway and west of North Atlantic Boulevard. The applicant has worked with staff to reconfigure the roof condition for the new attached structure. The new configuration will allow for better spacing for the vehicles and will not adversely affect the street elevation.

RECOMMENDATION: Recommendation is for approval as submitted.
ALHAMBRA TANDEM PARKING GARAGE CONVERSION PROJECT

2300 Hathaway Ave, Alhambra, CA 91803

SCOPE OF WORK

1. ATTACHED 2-CAR TANDEM PARKING GARAGE CONVERSION 499 SF, 41'-0" x 11'-9." Scopes:
2. EXISTING TREE REMOVAL: THE TREE (<24 IN DIAMETER) IN THE FRONT YARD NEAR SOUTH PROPERTY LINE TO BE REMOVED
3. NEW GREE MINI SPLIT AIR CONDITIONER MODEL #: LIVS12HP115V1B 12,000 BTU, TYP.
4. NEW ELECTRICAL SUB-PANEL 100 AMPS
5. NEW TANKLESS WATERHEATER

NOTE:
VERIFY ALL ELEMENT AND DIMENSION @ JOB SITE.

Daytime Phone: (626)822-0226
Email: vibrantarchi@gmail.com

1, ATTACHED 2-CAR TANDEM PARKING GARAGE CONVERSION 499 SF, 41'-0" x 11'-9.

SCOPE OF WORK

1. ATTACHED 2-CAR TANDEM PARKING GARAGE CONVERSION 499 SF, 41'-0" x 11'-9. Scopes:
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5. NEW TANKLESS WATERHEATER

NOTE:
VERIFY ALL ELEMENT AND DIMENSION @ JOB SITE.
EXISTING ENTIRE SITE PLAN

PROPOSED ENTIRE SITE PLAN

EXISTING ELEVATIONS

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING NORTH ELEVATION

PROPOSED STREET FRONT 3D VIEW

NOTE:
VERIFY ALL ELEMENT AND DIMENSION @ JOB SITE.
ENCLOSED ATTIC VENTS CALCULATION

REQUIRED NET VENT AREA 1000/150=6.67 SQ FT
4 65 SQ IN HELD IN

PROVIDE NET VENT AREA:
1. ROOF VENT WILL BE PROVIDED BY SPECIFY DORMER VENT, SIZE SEE ATTACHED SHEET. NET A.F.A 136 SQ IN.
2. 8 PIECES OF SOFFIT VENTS (16") INCLUDED 4 GABLE VENTS (24") 80 SQ IN FLOOR SHEATHING
3. 8 PIECES OF SOFFIT VENTS (16") INCLUDED 4 GABLE VENTS (24") 80 SQ IN FLOOR SHEATHING
4. 44 pieces OF SOFFIT VENTS (16") INCLUDED 4 GABLE VENTS (24") 80 SQ IN FLOOR SHEATHING

ATTIC VENTILATION CALCULATION

ROOF LEGEND

NOTE:
VERIFY ALL ELEMENT AND DIMENSION @ JOB SITE.
ADDRESS: 2412 El Paseo
APPLICANT: Cameron Matsukuma
PROPERTY OWNER: Jerry Matsukuma
PROJECT TYPE: This application is for window replacement to an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes to select window replacement for an existing single-family residence. The property is located on the southeast corner of Las Flores Street and El Paseo. Vinyl hung windows have previously been replaced on this residence, so the product material is not out of place. This specific proposal replaces three single-hung windows with one wide 96" window. Given the intention of this feature window, consideration could be made for the OXO sliding configuration to allow maximum visibility.

RECOMMENDATION: Recommendation is for approval as submitted.
PRODUCT: 2102-VINYL IMPERIAL SINGLE HUNG WINDOW
IM-SH, SIZE: W 30" X H 48"
MATERIAL: MULTI-CHAMBER VINYL PROFILE
FRAME: BLOCK
EXTERIOR/INTERIOR FINISH: WHITE
*****GLASS OPTIONS*****
GLASS TYPE: LE3 / CLR
FIELD 1: 2.2MM LE3 / 2.2MM CLR, IG THICK: 3/4", 9.73lbs
FIELD 2: 2.2MM LE3 / 2.2MM CLR, IG THICK: 3/4", 8.28lbs
GAS TYPE: ARGON FILLED, SPACER: SUPERSPACER
*****SPECIAL NOTE*****
1, The Estimated Weight of this Unit Is: 28.1572lbs
******NFRC******
UFACTOR: 0.29, SHGC: 0.22, VT: 0.53, CR: 59
CALIFORNIA TITLE 24 COMPLIANCE: YES

Print Time: 1/19/2023 4:02:11PM
851,624

Customer No. 1900, CAMERON MATSUHKUMA

2, The Estimated Weight of this Unit Is: 83.8055lbs
******NFRC******
UFACTOR: 0.29, SHGC: 0.22, VT: 0.53, CR: 60
CALIFORNIA TITLE 24 COMPLIANCE: YES
SINGLE HUNG WINDOWS FEATURES & BENEFITS

Easy operation
Constant-force counter-weight balance system for smooth, effortless operation.

Light seal
Value's multi-point weather-stripping gives you protection against air infiltration.

Simple to clean
Operating sash can be removed to clean exterior glass from inside your home.

Design
Multiple grid styles and configurations are possible for whatever your application.

Security
Aesthetically pleasing, the multi-point closure system keeps your home secure even when you aren't there.

Structural integrity
The mechanically fastened joints of aluminum frames allow for air, not water, to flow through the bottom of the sash.

Maintenance
Unlike aluminum and wood, uPVC is virtually maintenance free. It never needs paint and requires only an occasional wash and wipe to clean.

Reachability
Many window manufacturers offer sash mechanisms that allow you to open the window from the inside.

Energy Efficiency
The superior insulating properties of vinyl designed with heat insulating multi-chambered profiles and double-pane glass reduce heat transfer up to 3 times that of standard single-pane windows.

Standard colors
White, Almond

Options:
- Standard and custom sizes
- Extraordinary color matching options in many different combinations
- Ultra-violet and condensation-resistant glass and energy efficiency standards
- May be ordered to meet ENERGY STAR® requirements
- Lifetime warranty (Does not include glass breakage)
# THERMAL, STRUCTURAL, & SOUND PERFORMANCE

<table>
<thead>
<tr>
<th>Glazing</th>
<th>Thermal Performance</th>
<th>Structural Performance</th>
<th>Sound Transmission Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dual 2 mm LoE3 2 mm Clear</td>
<td>Grids</td>
<td>U Factor</td>
<td>SHGC</td>
</tr>
<tr>
<td>None</td>
<td>3/4 - 5/8&quot;</td>
<td>0.28</td>
<td>0.32</td>
</tr>
<tr>
<td>1&quot;</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Size tested 47-1/4 x 59&quot;</td>
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</tbody>
</table>

Class LC PG-30
Size tested 46 x 82"

STC 31
3/4" IG
[1/8" annealed exterior, 7/16" Argon, 3/16" annealed interior]

As tested with LoE3 glass, Duralite Spacer and Argon gas filled combined with clear glass.
ADDRESS: 1617 Geranio Drive
APPLICANT: Wei Zhuo Jian
PROPERTY OWNER: Wei Zhuo Jian
PROJECT TYPE: This application is for the legalization of completed exterior alterations to an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes the legalization of a previous window replacement to an existing single-family residence. The house is located on Geranio Drive south of Norwood Place and west of New Avenue. The existing structure is a single story residence in ranch-style architecture. The completed alterations include the replacement of existing aluminum sliding windows with white vinyl sliding windows, as well as changing the paint color of the siding. Given that the previous condition used sliding windows, the completed work is acceptable. The overall changes, including the new color palette, are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
Existing Elevations

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION
Proposed Elevations

W E S T  E L E V A T I O N

S O U T H  E L E V A T I O N

E A S T  E L E V A T I O N

N O R T H  E L E V A T I O N

Scale 1:50

Copyright © 2021 by LYF Design & Development Inc
ADDRESS: 2229 Roark Drive
APPLICANT: Walter Patroske, WGPDESIGN
PROPERTY OWNER: Brian Li
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 property is located on the northwest corner of Roark Drive and Midwickhill Drive. The alteration includes window replacement and interior plan redesign necessitating the relocation of the entry door and the addition of a front porch. The entry door will be moved to face Roark Drive and the new landscape design will accommodate the new property access. Given the ranch-style architecture and hip roof, the changes in elevation and fenestration are not significant. Overall, the new design and color palette are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
ADDRESS: 1800 West Valley Boulevard  
APPLICANT: Indira Ibrahimbegovic, GreenbergFarrow  
PROPERTY OWNER: Tim Tewasart  
PROJECT TYPE: This application is for exterior alterations to an existing commercial building for business known as "Starbucks".  
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes exterior alterations to the existing commercial building for the business known as "Starbucks." The site is located at the corner of Valley Boulevard and South Campbell Avenue. The proposed changes are part of a new design standard for the brand, consistent for all new building locations. The main scope of this review will be the exterior alteration, drive-through, and landscape, excluding signage. The material palette includes wood cladding, stone veneer, metal awning, and a storefront to support a more comprehensive architectural style. Consideration could be made to address the lack of consistent use of siding at the front of the building under that metal awning. Alhambra DRB policy recognizes changes to corporate brands and is accepting of the architectural evolution.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The wood cladding shall fully cover the entry facade underneath the metal awning; and 2. Any needed MWELO compliance documents shall be provided during the building plan check submittal.
STARBUCKS
±3,260 SF

EXISTING
PROPOSED

STARBUCKS
STANDARD
COMPACT
ACCESSIBLE

TOTAL

10
1
1
12

18

SPACES REQUIRED

SPACES PROVIDED

SPACES REQUIRED*
1. This Conceptual Site Plan is for Planning Submission Purposes Only.

2. The Site Plan is Based on a PDF of the Assessor’s Parcel Map and an Aerial.

**DATE**

**INITIALS**

**NARRATIVE**

- **PROJECT INFORMATION**
  - **ASSessor PARCEL NUMBER (APN)**: 5356-001-001
  - **ZONING CLASSIFICATION**
    - **JURISDICTION**: CITY OF ALHAMBRA, CA
    - **EXISTING ZONE**: VALLEY BOULEVARD SPECIFIC PLAN
    - **PROPOSING ZONE**: VALLEY BOULEVARD SPECIFIC PLAN
  - **SITE AREA**
    - **TOTAL SITE AREA**: ±0.546 AC (±23,797 SF)

- **LANDSCAPE SUMMARY**
  - **CITY OF ALHAMBRA LANDSCAPE REQUIREMENTS**
    - Landscaped Areas shall be distributed throughout the entire parking area. One (1) 24-inch-box size tree shall be provided and maintained for every ten (10) parking spaces and located so as to visually disrupt long rows of parked vehicles. (Trees may be clustered).
    - **TOTAL PROPOSED PARKING SPACES**: 12
    - **TOTAL TREES REQUIRED**: 2
    - **TOTAL TREES PROPOSED**: 5
    - **TOTAL TREES PROVIDED WITHIN PROJECT SITE**: 6
  - **TOTAL LANDSCAPE AREA**: ±4,114 SF
  - **LANDSCAPE COVERAGE**: ±4,114 SF/±0.546 AC: 17.3\%
  - All landscape areas shall receive automatic irrigation system. All landscape media layers shall be permanently maintained. Plant materials not listed may be used, subject to approval of the City. All landscape plans and installations shall adhere to city design guidelines, codes and regulations. Where trees are within 5’ of walkways and/or paving surfaces, root barriers shall be installed. On-site and Parkway landscape shall be maintained by Business Owners.

**LANDSCAPE CONCEPTUAL PLAN**

**STARBUCKS ±3,280 SF**

- **VALLEY RD & CAMPBELL ST**
  - **ALHAMBRA, CA**
  - **2022-03-13 13:38.0**

**SCALE**: 1" = 10'-0"
Note:
Colors shown on these elevations are for illustration purposes only. For actual colors refer to manufacturer's samples.
CLEAR INSULATED GLASS WINDOWS

STOREFRONT – FINISH: "DARK BRONZE"

METAL CLADDED AWNING – MT0011

STONE VENEER
THOMAS BLDG. MATERIAL "BISCUIT CRAFT CARVED RECTANGLE"

METAL ROOF SCREEN & CEMENT PLASTER –
TEXTURE: SANTA BARBARA FINISH
FINISH: SW6150 "UNIVERSAL KHAKI"

WOOD CLADDING
RESAWN TIMBER ACCOYA RAILAY 1C
ADDRESS: 2576 Loma Vista Drive
APPLICANT: Jasmine Fang, Big Bear Design
PROPERTY OWNER: Yinghua Luo
PROJECT TYPE: This application is for a new two-story single-family residence.
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was last heard at the March 8, 2022, Design Review Board meeting and was continued to allow for redesign. The proposal is for a new 2,157-square-foot two-story single-family residence. The property is located north of Garvey Avenue and west of Fremont Avenue in a residential area with mixed-product single-family and multi-family structures. On this street, the product type is single-family residential, with the majority of homes being one story. An existing house at the rear of the subject property will be converted into an ADU and is exempt from DRB review. The applicant has worked with Staff over multiple iterations to improve the overall design of the building. The proposed design can be considered a Spanish-style building with details including window shutters, a Spanish tile roof and a porch with an arched arcade. The porch helps to mitigate the scale at the front elevation.

The largest design concern is the overall massing of the home and the lack of significant modulation. The best example of this concern is the porch which is conceptually valid but at a 3’ depth is only effective in elevation. A two-story home in this location is acceptable and the proposed style complements the surrounding homes.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The front elevation shall be revised to improve the degree of modulation; 2. Any MWEO requirements shall be provided at the time of building plan check; and 3. Final design documents shall be reviewed by DRB staff prior to building plan check submittal.